



Planning and Transportation Committee

Date: TUESDAY, 1 NOVEMBER 2022

Time: 10.30 am

Venue: LIVERY HALL – GUILDHALL

Members:

Deputy Shравan Joshi (Chairman)	Deputy Edward Lord
Deputy Alastair Moss (Deputy Chairman)	Deputy Natasha Maria Cabrera Lloyd-Owen
Deputy Randall Anderson	Alderman Ian David Luder
Brendan Barns	Antony Manchester
Emily Benn	Alderman Bronek Masojada
Ian Bishop-Laggett	Andrew Mayer
Deputy Keith Bottomley	Deputy Brian Mooney
Deputy Michael Cassidy	Deborah Oliver
John Edwards	Deputy Graham Packham
Anthony David Fitzpatrick	Judith Pleasance
Deputy John Fletcher	Deputy Henry Pollard
Deputy Marianne Fredericks	Ian Seaton
Martha Grekos	Alethea Silk
Jaspreet Hodgson	Luis Felipe Tilleria
Amy Horscroft	Shailendra Kumar Kantilal Umradia
Alderman and Sheriff Alastair King DL	William Upton KC
	Alderman Sir David Wootton

Enquiries: Gemma Stokley
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Accessing the virtual public meeting
Members of the public can observe this public meeting at the below link:

<https://youtu.be/1tJfVpFWH0A>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one civic 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.

Lunch will be served in Guildhall Club at 1pm

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and summary of the meeting held on 11 October 2022.

For Decision
(Pages 7 - 18)
4. **CRIPPLEGATE HOUSE 1 GOLDEN LANE LONDON EC1Y 0RR**
Report of the Planning & Development Director.

For Decision
(Pages 19 - 600)
5. **CRIPPLEGATE HOUSE 1 GOLDEN LANE LONDON EC1Y 0RR - LISTED BUILDING CONSENT**
Report of the Planning & Development Director.

For Decision
(Pages 601 - 764)
6. **LOCAL DEVELOPMENT SCHEME 2022**
Report of the Planning & Development Director.

For Decision
(Pages 765 - 778)
7. **PLANNING PROTOCOL UPDATE (TO REFLECT ARRANGEMENTS FOR PLANNING APPLICATIONS SUB-COMMITTEE).**
Joint report of the Town Clerk, the Executive Director, Environment and the Comptroller and City Solicitor.

For Decision
(Pages 779 - 796)
8. **CITY OF LONDON LIGHTING SUPPLEMENTARY PLANNING DOCUMENT (SPD)**
Report of the Executive Director, Environment.

For Decision
(Pages 797 - 836)

9. **PAN-LONDON RENTAL E-SCOOTER TRIAL EXTENSION**
Report of the Executive Director, Environment.
- For Decision**
(Pages 837 - 850)
10. **CITY PLAN ENGAGEMENT STRATEGY***
Report of the Planning & Development Director.
- For Information**
11. **MINUTES OF THE STREETS & WALKWAYS SUB-COMMITTEE***
To note the draft public minutes and non-public summary of the Streets & Walkways Sub Committee meeting on 6 September 2022.
- For Information**
12. **MINUTES OF THE LOCAL PLANS SUB-COMMITTEE***
To note the draft public minutes of the Local Plans Sub Committee meeting on 21 September 2022.
- For Information**
13. **PUBLIC LIFT REPORT***
Report of the City Surveyor.
- For Information**
14. **VALID PLANNING APPLICATIONS RECEIVED BY DEPARTMENT OF THE BUILT ENVIRONMENT***
Report of the Planning & Development Director.
- For Information**
15. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR***
Report of the Planning & Development Director.
- For Information**
16. **OUTSTANDING ITEMS***
Report of the Town Clerk.
- For Information**
(Pages 851 - 854)
17. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

19. **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

20. **NON-PUBLIC MINUTES OF THE STREETS & WALKWAYS SUB-COMMITTEE***

To note the draft non-public minutes of the Streets & Walkways Sub Committee meeting on 6 September 2022.

For Information

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**

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

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PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 11 October 2022

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00 am

Present

Members:

Deputy Shравan Joshi (Chairman)	Deputy Natasha Maria Cabrera Lloyd-Owen
Deputy Alastair Moss (Deputy Chairman)	Alderman Ian David Luder
Deputy Randall Anderson	Alderman Bronek Masojada
Brendan Barns	Deputy Brian Mooney
Emily Benn	Deborah Oliver
Ian Bishop-Laggett	Deputy Graham Packham
Deputy Keith Bottomley	Deputy Susan Pearson
Deputy Michael Cassidy	Judith Pleasance
John Edwards	Deputy Henry Pollard
Deputy John Fletcher	Luis Felipe Tilleria
Deputy Marianne Fredericks	Shailendra Kumar Kantilal Umradia
Jaspreet Hodgson	Alderman Sir David Wootton
Alderman and Sheriff Alastair King DL	

Officers:

Gemma Stokley	- Town Clerk's Department
Tim Fletcher	- Media Officer
Fleur Francis	- Comptroller and City Solicitor's Department
Matt Baker	- City Surveyor's Department
Gwyn Richards	- Planning & Development Director
Peter Shadbolt	- Department of the Built Environment
Bruce McVean	- Department of the Built Environment
Rob McNicol	- Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Anthony Fitzpatrick, Martha Grekos, Antony Manchester, Ian Seaton, Alethea Silk and William Upton KC.

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 on 20 September 2022 and approved them as a correct record.

MATTERS ARISING

Traffic Order Review (page 7) – A Member commented that he did not feel that the minute here gave sufficient weight to the fact that some Members had stressed that it was important not to lose sight of what this was fundamentally about and the importance of some discussion amongst senior members on the matter before it was formally presented to the full Court next week to ensure that the focus at this juncture was correct.

He went on to refer to recent press coverage this week on the Taxi Drivers' Survey which had suggested that between 60-80% black taxi drivers intended to completely avoid Bank Junction and to avoid coming to the City and Bishopsgate because of the previous complications. The Member stated that, in portraying the review as an enormous, 700 item piece of work, two fundamental points were being missed – firstly around Destination City which was all about injecting life back into the City and secondly the matter of black cabs not being treated as public transport and the consequence of this.

Public Lift Report (page 11) – A Member thanked the City Surveyor for having provided her with details of those other lifts/escalators within the City that were not currently captured within the public lift report (four in total – 200 Aldersgate 1 London Wall, London Wall Place and 125 London Wall). The Member went on to state that she was keen to receive an update on these and, moving forwards, they be included in the public lift report. The City Surveyor responded to clarify that details of these lifts which were leased to and maintained by others would also be included within future reports. He referred specifically to the lift at 125 London Wall which had initially prompted this discussion and stated that Officers had continued to press those responsible for maintaining this for an update on its performance since the last meeting of this Committee but were still awaiting a response. They stated that they would continue to press this matter and would appreciate any support from Members to help add some weight to this request.

Consultation Notices (page 13) – A Member stated that she had raised an issue as to out-of-date notices in place at Stanley Cohen House at the last meeting and reported that, two weeks thereafter, she had visited the Golden Lane estate and was disappointed to see that these were still in place. She added that some notices had now been removed by residents but that these had caused some damage to the paintwork of poles that they had been stuck on throughout the estate.

Officers responded to state that they too had visited the estate last week. It was reported that photographs were taken when such notices were put up as proof that these had been posted. Members were informed that the damage reported had been caused by some form of industrial tape which was not utilised for these notices. Consultation notices were put up using double sided tape which did not damage the paintwork. That being said, Officers were now discussing the matter with various London boroughs to discuss the most non-invasive and sustainable way of posting this information going forward. In the meantime, it was confirmed that string would be utilised for this purpose.

Finally, Officers confirmed that it was standard for such notices to be removed within a month of the consultation period ending. It was reported that the location of all such notices was now being tracked to ensure that this remained on track.

City Plan – The Chair reported that the Local Plans Sub-Committee had now met on various occasions to discuss the redraft of the Plan. He reported that there was a strong desire from Members of the Sub-Committee to have a much more thorough consultation period and a more in-depth analysis of various aspects of the Plan as it emerged. Taking this into account, it was recognised that the timetable originally envisaged for this work was no longer feasible. The Chair reported that he had therefore now tasked Officers with coming back to this Committee at its next meeting on 1 November with a rescheduled timetable for delivery of the Plan as well as an engagement strategy and list of stakeholders.

4. **APPROVAL OF DRAFT REVISED STATEMENT OF COMMUNITY INVOLVEMENT AND DEVELOPER ENGAGEMENT GUIDANCE FOR PUBLIC CONSULTATION**

The Committee considered a report of the Planning & Development Director seeking approval for the Statement of Community Involvement (SCI) and the Developer Engagement Guidance for public consultation.

Officers began by speaking on the Statement of Community Involvement, highlighting that this was a document setting out how the City Corporation will consult and engage with its various stakeholders including residents, development, community, businesses, workers and others on planning matters (policies, applications and other consents). The intention was that the document should set out what these stakeholders could expect from the Corporation in terms of the baseline of the consultation that the organisation would carry out. It was highlighted that the SCI was a statutory document with the requirement to produce and keep this up to date by reviewing it every five years set out in primary legislation. It was recognised that there was now no requirement to consult on the SCI, however, Officers were of the view that consultation was critical in order to gauge how stakeholders wanted to be consulted and what they might want.

The Committee were informed that, as a result of the pandemic and various lockdowns, the City's existing SCI was now over five years old and that it was therefore timely to now consult on this effectively. Officers went on to underline that there had been lots of lessons learned previously that could be factored into this iteration of the document. For example, they had observed that putting more information online, streaming meetings through YouTube and using different forms of communication had made decisions of this Committee much more visible and enabled many to better understand how decisions were made and galvanised them to want to get more involved in planning and planning matters. Members were informed that the intention was to ensure that this was inclusive and enabled all to engage in the process and respond to consultations. This SCI would set out a series of consultation and engagement principles that the organisation would abide by – essentially ensuring that every

consultation that takes place is accessible with all able to access documentation on the form that they require, ensuring it is inclusive so that all stakeholders have an opportunity to have a say in the planning process, that a variety of consultation methods will be used, that the information set out will be clear and informative and that it will set out very clearly what is expected from the community in terms of consultation. It was also reported that consultation would be appropriate in terms of time, scheduling and scale. Consultation would be undertaken early and continuously. Finally, comments received would be considered and it would also be demonstrated how they had been taken account of with these comments made publicly available.

Officers went on to state that legislation required that key stakeholders to be consulted were identified. The document set out those such as the Mayor and neighbouring boroughs, but it was highlighted that there was a requirement to produce a list of specific and general consultation bodies. In the past this had been included within the document but, going forward, this would be made available on the City's website given that a number of these bodies changed contact details fairly regularly. Members were informed that this list was currently being updated as was the City's Consultation Database which currently featured approximately 500 individuals and organisations.

It was noted that the SCI did provide some guidance as to how consultation would be undertaken and the methods that would be used. Some of these were more traditional such as via letters and public meetings but would now also include digital engagement and bringing on board a consultation software package.

Finally, it was reported that Officers did not necessarily intend to wait a further five years before looking at how they consult. If, as time progressed, new or more effective methods of consultation were to become apparent then these would be adopted, and the SCI updated.

Officers next focused on the Developer Engagement Guidance – a new planning advice note for the City Corporation setting out the expectations that the organisation had of developers and applicants as to how they engage with communities. Crucially it asked developers to undertake this at an early stage, in the formulation of their development schemes so that stakeholders had the opportunity to have their voices heard right from the outset.

A Member spoke on paragraph 4.35 of the draft SCI highlighting that this was sometimes seen as a lacuna in the consultation process. In relation to consultation on revised proposals, this suggested that 'comments are conveyed to applicants and, *where significant revisions* are made, the City Corporation will notify those it considers would be affected by the revisions and who have commented on the proposal, in writing or by email, as appropriate'. He stated that he believed that, where significant revisions were concerned, new (non-statutory) notices should be erected to notify all of this and flag a new deadline for any further comments. Officers undertook to amend this point and clarify that full reconsultation would take place on revised proposals.

A Member questioned whether webinars could be added to the list of consultation and engagement techniques within the SCIs given that developers were being asked to utilise these. He also questioned the process for approving a Neighbourhood Plan after the inspector's report. With regard to the Conservation Area Advisory Committee (CAAC), the Member stated that it would be helpful if the constitution and further information of groups such as these could be added to the document. It was noted that the SCI referred to minor developments and the fact that these would not require a site notice. The Member questioned what type of changes would be acceptable in these instances and what other form of push mechanism would be considered for stakeholders here as opposed to reliance on the website only. In terms of advertisement consent, the Member questioned whether large-scale advertisement hoardings were permitted in the City. With regard to energy efficiency, Officers were asked as to whether this referred to the trade-off between embedded carbon caused by proposed development and the operational energy usage. Finally, in terms of changes of use, the Member noted that there was also no method of communication here whereas certain scenarios here, such as a property becoming a licensed premises, could be of great concern to local stakeholders.

Another Member referred to hyperlinking, a Member commented that it was essential to link to information such as the list of general consultees and the list of policy documents and timetable for their preparation ahead of this document going out for consultation and, generally, to ensure that the pages linked were up to date and easy to navigate. The Member went on to query whether presentations could also be referenced in terms of accessibility and lack of technical jargon. The Members asked whether consideration could be given to removing physical consultation notices two weeks after the conclusion of a consultation period and whether this might helpfully be set out within this document. Finally, the Member stated that she was pleased to see reference to 3D modelling within the documents as it was felt that this helped people to better visualise bulk and scale. However, she questioned when it was advised that this take place and hoped that this would be ahead of the consultation period closing. She also called for parity between photographs/illustrations depicting the current situation and future proposals and asked that this be set out within the developer guidance document.

Officers responded to the various points raised. They confirmed that they would be happy to include reference to webinars within the SCI as well as the terms of reference of the CAAC and other similar groups mentioned specifically. With regard to approving a Neighbourhood Plan after it had gone through examination, the SCI set out what the City Corporation were required to do and that, after inspection, the Neighbourhood Plan then went back to the Neighbourhood Forum to take forward and hold a referendum as to whether or not it should be adopted. Officers undertook to go back and clarify whether there were any additional points on this that might need to be included within the draft SCI. Officers went on to state that they were aware that the document did not yet cover Neighbourhood Development Orders and highlighted that this would also be added to reflect the legislation on this.

Officers reported that there was generally a restrictive approach to large scale hoarding advertisements. Members asked that this therefore be made clear within the documents. With regard to energy efficiency and the list of things that could be taken into consideration, Officers stated that this could be made clearer to indicate that there were broader issues around carbon and some of the trade-offs that might be necessary. In terms of change of use, it was reported that firm requirements were not currently set out for particular forms of engagement on this as they tended to vary quite significantly depending on the nature and scale of these. However, it was suggested that applicants/developers may undertake things such as leafleting and interactive digital engagement. Officers stated that they were content to reconsider this and whether it ought to be expanded for certain, particularly sensitive, changes of use.

Officers agreed that it would be helpful to include relevant hyperlinks wherever possible. It was also suggested that the inclusion of a glossary of technical terms at consultation stages could also be considered. Officers stated that they would be content to remove site notices two weeks after consultation had concluded. Finally, they commented that they were in agreement with the point made as to parity of images/illustrations used and would seek to emphasise this with applicants/developers and include this requirement within the document.

A Member asked Officers to set out the consultation process for both of these documents and sought reassurances that all stakeholders would be engaged during the various consultations, using various mediums and forms.

Another Member commented that he was grateful to see the new planning advice note for Developer Engagement and was of the view that this addressed a genuine problem that had been ongoing for some time now. He went on to question how enforceable this was.

Another Member thanked Officers for their work here and for having taken on board the comments previously made by Members. She went on to speak of the need for consistency in terms of things such as minimum consultation periods and use of language in terms of 'may' versus 'will'. In terms of advisory groups, the Member questioned how these would be formulated and who would ensure that all were represented here. She went on to state that she was of the view that minor developments should also require site notices given that, although some were small developments, they may be major in terms of impact on the local area.

The Member went on to thank Officers for the draft Developer Engagement Guidance document highlighting that it clearly set out how they ought to engage with both Members and, more importantly, the community. However, she went on to state that she felt that, when developers met with Ward representatives, this should be minuted/recorded if happening virtually with these then posted to the Planning Portal in order to ensure transparency. The Member went on to question who determined who the City's key stakeholders were and stressed that it was critical for developers to engage with all from the outset. Finally, the

Member suggested that a 'crib sheet' of sorts setting out the key points and timescales for responses would be extremely helpful in terms of how people could engage. She also suggested that there might be further information as to how people could engage at key points in the planning process generally such as examples of how to write an objection or representation letter and how to address the Committee within their allotted timeframe should they wish to register to do so.

In terms of the consultation process for these two documents, Officers highlighted that they would be seeking to undertake at least a six-week engagement exercise and would be seeking input from those including residents, community groups, businesses, workers and developers and also considering how best to reach these groups. Thought would also be given to how this would be done alongside consultation on the City Plan and the programming of this to avoid consultation overload. With regard to the enforceability, Officers reiterated that the SCI was a legal document but that there were no legal powers to force developers to undertake particular pieces of engagement although there was a clear shift within the planning system for them to undertake more engagement and at an earlier stage. It was felt that adopting this new planning advice note would provide developers with a clear steer as to what the City Corporation expected of them, and this would also be commented upon and considered within future Committee application reports and taken into account by Officers considering applications under delegation.

With regard to consistency in terms of consultation periods, Officers reported that it was set out in this way within the SCI to reflect national legislation. For planning policy documents, a six-week consultation period was necessary apart from supplementary planning documents which were just four weeks. That being said, Officers stated that they would be happy to extend this so that all matters required a six-week consultation period if that was the wish of the Committee. In terms of consistency of language, Officers undertook to review the draft and set out what was and may be required and to try to avoid the interchangeable use of these.

Officers went on to speak on advisory groups – the CAAC on conservation areas and the City of London Access Group (COLAG) on access arrangements. They reported that they would be happy to reconsider the makeup of these groups to ensure adequate representations and would also seek to involve Members, residents or businesses where necessary. However, Officers cautioned that it was difficult to give a hard and fast view as to who ought to be involved at this point as it would depend upon the nature of what Officers were seeking advice on.

Officers highlighted that they were working on the presentation of the SCI when they went out for consultation, and it was hoped that it would be a clearer, easier document to understand and navigate. In terms of meetings between Members and developers, it was highlighted that Planning officers would also be present in these instances and would take notes of these meetings which were publicly available. Officers also accepted that those meetings taking place virtually could be recorded with this also made publicly available and useful points fed back to those who had been consulted in the form of a 'you said, we

did' stage of the consultation process to ensure that they were kept informed throughout.

A Member questioned what might be considered as a material change to a scheme and suggested that this might be made clearer within the SCI. Officers reported that this would be a judgement call for planning officers but underlined that they would take into account the representations received and whether the change had any bearing on these.

RESOLVED – That the Planning and Transportation Committee approve the Statement of Community Involvement and the Developer Engagement Guidance for public consultation, subject to the inclusion of the amendments discussed.

5. **BUSINESS PLANS 2022/23: PROGRESS REPORT (PERIOD 1, APRIL-JULY) ***

The Committee received a report of the Executive Director, Environment providing an update on progress made during Period One (April-July) 2022/23 against the High-Level Business Plan 2022/23 for the service areas of the Environment Department which fall within their remit.

A budget monitoring update was also included in the report.

A Member noted that a lot of the underspend reported here was as a result of posts not being filled and questioned the impact of this on workloads and what, if anything, was not being delivered to programme as a result. The Chief Planning & Development Director reported that it was a very fluid situation in terms of planning and development workforce across London with frequent turnover of staff in various authorities. The City's planning team had recently had a number of retirements and seen various staff move on to other authorities. Members were assured that it was intended that all of these posts would be filled and that there was a very vigorous recruitment campaign underway at present to recruit into and backfill any vacancies as well as new posts created as a result of the Target Operating Model. Officers reported that recruitment was going well but that there were some specialisms such as sustainability and transport planning where they were seeking to recruit within a very competitive market. It was anticipated that the underspend relating to vacant posts would close within the next three to four months as posts were filled. It was reported that there had been no impact upon the pace, quality or deliverability of planning projects and applications as a result of posts remaining unfilled.

A Member noted the 99.18% compliance with the Bank on Safety Road Danger Reduction Team reported here and commented that this was exceptional. She added that Members of the Port Health and Environmental Services Committee had also recently been informed that air pollution had improved drastically around the Bank Junction roads.

RESOLVED – That Members note the content of this report and its appendices.

6. **RISK MANAGEMENT UPDATE REPORT***

The Committee considered a report of the Executive Director, Environment providing them with assurance that risk management procedures in place within

the Environment Department are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

The Committee considered the key risks managed by the service areas of the Environment Department which fall within their remit.

RESOLVED - That Members note the report and the actions being taken by the Environment Department to monitor, mitigate and effectively manage risks arising from their operations.

7. **PUBLIC LIFT REPORT***

The Committee considered a public lift report of the City Surveyor.

A Member reiterated the point that the statistics provided within the report on lift operation did not seem to accord with their own experiences. He therefore encouraged Members to take note of instances when they were aware of any lifts that were out of operation and to report this to Officers, perhaps via a separate, dedicated email address, so that this could be monitored and compared with the data provided here going forward. Another Member suggested that use of technology and the installation of webcams and the like might be more helpful and less labour intensive for this purpose going forward.

Another Member stated that the statistics as to outages frequently presented here were reprehensible and questioned why more robust repairs were not being undertaken in response to this.

A Member commented that future redevelopments near the riverside really ought to consider level access given the frequent failure of lifts such as those at Blackfriars Bridge and to effectively design out these expensive problems.

The City Surveyor reported that the statistics within the report were being by automatic monitoring taking place on the lifts maintained by the City Corporation. It was widely accepted that the lifts maintained by the City were not operating in a way that was considered acceptable and Members were informed that the age of the lifts as well as the availability and speed of availability of parts through suppliers were both key issues here. Members were informed that Officers would seek to review the age, outages and actions required to bring each individual lift back into service and include information on this within the next report to this Committee. Officers also undertook to review the content of the report wholesale going forward to ensure that it was as useful and informative for Members as possible and generally more comprehensive.

A Member emphasised the need to rectify these issues with renewed urgency and spoke of how the Committee had frequently been told of issues around age and parts for many years now.

RECEIVED.

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

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

RESOLVED – That the report be noted.

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

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

RESOLVED – That the report be noted.

10. **OUTSTANDING ITEMS***

The Committee received a report of the Town Clerk setting out its list of Outstanding Actions.

The Town Clerk reported that, at the request of Members, this item would feature in both the main and the 'for information' packs and highlighted that the points included here had been updated.

A Member questioned whether the Committee might set a target by which outstanding items were to be signed off going forward. Officers agreed with this but highlighted that certain matters, such as the first two listed here, were outside of their control and dependent on external timetables.

RECEIVED.

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

Completion of the Riverside Walkway

A Member requested an urgent update on this and a pledged date of completion/opening for the Riverside Walkway.

Another Member stated that she understood that there was a condition attached to an application whereby the hotel could not open until the walkway had been completed. A Member responded to state that the hotel had completed their requirements and installed a beautiful piece of walkway however, the City had failed to have the connecting parts ready which had caused the hotel some embarrassment as well as a delayed opening.

Officers undertook to provide a written update to all on these matters ahead of the next meeting.

COLPAI Travel Plan

A Member commented that residents had recently raised the issue of the travel plan for the COLPAI School site with her, stating that the Plan had suggested that there should be no traffic to the site. In reality, parents were frequently driving to the site to drop off and collect their children. Residents had raised this point with Officers and been told that the level to which the constraints of the Travel Plan can be imposed on third parties such as parents and guardians was extremely limited as it was not possible to take planning enforcement action against the legitimate and legal use of the public highway. The Member therefore questioned the use/value of the Travel Plan given that most developments had third party users.

Officers undertook to provide the Member with a written response on this.

12. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT Building of the Year – 22 Bishopsgate

The Chairman was pleased to report that AXA had won the Building of the Year Award at the Better Society Sustainability Awards for 22 Bishopsgate. It had been up against very strong competition with the building's approach to renewable energy and energy reduction being remarked upon specifically.

City Corporation's Thermal Comfort Guidelines

The Chairman added that the City's Thermal Comfort Guidelines had been shortlisted for the RTPI Awards for Planning Excellence with the winner due to be announced at the end of November.

The meeting closed at 12.36 pm

Chairman

**Contact Officer: Gemma Stokley
gemma.stokley@cityoflondon.gov.uk**

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Committee:	Date:
Planning and Transportation	1 November 2022
Subject: Cripplegate House 1 Golden Lane London EC1Y 0RR Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.	Public
Ward: Cripplegate	For Decision
Registered No: 22/00202/FULMAJ	Registered on: 28 March 2022
Conservation Area: N/A	Listed Building: Grade II

Summary

Planning permission is sought for the refurbishment and extension of the site for 'Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works'.

The proposals include the partial demolition of the west façade, demolition of the north and south facades, a small amount of superstructure, and the roof of 1 Golden Lane, former Cripplegate Institute, to facilitate the comprehensive refurbishment of the Grade II Listed Building. The proposed upwards extension would take the building from 9 storeys to ground plus 12 storeys with lift overrun/plant box. The infill extensions to the north and south elevations would step out the building line. Also proposed are public realm works around the site, in particular to the Golden Lane frontage and Cripplegate Street; terraces at levels 8, 10 and 12 for office amenity; alterations to the Golden Lane façade to introduce level access; and

associated enabling works. The building is currently in use as office (Class E), and proposed is mixed Class E(g) (office) and Class F2 use for cultural and community space.

A total of 331 representations have been received across the two rounds of consultations objecting to the application, including from the Victorian Society and a critique of the design by LB Islington. The grounds of objection relate primarily to the daylight, sunlight and overshadowing impact of the development; impact on residential amenity in terms of overlooking, dominance and loss of outlook; the works to the trees to Golden Lane and Cripplegate Street, design and heritage matters, noise nuisance from the amenity terraces, and the demand for office floorspace. The objections are summarised in a table in the body of the report with responses provided in respect of the various issues raised. 1 representation has been received in support of the application.

The scheme would deliver high quality, flexible, refurbished (Class E) office space (15,471sq.m GIA) and associated ancillary space across all above ground floor levels, which would meet growing business needs, supporting and strengthening opportunities for continued collaboration and clustering of businesses. The scheme makes optimal use of the site and provides an uplift of approx. 2485sq.m (GIA) of floorspace comprising 2414sq.m of Class E floorspace and 71sq.m of cultural/community Class F2 floorspace. The development has been designed to accommodate new ways of working reflected in flexible and adaptable floorplates which supports post-Covid recovery as identified in the 'London Recharged: Our Vision for London in 2025' report.

The proposed extension, amended throughout the course of the application because of the impact of the originally proposed massing on daylight and sunlight levels to neighbours, would result in a stepped building form that successfully reduces the visual impact of the building mass within the townscape. Overall, it is considered that the proposed development would be an appropriate and sympathetic neighbour not only to the buildings immediately adjacent but also to the wider streetscape.

It is considered the scheme would represent 'Good Growth' by-design, in accordance with the London Plan Good Growth objectives GG1-6, that is growth which is socially, economically, and environmentally inclusive. The proposed development would create a sustainable building with refreshed surrounding streets and spaces. The sustainable retention of the building structure, the quality of the proposed elevations and adaptation of the internal and external spaces at ground floor level are positive and improve the existing

site condition. The proposals seek to break up the block by separating the historic Cripplegate Institute from the modern extension, through a revised architectural approach which allows the historic elevation to remain distinct, whilst delivering new, green, articulated and attractive elevations which respond to the neighbouring buildings on Brackley Street and Viscount Street. The proposals make an effective use of limited land resource and enhance the buildings relationship with the adjacent public realm.

The proposals have been assessed against Local Plan Policies CS 12, DM 12.1 and DM12.3, emerging City Plan policies S11 and HE1, London Plan Policy HC1, S16 (2), S66 (1), and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant NPPF paragraphs 199-208. There would be no harm to the setting of the Barbican as a Grade II listed building, nor to the Golden Lane Estate as a Grade II (or II* in the case of Crescent House) asset. No harm would also be caused to the significance of the Barbican as a Grade II* Registered Park and Garden, nor to the significance of the Golden Lane Grade II Registered Park and Garden. Likewise, there would be no harm to the Barbican and Golden Lane Estates Conservation Area and its significance. It is considered that the proposal would preserve the settings and heritage significance of these designated heritage assets in line with Local Plan Policies CS 12, DM 12.1, emerging City Plan policies, S11 and, London Plan Policy HC1.

Your officers have concluded that a negligible level of less than substantial harm would be caused to the significance of 1 Golden Lane as a Grade II Listed Building through the interventions to introduce level access into the historic eastern elevation. The NPPF, paragraph 202, requires less than substantial harm to a designated heritage asset be balanced against the public benefits of the development proposal. That balancing exercise is set out in this report. It is the view of Officers that giving great weight to the conservation of this heritage asset, that this harm would be outweighed by the public benefits provided by the scheme including but not limited to the provision of level, inclusive access into the primary building entrance, the provision of high quality, flexible office floorspace, the improvement to the buildings' active frontages, and the public realm enhancement works.

Paragraph 203 of the NPPF provides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the planning application and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Here, there is no harm to the significance or setting of the Jewin Chapel as a non-designated heritage asset, considering that the setting of the asset is, as existing, primarily that of modern and unassuming buildings. The proposed development would be visible in views of the Chapel looking south from the Golden Lane Estate; however, the proposals would continue to form part of the modern, unassuming backdrop to the Church.

The scheme would deliver public realm enhancements around the island site including introducing an integrated approach to the areas of public highway and private land along Cripplegate Street through the 'filling in' of the service ramp and including integrated artwork along the underside of the Barbican ramp. Subtle lighting to Cripplegate Street in particular would improve the safety and security of this public route which currently feels unsafe and underutilised.

These public spaces would achieve overarching compliance with the Mayor's 'Public London Charter and 'Expanding London's Public Realm: Design Guide' and the City's Public Realm SPD and associated Technical Guidance, secured through the Section 106 and Section 278 agreements. The proposals encourage pedestrian movement, active travel and support health and wellbeing.

A total of 222 long stay (233 including 11 folding bike lockers) and 14 new short stay cycle parking spaces (in addition to the existing 5 Sheffield stands to Golden Lane that would be re-provided) are proposed. The long stay cycle parking would be provided at basement level, along with associated cycling facilities including lockers and showers. The short stay cycle parking would be located within a privately maintained area of public realm on Cripplegate Street. The provision of cycle parking spaces and end of trip facilities would meet the requirements of the London Plan.

Servicing of the building would take place on-street via Brackley and Viscount Streets, as per the existing situation. However, there would be a cap on the numbers of vehicles per day of 17, with deliveries undertaken outside of peak hours and only during the day, and would make use of an off-site consolidation centre. Although the proposals are in non-compliance with policy DM16.5 given that servicing is to be undertaken on-street, it constitutes a significant improvement over the existing situation, where servicing is unregulated and unmanaged.

The building would be designed to high sustainability standards, incorporating a significant element of integrated urban greening, climate resilience, energy efficiency, targeting BREEAM 'Outstanding' and adopting Circular Economy principles.

The development would achieve an overall Urban Greening Factor (UGF) score of 0.301 based on the City of London methodology, meeting the minimum requirements.

A Wind and Microclimate assessment was undertaken on four different scenarios - existing, proposed without landscaping, proposed with landscaping, and proposed cumulative, using Computational Fluid Dynamics (CFD). The results show that conditions following the development would remain both safe and suitable for the intended activities in line with the City of London Comfort Criteria. This is with the exception of the roof terraces at levels 8, 10 and 12 of the Site, where mitigation would be required to ensure that it suitable for its intended purpose.

A daylight, sunlight and overshadowing assessment, and supplementary radiance assessment have been undertaken to assess the impact on the daylight and sunlight received by neighbouring properties and the direct sunlight received by surrounding external amenity areas. The assessments have been independently reviewed by the BRE; this is included as Appendix D to this report. Whilst there would be some impact on the daylight and sunlight received by neighbouring properties, including within the Barbican complex and Golden Lane Estate, the impacts would generally be in accordance with the BRE guidelines, negligible or minor in nature and acceptable given the densely developed urban nature of the site and surroundings.

There would be some minor and moderate impacts to the recently completed residential properties at The Denizen, which is directly to the north of the application site. The vast majority of these impacts would be to bedrooms, which are generally considered to be less sensitive in this regard. There would be a moderate impact to the daylight received by one living room on the seventh floor of The Denizen. The supplementary radiance-based assessment demonstrates that the appearance of daylight within this living room would remain the same in the existing and proposed scenarios. The surrounding external amenity areas assessed would experience fully BRE compliant alterations in the direct sunlight that they receive. The results of the Light Pollution report show the development would meet the ILP Guidance on obtrusive light.

The building has been designed to take account of its impact on neighbouring residential properties in relation to overlooking through overall reduced glazing ratios (including as a result of the proposed fritted glass) and stepped back terraces with edge planting; the dominance of the building has been reduced through the setback extensions, and overall, any perceived increase in enclosure and loss of outlook is considered acceptable.

Negative impacts during construction would be controlled as far as possible by the implementation of a robust Construction Environmental Management Plan and good site practices embodied therein; it is recognised that there are inevitable, albeit temporary consequences of development in a tight-knit urban environment and alongside residential neighbouring properties. Post construction, compliance with planning conditions would minimise any adverse impacts including with restricted hours of use for the terraces.

It is almost always the case that where major development proposals come forward in the City there is at least some degree of non-compliance with planning policies, and in arriving at a decision it is necessary to assess all the policies and proposals in the Plan and to come to a view as to whether in the light of the whole Plan the proposal does or does not accord with it.

In this case, the proposal is finely balanced and complies with a number of Development Plan policies, including those which relate to the provision of office development in the City, high quality accessible public realm, community facilities and sustainable development. However, it is not compliant with elements of certain Development Plan policies regarding servicing and refuse collection/storage, the impact on the host building as a designated heritage asset, and would cause instances of worsening to daylight and sunlight to neighbouring occupiers to the north. National Planning Practice Guidance advises that conflicts between Development Plan policies adopted at the same time must be considered in the light of all material considerations including local priorities and needs, as guided by the NPPF. Officers consider that overall, the proposal accords with the Development Plan when read as a whole.

It is the view of officers that the proposal complies with the Development Plan when considered as a whole and that other material considerations also indicate that planning permission should be granted as set out in the recommendation and the schedules attached. Subject to the recommendations of this report it is recommended that planning permission and listed building consent be granted.



Recommendation


(1) That planning permission and listed building consent be granted for the above proposal in accordance with the details set out in the attached schedule subject to:

(a) Planning obligations and other agreements being entered into under Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highway Act 1980 in respect of those matters set out in the report, the decision notice not to be issued until the Section 106 obligations have been executed.

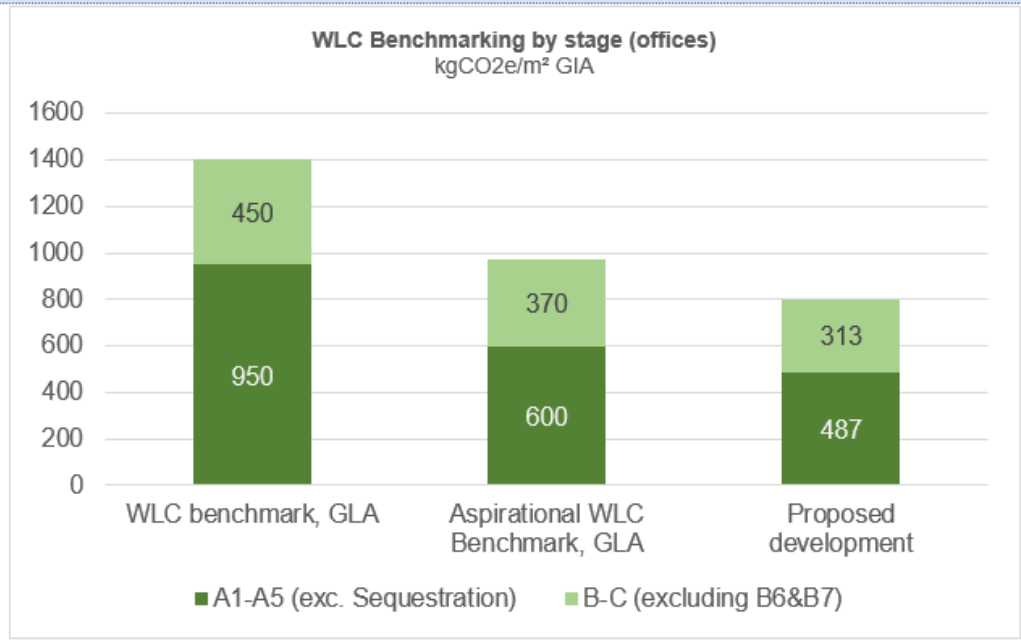
(2) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

(3) That you agree in principle that the land affected by the building which is currently public highway and land over which the public have right of access may be stopped up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and (subject to consideration of consultation responses) making of a Stopping-up Order for the area shown marked on the Stopping-up Plan annexed to this report under the delegation arrangements approved by the Court of Common Council.

TOPIC	INFORMATION			
1. SITE PHOTOS / VISUALS				
			<i>* a proposed CGI</i>	
2. HEIGHT	EXISTING		PROPOSED	
	54.830m AOD		67.300m AOD	
3. FLOORSPACE GIA (SQM)	USES		EXISTING	PROPOSED
	Class E (g) (i) Office		13,067sqm	15,471sqm
	Sui Generis Local Community / Cultural		0sqm	71sqm
	TOTAL		13,067sqm	15,542sqm
	TOTAL UPLIFT: 18.3%			
4. EMPLOYMENT NUMBERS	EXISTING		PROPOSED	
	<ul style="list-style-type: none"> 0 (hypothetical approx. 790FTE) 		<ul style="list-style-type: none"> Approx. 1,150FTE 	
5. VEHICLE/CYCLE PARKING	EXISTING		PROPOSED	
	Car parking spaces	3	Car parking spaces	0
	Accessible car parking	0	Accessible car parking	0
	Cycle long stay	22	Cycle long stay	233 (222 plus 11 folding bike lockers)
	Cycle short stay	0	Cycle short stay	14
	Lockers	0	Lockers	23
	Showers	0	Showers	23
6. HIGHWAY LOSS / GAIN	4.414sq m proposed to be stopped up			
	LOSS 4.414sqm			

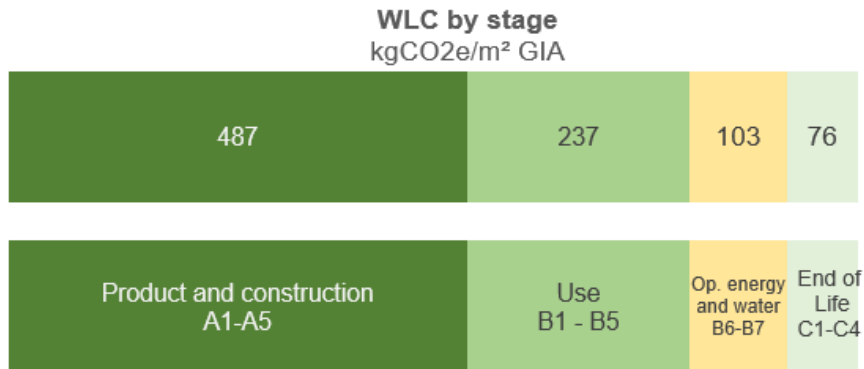
7. PUBLIC REALM GAIN	1.Improvements to Cripplegate Street 2. Improvements to 1 Golden Lane 3. Footway improvements to Brackley Street / Viscount Street.	
8. STREET TREES	EXISTING	PROPOSED
	2no. existing trees to Golden Lane be retained (Lime Street, Hazel Tree). Both to be subject to routine maintenance. 1no Category C Elder tree to be removed.	1no street tree (Silver birch) to be planted.
9. SERVICING VEHICLE TRIPS	EXISTING	PROPOSED
	Estimated 31	Maximum 17 with consolidation
10. VOLUME OF RETAINED FABRIC	<ul style="list-style-type: none"> • Structure (substructure and superstructure): 95% • Fabric (external envelope inc. walls and roof): 77% • Internal assemblies (all internal materials inc. non-load bearing walls, ceilings etc): 40%. 	
11. OPERATIONAL CARBON EMISSION SAVINGS	<ul style="list-style-type: none"> • 45% improvement against Part L 2013 using SAP 10 carbon factors (policy target 35% improvement) – offset to net zero carbon. 	
12. OPERATIONAL CARBON EMISSIONS	124,733 kgCO2e/annum 8.0 kgCO2e/m2/annum 480 kgCO2e/m2 over 60 years (covers Module B6 only and includes the decarbonisation of the grid)	
13. EMBODIED CARBON EMISSIONS	PROJECT LIFE CYCLE EMISSIONS COMPARED TO GLA BENCHMARKS	

PROJECT LIFE CYCLE EMISSIONS COMPARED TO GLA BENCHMARKS



TOTAL: 12, 661 kgCO2e/60 years

14. WHOLE LIFE CYCLE CARBON EMISSIONS (kgCo2e/m2 GIA)



TOTAL: 14,275 tonnesCO2eq/60 years

(Accounting for decarbonisation of the grid)

- Outstanding, minimum capability of Excellent (policy target Excellent or Outstanding)



15. TARGET BREEAM RATING

16. URBAN GREENING FACTOR

- 0.301 (policy target 0.3)

17. DAYLIGHT & SUNLIGHT

BRE Compliance to Ben Jonson House and Breton House, minor adverse impacts to properties in Cobalt Building, Tudor Rose Court, Prior Weston Primary School, Cuthbert Harrowing House, Bowater House and Jewin Chapel that are considered negligible overall. Minor adverse impact to daylight to the Denizen but acceptable in context.

18. AIR
QUALITY

- Air Quality Neutral for building emissions. All-electric building in day-to-day operation.

Site Location Plan



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ADDRESS:
1 Golden Lane

CASE No.
22/00202/FULMAJ

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



Photographs



Image 1: View of existing building from north-east - corner of Golden Lane and Brackley Street



Image 2: View of rear of existing building from north-west – corner of Brackley Street and Viscount Street



Image 3: View of existing building from south-west – taken from Bridgehouse Street showing corner of Viscount Street and Cripplegate Street



Image 4: rear of site from north-west – taken from Fann Street looking towards junction of Brackley and Viscount Streets with Jewin Chapel to left foreground and Tudor Rose Court to right foreground. Barbican at rear.



Image 5: corner of Brackley St and Viscount Street showing 'Denizen' development to north of the Site and Jewin Chapel to far left



Image 6: the Denizen

Main Report

Site and Surroundings

1. The application site is a large island site that sits between Golden Lane (east), Brackley Street (north), Viscount Street (west), and Cripplegate Street (south), in the northern extent of the City, close to the boundary with London Borough of Islington. The site area is approximately 0.24 hectares.
2. The area of the building and immediate land within the ownership boundary is 1593sqm. The building comprises 13,057sq.m (GIA) of office floorspace, and the total existing GEA for the site is 14,148sq.m.
3. The existing building on site comprises basement, ground, and 8 upper storeys plus roof space. It is partially composed of retained elements of Cripplegate House (former Cripplegate Institute) (eastern facade) and a modern extension built in the late 1980s/early 1990s.
4. The site is statutorily listed at Grade II and is surrounded by the Grade II listed Barbican and Golden Lane Estates (n.b. Crescent House within the Golden Lane Estate is Grade II*). The site is not within a conservation area; however, the Barbican and Golden Lane Estates Conservation Area surrounds the site in all four directions, and in the case of the south, is directly adjacent. The Barbican is also a Grade II* Registered Park and Garden, with the Barbican Podium behind Ben Jonson and Breton Houses being the closest the registered park and garden gets to the application site. The Golden Lane Estate, slightly further afield, is a Grade II Registered Park and Garden. The Jewin Welsh Presbyterian Chapel (Capeli Cymraeg Llundain) to the north of the site is a non-designated heritage asset.
5. The main entrance to the site is to Golden Lane, through the historic frontage, with a secondary accessible entrance to Brackley Street and a ramp to the basement from Viscount Street. Car parking spaces are provided at basement level accessed via this ramp, but due to restricted head room, servicing (deliveries and refuse collection) for the building is currently undertaken on street.
6. The site is situated within a predominantly residential area with the Barbican Estate to the south and east (Ben Jonson House, circa 34m separation distance from site; Breton House, circa 38m separation distance), Cobalt Building (circa 9m separation) and Tudor Rose Court

(circa 10m separation) to the west, the Denizen (circa 10m separation) to the north. The Golden Lane Estate is to the north-west, a significant distance away. The site is in between/within the rough 'Identified Residential Areas' of the Barbican and Golden Lane within the Local Plan.

7. There are a number of non-residential uses in the area including Bridgewater House (Class E office, south-west), Barbican Exhibition Halls (south), Prior Weston Primary School (north-east), Welsh Presbyterian Church (Jewin Chapel, north) and Bright Horizons Nursery (north-west).
8. Important local green spaces include the Barbican Wildlife Garden and Beech Gardens (north-west, west) that form part of the Barbican and St Alphage Garden SINC (Site of Importance for Nature Conservation, and Fortune Street Park (within LB Islington, north-east). There is also a small pocket park to the north, part of the Denizen.
9. The site has an excellent PTAL rating of 6b, given its proximity to Barbican London Underground Station and Moorgate National Rail and London Underground Station, as well as numerous bus links within the local area.
10. The surrounding highway is all public highway, maintained by the CoL. A small portion of Cripplegate Street is within private ownership.
11. To the front (east) of the site, there are two street trees, one Silver Lime and one Turkish Hazel, managed by City Gardens. There are planters to Golden Lane and Cripplegate Street, the latter includes an Elder tree.
12. The site is within the Culture Mile, which is known for cultural activities and institutions such as the Museum of London, Barbican Centre, and Barbican Exhibition Halls. Policies S23, S24 and SB1 of the draft City Plan 2036 relate.
13. The site is within the North of the City Key Place Area as defined in the Local Plan 2015 and is within the Smithfield and Barbican Key Area of Change as defined by the Draft City Plan 2036.
14. The site does not lay within any LVMF views, nor any views as outlined within the Protected Views SPD 2012.
15. The existing site has an AOD of +57.445m to its highest point.
16. The existing ground level AOD is circa 18m.

Proposals

17. Planning permission is sought for; the removal of the roof of the 1990's extension; removal of majority of the north and south facades (excluding the facades of the historic element); removal of part of the west facade of the 1990's extension and a minor element of the existing superstructure; erection of a 3-storey roof extension; outwards extensions to the north and south; and replacement facade cladding and windows to the west, north, and south. In total, the proposals take the building from 9 storeys to ground plus 12 storeys with lift overrun/plant enclosure. The existing single-storey basement would be retained.
18. The development would provide 15,471sq.m (GIA) of office (Class E(g)) floorspace and associated ancillary office uses, and 71sq.m (GIA) of cultural/community (Class F2) floorspace.
19. The proposals would provide extensive improvements to the public realm, including the 'filling in' of the ramp down to basement level to bring it to grade along Cripplegate Street, and improvements to the public realm around the site including to Golden Lane and Cripplegate Street, and the planting of a new tree and new raised table to the corner of Brackley and Viscount Streets.
20. Works to the heritage facade are also proposed, including replacement windows, introduction of level access into the eastern facade, and general repairs and cleaning.
21. Revisions to the application were submitted in September 2022 following concerns raised by Officers and through the consultation period. The amendments comprised: reduction in overall height of the extension of 930mm, revised massing to the north, revised ground floor design including newly proposed feature window to the north of the heritage facade, the retention of the Turkish Hazel tree to Golden Lane, and further information on suicide prevention and the cultural strategy.
22. The proposals would involve the loss of 1no. Category C Elder tree to Cripplegate Street, the pruning of 1no. Category A Silver Lime tree, and retention of 1no. Category C Turkish Hazel tree to Golden Lane.
23. The height of the proposed development would measure 67.510m AOD to the top of the plant screen.

24. Amenity roof terraces would be provided at levels 8, 10 and 12 for use by the office tenants. The balustrade heights would be at 1100mm with planters added for setbacks. The roof terraces would incorporate significant greening and other landscaping features.
25. The servicing for the development is proposed to be retained on street, as per the existing situation. However, the existing servicing strategy has no controls of hours, numbers or general management of the deliveries and refuse collection. The proposed servicing strategy, on the other hand, would feature use of an off-site consolidation centre, a cap on numbers to 17 deliveries per day, and controlled hours. Servicing would take place on Brackley and Viscount Streets, with the bins stored within the building and brought up for collection through the bin lifts to Viscount Street.
26. Dedicated areas of planting and greening would be incorporated in the development through a combination of soft landscaping, public realm works, and vertical greening through winter gardens.

Consultation

27. The applicants have submitted a Statement of Community Involvement which outlines their engagement with stakeholders. Prior to the application being submitted, between September 2021 and February 2022, the applicant sought to engage with elected Members from the City's Cripplegate Ward, as well as from Aldersgate Ward (City of London) and Bunhill Ward (LB Islington). The applicant also held 17 separate briefings to amenity societies, resident groups, residents in neighbouring buildings, schools, and other local stakeholders. They also dispatched a briefing letter to 1151 homes and businesses, set up a consultation website which has been live since 7th December 2021, run a social media advert which had a reach of 9526 people.
28. The response to the pre-application consultation can be summarised as: concerns around the height and massing from a design and heritage and daylight and sunlight impact perspective; the introduction of terraces and the potential for overlooking and noise nuisance; option of refurbishment; servicing strategy; protection of the heritage facade; and construction management, amongst others. There was also concern raised that the questions were leading.
29. Following receipt of the application it has been advertised on site and in the press, with letters sent to neighbouring residential occupiers and neighbouring schools.

30. The application was readvertised using the above methods in September 2022 following receipt of amendments to the scheme.
31. In total, 331 objections were received across the planning and listed building consent applications. 1 letter of support was received.
32. Copies of all received letters and emails making representations are attached in full and appended to this report. A summary of the representations received, and the consultation responses is set out in the tables below.
33. The views of other City of London departments have been taken into account in the preparation of this report and some detailed matters remain to be dealt with under conditions and the Section 106 agreement.

Consultation Responses	
Thames Water	No objection with regards foul or surface water, or to water network infrastructure capacity. Condition requested with regards piling method statement related to a strategic sewer.
Officer Response to Comments	The requested condition relating to piling method statement is not recommended; no piling works are to take place as part of the proposed development so the condition would fail to meet the statutory tests.
LB Islington	Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.
Officer Response to comments	See Design and Heritage section of the report. The assertion that the site holds a tertiary urban structure is refuted; Golden Lane is one of the City's main thoroughfares and the site holds a prominent location on Golden Lane, holding its own in between the larger Barbican Estate to the immediate south. As such, it cannot be said to be tertiary.
Historic England	No comments
Officer response to comments	N/A

Victorian Society	<p>No comment on bulk of proposed extensions given they are to 1990s extension.</p> <p>Objection to the three proposed entrances to the remaining historic part of the building. The extent of previous loss means a large proportion of the significance of the building springs from the architectural value of the remaining historic facades, which still present a relatively rich and dignified late C19 composition.</p> <p>The proposed new entrances will involve the disruption of this composition through the alteration of the main ground floor windows to provide new doorways, which would detract attention from the surviving historic entrance which currently forms a very clear point of access and erode the architectural coherence of the ground floor elevations. The new doorways are also poorly detailed and represent an intrusion of unsympathetic form and materials. Loss of fabric here is a secondary concern.</p> <p>Note the effect of the proposed extension on the significance of the listed building through alterations to its setting. The current extension, although large, is a relatively sympathetic intervention, especially in terms of materiality. The mansard roof is an incongruous addition of the 90s which detracts from the significance of the historic building by distorting its principal elevations; the new roof extensions will tower above this already over-large roof, and cause further harm to significance.</p> <p>Conclude less than substantial harm but suggest that it is nonetheless relatively severe in the context.</p>
Officer Response to Comments	<p>See officer response section at the end of this table.</p> <p>Officers agree that there would be less than substantial harm caused to the significance of the former Cripplegate Institute as a Grade II listed building, but consider this to be negligible. In undertaking the balancing exercise required by paragraph 202 of the NPPF, it is considered that the negligible harm is outweighed by the public benefits of the scheme.</p>
The Gardens Trust	No comment.

Officer response to comments	N/A
London Parks and Gardens Trust	No comment.
Officer response to comments	N/A
Lead Local Flood Authority	No objection in principle, but initial concerns over justification behind not meeting greenfield run off rates, details of proposed blue roof, exceedance routes, and the climate change allowance being included within the SuDS calculations. No concerns following submission of additional information, subject to condition.
Officer response to comments	<p>The applicant responded with justification as to why greenfield run off rates cannot be achieved on site, reasons being; any retrofit of below ground attenuation within the basement would require either significant demolition of the listed structure, including to the piled foundations, or strengthening of the basement slab; limited areas to implement blue roofs due to areas of mechanical plant and imposed loading, to limit imposed loading of storing water in certain areas, and to limit roof build up to not increase massing. The justification is accepted by the Lead Local Flood Authority.</p> <p>With regards exceedance routes, the existing building finished floor level is +17.575m AOD. The road levels surrounding the site vary between +17.750m to +18.200m AOD; however, the building has a stepped entrance and there are no level thresholds. All public footways grade away from the building facade.</p> <p>Finally with regards climate change allowance, it was confirmed that the blue roof calculations have taken a 40% climate change allowance into account; however, it is proposed to reuse rainwater pipes and internal drainage runs as existing, as to do otherwise would result in a higher level of intervention to the listed building.</p> <p>The LLFA's recommended conditions are included within the conditions schedule.</p>

Greater London Authority	No strategic issues.
Officer response to comments	N/A
City of London Department of Markets and Consumer Protection	No objection, recommendation of conditions relating to schemes of protective works, noise and amenity from office terraces.
Officer response to comments	The recommended conditions have been incorporated into the conditions schedule.
City of London Cleansing	The proposed waste storage and collection facilities indicated within the Operational Waste Management Strategy comply with our requirements. The facilities should comply with BS5906 with regards odour and noise.
Officer response to comments	Noted.
City Gardens Manager	<p>Initial objection on loss of Turkish Hazel tree to Golden Lane and of new planters underneath canopy of the lime tree due to increased maintenance from honeydew drop. Following revision to keep the Turkish Hazel, no objection to the application including to the loss of the Elder tree on Cripplegate Street or to the pruning of the Silver Lime on Golden Lane.</p> <p>The viability of the new trees should be assessed through the digging of trial holes. An alternate species should be sought for the new tree to Viscount/Brackley Street corner – birch trees are not considered suitable for climate resilience.</p>
Officer response to comments	Noted. Conditions relating to tree protection and trial holes for new tree viability have been incorporated into the conditions schedule, as well as conditions for full landscaping/planting details including species. The pruning works to the trees shall be carried out by City Gardens and this is to be secured with a financial obligation through the S106 agreement.
City of London Access Officer	The application has been assessed to ensure that the proposal meets the highest standards of accessibility. Initial concerns, including the provision of revolving doors, were partially rectified in the amended scheme. Concerns remain which information/detail is requested in respect of by condition.

Officer response to comments	The recommended conditions have been incorporated into the conditions schedule.
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Representations (Objection)	
Barbican Association	Objection to loss of residential amenity (loss of light, overshadowing, overlooking and light pollution); bulk and massing; impact on Conservation Area.
Officer response to comments	See officer response section at the end of this table.
Golden Lane Estate Residents Association	Objection to bulk and massing; overshadowing/sense of enclosure/overlooking from terraces; waste collection; community workshop not imaginative enough; impact on listed buildings; sustainability impact of removing facades.
Officer response to comments	See officer response section at the end of this table.
Friends of City Gardens	Objection to removal and pruning of public realm trees
Officer response to comments	See officer response section at the end of this table.

Representations Received	Consultation Round (tally)		Response
	1st	2nd	
Waste and Servicing Strategy	20 (+12 under LBC)	7 (+3 under LBC)	See below Officer response and main body of report.
Daylight and Sunlight	92 (+40 under LBC)	29 (+7 under LBC)	See below Officer Response and Daylight and Sunlight section of the main report.
Harm to built heritage (inc. setting of Listed Structures)	67 (+21 under LBC)	27 (+10 under LBC)	See below Officer Response and in Design and Heritage section of the main report.
Harm to listed Barbican Estate	18 (under LBC)	2 (under LBC)	See below Officer Response and in Design and Heritage section of the main report
Harm to listed Golden Lane Estate	13 (under LBC)	1 (under LBC)	See below Officer Response and in Design and Heritage section of the main report
Height/Massing	98 (+45 under LBC)	33 (+13 under LBC)	See Design section of the main report.
Design and materials	10 (under LBC)	4 (under LBC)	See Design section of the main report.
Lack of demand for community space	4 (+5 under LBC)	3	Cultural Plans, which may incorporate community space, are a requirement of all major applications under the Draft City Plan 2036 and in providing the space, the applicant is seeking to confirm with draft policy S6.

Design/Materials	23	7	See Design section of the main report below.
Concerns over demolition/Embedded carbon impact	6 (+3 under LBC)	1 (+1 under LBC)	See Sustainability section of the main report below.
Loss of residential amenity including loss of privacy	70 (+20 under LBC)	13 (+5 under LBC)	See below under Daylight & Sunlight, and Amenity sections of the main report.
Noise (inc. from roof terracing)	61 (+26 under LBC)	14 (+ 5 under LBC)	See below Amenity section of the main report.
Air Pollution	9 (+2 under LBC)	3	See below Air Quality section of the main report.
Light Pollution	19 (+9 under LBC)	0 (+2 under LBC)	See below Light Pollution section of the main report.
Overlooking/Loss of privacy	41	13	See below Officer response and Amenity section of main report
Lack of demand for office space	13	3 (+1 under LBC)	See below Officer response and in Economic Use section of main report.
Harm caused by proposed Viscount Street Entrance	2	2	See Heritage section of the main report.
Loss of ramp to Barbican Podium	2	0	The ramp is not to be demolished and is outside the scope of this application and the ownership of the applicant. An artwork screen is proposed underneath the ramp as part of the indicative public realm works, but this would not be attached to the ramp.

Disturbance from construction	17 (+2 under LBC)	4 (+ 1 under LBC)	Disturbance from construction would be managed as far as practicably possible through conditions relating to Constructions Logistics and Management Plans and a Scheme of Protective Works.
Traffic impact	14 (+2 under LBC)	1	See below Transport section of the main report
Harm to trees	111 (+38 under LBC)	12 (+2 under LBC)	See below Officer response and Trees section of main report.
Harm to local biodiversity	30 (+9 under LBC)	3	See below Trees and UGF section of main report.
Objection to greening strategy/UGF too low	2 (+3 under LBC)	3 (+1 under LBC)	See below under Sustainability section of main report.
Positioning of roof plant	2 (+1 under LBC)	1 (+1 under LBC)	See below under Design and Amenity sections of main report.
Anti—social behaviour from public realm works	0	3	The public realm design is indicative and is to be secured through condition and S278 agreement. Anti-social behaviour will be designed out as far as practicable in the detailed design phase.
Objection to public realm works	0 (+6 under LBC)	2 (+2 under LBC)	See Public Realm section of report.
Impact on views	5 (under LBC)	0	See Design section of report for impact on views. The loss of a

			private view is not a planning matter.
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Officer Response to overarching objection points

The objections primarily raise concern over the following issues:

- The daylight and sunlight impact of the development to neighbouring properties
- The design and its impact on designated heritage assets
- The potential for overlooking/loss of privacy and noise nuisance from the amenity terraces
- The servicing and waste collection strategy
- The proposed works to the trees on Golden Lane and Cripplegate Street
- The proposal does not respond to flexible working patterns and reduced demand for office space.

Taking each comment in turn:

Daylight and Sunlight impacts

The Daylight, Sunlight and Overshadowing impacts of the development have been assessed against the BRE Guidance and planning policy. The proposals have been amended following concern raised by officers and following the initial independent review by the BRE. The massing and therefore Daylight, Sunlight and Overshadowing report produced by Point 2, were amended and reassessed, including a second independent review conducted by the BRE on behalf of the Corporation. The amended proposals would have a minor impact on the daylight and sunlight levels to the property most affected, the Denizen to the north, an improvement over the moderate and major impact previously proposed. In the current and originally submitted iteration of the proposals all other surrounding properties, including those within the Barbican and Golden Lane Estates, Cobalt Building and Tudor Rose Court, would be BRE compliant.

Design and heritage impact

A negligible level of less than substantial harm has been identified to the host property as a result of the lowering of the cills to create new, level entrances into the eastern facade. This has been balanced against the public benefits of the proposals in accordance with the NPPF. No harm has been identified to neighbouring designated and non-designated heritage assets including the neighbouring Conservation Area. The design

of the proposals meets the requirements of Local and London plan policies.

Overlooking and noise nuisance to neighbouring properties

Generally, in City redevelopment schemes, most noise and vibration issues occur during demolition and the early construction phases. Noise and vibration mitigation, including control over working hours and types of equipment to be used, would be included in a Demolition Management Plan and Construction Management Plan to be approved by condition.

While the proposed terraces would result in some overlooking to neighbouring buildings and a small loss of privacy to residents, the positioning and design of the terraces and management restrictions would minimise adverse effects to the amenity of adjacent residential occupiers. Conditions are recommended that restrict hours of access to the terraces, prevents promoted events taking place and prevents the use of amplified music.

Servicing and waste collection strategy

It is acknowledged that the proposals for deliveries and servicing is non-compliant with policy DM16.5 and DM17.1 of the Local Plan, given that no off-street servicing or refuse collection area is proposed. However, the servicing strategy represents an improvement over the existing situation, which does not have restrictions on hours, numbers of vehicles, or any consolidation practices. The City's Cleansing Team have confirmed they are happy with the refuse strategy, but for design and public realm reasons, the bin presentation area is precluded by condition and instead, an alternative location (within the building) and full Waste Management Strategy is required to be submitted.

Works to trees

Following concern raised through public consultation and by officers with regards the removal of the Turkish Hazel tree in particular, the applicant amended the arboricultural/landscaping proposals. The Turkish Hazel to Golden Lane is now proposed to be kept. There was also a misunderstanding of the level of pruning proposed to the Lime tree to Golden Lane; this has been clarified by the applicant and the Category A tree canopy would only be pruned up to 5m above ground. This work would be undertaken by City Gardens, not the applicant. City Gardens raise no objection to the removal of the Category C Elder tree on Cripplegate Street.

Flexible working patterns and reduced demand for office space

The City of London is one of the world's leading international financial and business centres as is set out in the Economic Issues section of this report. This section of the report notes that "Despite the short-term uncertainty about the pace and scale of future growth in the City following the immediate impact of Covid-19, the longer term geographical, economic, and social fundamentals underpinning demand remain in place, and it is expected that the City will continue to be an attractive and sustainable meeting place where people and businesses come together for creative innovation.

London continues to see significant development demand for high-quality office floorspace in strongly performing locations, such as the City.

Central London Forward are due to publish a study (by ARUP) into the future of offices in the CAZ, and we expect this to show a return to positive demand for office floorspace in the coming years, which needs to be planned for.

We are awaiting final publication of long-term employment borough-level projections by GLA Economics, which we expect to show a growth in jobs in the City over the long term, which will translate to positive demand for more office floorspace.

We are in the process of commissioning a study into demand for different types of floorspace, so we should have a clearer picture of this in the coming months. We remain of the view that the City has excellent fundamentals – established businesses, excellent connectivity, potential for growth – and are working hard through the Climate Action Strategy to ensure the City becomes a highly sustainable place to do business, plus making the City an attractive place through our Destination City and related workstreams (e.g. BIDs).

In all, therefore, we're not expecting a substantial drop-off in terms of the need to plan for substantial additional office capacity over the long term. This is in line with the London Plan itself, which asks us to promote and develop the central London office market.

Policy Context

34. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.

35. The City of London has prepared a draft plan, the City Plan 2036, which was published for Regulation 19 consultation in early 2021. Onward progress of the Plan has been temporarily paused to enable further refinement, but it remains a material consideration in the determination of applications (although not part of the development plan) alongside the adopted 2015 City of London Local Plan and the London Plan 2021. The Draft City Plan Policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
36. Government Guidance is contained in the National Planning Policy Framework (NPPF) July 2021 and the Planning Practice Guidance (PPG) which is amended from time to time.
37. There is relevant GLA supplementary planning guidance and other policy in respect of: Accessible London: Achieving an Inclusive Environment SPG (GLA, October 2014), Control of Dust and Emissions during Construction and Demolition SPG (GLA, September 2014), Sustainable Design and Construction (GLA, September 2014), Social Infrastructure GLA May 2015) Culture and Night-Time Economy SPG (GLA, November 2017), London Environment Strategy (GLA, May 2018), Cultural Strategy (GLA, 2018); Mayoral CIL 2 Charging Schedule (April 2019), Central Activities Zone (GLA March 2016), Shaping Neighbourhoods: Character and Context (GLA June 2014); London Planning Statement SPG (May 2014); Mayor's Transport Strategy (2018) and the Culture 2016 strategy.
38. Relevant City Corporation Guidance and SPDs comprises Air Quality SPD (CoL, July 2017), City Lighting Strategy (CoL, October 2018) City Transport Strategy (CoL, May 2019), City Waste Strategy 2013-2020 (CoL, January 2014), City of London's Wind Microclimate Guidelines (CoL, 2019), City of London's Thermal Comfort Guidelines (CoL, 2020), Planning Obligations SPD (CoL, May 2021), Open Space Strategy (CoL, 2016), Office Use (CoL, 2015), City Public Realm (CoL, 2016), Cultural Strategy 2018 – 2022 (CoL, 2018) and relevant Conservation Area Summaries.

Considerations

39. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application, local finance considerations so far as material to the application, and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

- to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
40. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990). This duty must be given considerable weight and importance when weighing any harm to the setting of a listed building in the balance with other material considerations.
41. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
42. The National Planning Policy Framework (NPPF) states at paragraph 2 that “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
43. The NPPF states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social, and environmental.
44. Paragraph 10 of the NPPF states that “at the heart of the Framework is a presumption in favour of sustainable development. That presumption is set out at paragraph 11. For decision-taking this means:
- (a) approving development proposals that accord with an up-to-date development plan without delay; or
 - (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 45. Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
 - (a) the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);
 - (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 46. Paragraph 81 states that decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 47. Chapter 8 of the NPPF seeks to promote healthy, inclusive, and safe places.
- 48. Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
- 49. Chapter 9 of the NPPF seeks to promote sustainable transport. Paragraph 105 states that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health”.
- 50. Paragraph 112 states that applications for development should give priority first to pedestrian and cycle movements and second to facilitating access to high quality public transport; it should address the needs of people with disabilities and reduced mobility in relation to all modes of transport; it should create places that are safe, secure and attractive and which minimise the scope for conflicts between pedestrians, cyclists and vehicles; it should allow for the efficient delivery of goods and access by service and emergency vehicles.

51. Paragraph 113 states that “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed”.
52. Chapter 12 of the NPPF seeks to achieve well designed places.
53. Paragraph 126 advises that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
54. Paragraph 130 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities), establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and create places that are safe, inclusive and accessible and which promote health and wellbeing.
55. Paragraph 131 of the NPPF states that ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets and tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible..’
56. Chapter 14 of the NPPF relates to meeting the challenge of climate change. Paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate. It should help to; shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings.

57. Paragraph 154 states that new developments should avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures.
58. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment.
59. Paragraph 195 of the NPPF advises that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
60. Paragraph 197 of the NPPF advises, "In determining applications, local planning authorities should take account of:
- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness."
61. Paragraph 199 of the NPPF advises "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
62. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

63. Paragraph 202 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. When carrying out that balancing exercise in a case where there is harm to the significance of a listed building, considerable importance and weight should be given to the desirability of preserving the building or its setting.
64. Paragraph 203 of the NPPF states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Considerations in this case

65. In considering this planning application account has to be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
66. The principal issues in considering this application are:
- The extent to which the proposals comply with the development plan
 - The extent to which the proposals comply with the NPPF
 - The appropriateness of the proposed uses
 - The removal and/or pruning of street trees and adequacy of the replacement offer
 - The impact and quality of the architecture and urban design
 - The impact of the proposals on designated and non-designated heritage assets
 - The impact of the proposals on the amenity of nearby residential occupiers including noise, overlooking, daylight, sunlight, and light pollution
 - The accessibility and inclusivity of the development
 - Transport, servicing, cycle parking provision and impact on highways
 - The proposed public realm and quality and value of the cultural offer
 - The impact of the proposal in terms of energy and sustainability
 - The environmental impacts of the proposal including wind microclimate, flood risk, and air quality
 - The outcome of the Health Impact Assessment

- Duties under the Public Sector Equality Duty (section 149 of the Equality Act 2010)
- The requirement for financial contributions and other planning obligations.

Economic Development and Use

Economic Issues

67. The National Planning Policy Framework places significant weight on ensuring that the planning system supports sustainable economic growth, creating jobs and prosperity.
68. The City of London, as one of the world's leading international financial and business centres, contributes significantly to the national economy and to London's status as a 'World City'. Rankings such as the Global Financial Centres Index (Z/Yen Group) and the Cities of Opportunities series (PwC) consistently score London as the world's leading financial centre, alongside New York. The City is a leading driver of the London and national economies, generating £69 billion in economic output (as measured by Gross Value Added), equivalent to 15% of London's output and 4% of total UK output. The City is a significant and growing centre of employment, providing employment for over 540,000 people.
69. The City is the home of many of the world's leading markets. It has world class banking, insurance and maritime industries supported by world class legal, accountancy and other professional services and a growing cluster of technology, media and telecommunications (TMT) businesses. These office-based economic activities have clustered in or near the City to benefit from the economies of scale and in recognition that physical proximity to business customers and rivals can provide a significant competitive advantage.
70. Alongside changes in the mix of businesses operating in the City, the City's workspaces are becoming more flexible and able to respond to changing occupier needs. Offices are increasingly being managed in a way which encourages flexible and collaborative working and provides a greater range of complementary facilities to meet workforce needs. There is increasing demand for smaller floor plates and tenant spaces, reflecting this trend and the fact that a majority of businesses in the City are classed as Small and Medium Sized Enterprises (SMEs). The London Recharged: Our Vision for London in 2025 report sets out the need to develop London's office stock (including the development of hyper flexible office

spaces) to support and motivate small and larger businesses alike to re-enter and flourish in the City.

71. The National Planning Policy Framework establishes a presumption in favour of sustainable development and advises that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It also states that planning decisions should recognise and address the specific locational requirements of different sectors.
72. The City lies wholly within London's Central Activity Zone (CAZ) where the London Plan promotes further economic and employment growth. The GLA projects (GLA 2017 London Labour Market Projections and 2017 London Office Policy Review), that City of London employment will grow by 116,000 from 2016 to 2036, of which approximately 103,000 employees are estimated to be office based. London's rapidly growing population will create the demand for more employment and for the space required to accommodate it.
73. The London Plan 2021 strongly supports the renewal of office sites within the CAZ to meet long term demand for offices and support London's continuing function as a World City. The Plan recognises the City of London as a strategic priority and stresses the need 'to sustain and enhance it as a strategically important, globally-oriented financial and business services centre' (policy SD4). CAZ policy and wider London Plan policy acknowledge the need to sustain the City's cluster of economic activity and provide for exemptions from mixed use development in the City in order to achieve this aim.
74. The London Plan projects future employment growth across London, projecting an increase in City employment. Further office floorspace would be required in the City to deliver this scale of growth and contribute to the maintenance of London's World City Status.
75. London Plan policy E1 supports the improvement of the quality, flexibility and adaptability of office space of different sizes.
76. Strategic Objective 1 in the City of London Local Plan 2015 is to maintain the City's position as the world's leading international financial and business centre. Policy CS1 aims to increase the City's office floorspace by 1,150,000sq.m gross during the period 2011-2026, to provide for an expected growth in workforce of 55,000. The Local Plan, policy DM1.2

further encourages the provision of large office schemes, while DM1.3 encourages the provision of space suitable for SMEs. The Local Plan recognises the benefits that can accrue from a concentration of economic activity and seeks to strengthen the cluster of office activity.

77. The draft City Plan 2036 policy S4 (Offices) states that the City will facilitate significant growth in office development through increasing stock by a minimum of 2,000,000sqm during the period 2016-2036. This floorspace should be adaptable and flexible. Policy OF1 (Office Development) requires offices to be of an outstanding design and an exemplar of sustainability.
78. Despite the short-term uncertainty about the pace and scale of future growth in the City following the immediate impact of Covid-19, the longer term geographical, economic, and social fundamentals underpinning demand remain in place, and it is expected that the City will continue to be an attractive and sustainable meeting place where people and businesses come together for creative innovation. Local Plan and draft City Plan 2036 policies seek to facilitate a healthy and inclusive City, new ways of working, improvements in public realm, urban greening, and a radical transformation of the City's streets in accordance with these expectations. These aims are reflected in the Corporation's 'Destination City' vision for the Square Mile.
79. Policy CS5 of the Local Plan, referring to the North of the City 'Key City Place' of which the development site forms part, states that the City will; [ensure] the retention and improvement of pedestrian permeability and connectivity, at ground and high walk level through large sites such as... Barbican, Golden Lane... whilst preserving privacy, security and noise abatement for residents and businesses; and [promote] the further improvement of the Barbican area as a cultural quarter of London-wide, national, and international significance.'
80. The scheme meets the aims of policies in the London Plan, CS1, DM1.2 and DM1.3 of the Local Plan 2015 and S4 of the emerging City Plan 2036 in delivering growth in both office floorspace and employment. The proposals provide for an additional increase in floorspace and employment in line with the aspirations for the CAZ and the requirements of the Local Plan and emerging City Plan. The proposed development would result in an additional 2471 sqm GIA of high quality, flexible Class E Office floorspace for the City, thus contributing to its attractiveness as a world leading international financial and professional services centre.

Office provision

81. Policy E1 of the London Plan (2021) explicitly supports increases in the current office stock. Likewise, core strategic Policy CS1 of the Local Plan 2015 and strategic Policy S4 of the draft City Plan 2036 seek to ensure that the City provides additional office accommodation to meet demand from long term employment growth, and that new office floorspace is designed to be flexible to allow adaptation of space for different types and sizes of occupiers and to meet the needs of SME's, startup companies and those requiring move on accommodation.
82. The existing site provides a total of 13,057sq.m GIA of Class E office floorspace.
83. This application proposes an uplift of 2471sqm GIA of Class E office, which results in a building of 15,471sqm GIA of commercial floorspace. The increase in office floorspace is welcomed in accordance with Core Strategic Policy CS1 to increase the City's stock and S4 of draft submission City Plan 2036.
84. Local Plan 2015 Policy DM1.3 encourages office designs that are flexible and adaptable and meet the needs of small and medium sized businesses. Policy OF1 of Draft City Plan 2036 seeks offices of outstanding design and exemplars of sustainability, designed for future flexibility, which provide office floorspace suitable for a range of occupiers and provide a proportion of flexible workspace suitable for micro, small and medium sized enterprises where appropriate.
85. The proposed floorplates would allow for flexibility through the creation of easily divisible and flexible space, allowing for a range of tenant sizes including small and medium sized businesses in accordance with Local Plan policy DM1.3, and would provide additional high-quality office floorspace, both in terms of design and sustainability credentials.
86. The Proposed Development does not include the delivery of affordable workspace, but the design and size of the floorplates in the building are inherently suitable for SMEs without any sub-division. The building includes floorplates ranging from circa 360sq.m to circa 1210sq.m over 11 floors of office accommodation. The building could therefore accommodate up to 11 SME's if multi-let.
87. The office floorspace is considered to be well-designed, flexible office accommodation in a well-considered and sustainable building, further

consolidating the nationally significant cluster of economic activity in the City and contributing to its attractiveness as a world leading international financial and business centre. This amount of floorspace would contribute towards meeting the aims of the London Plan for the CAZ and supports the aims of the Local Plan policy CS1, and draft City Plan 2036 policy S4. The office accommodation in accordance with policy DM1.3 of the adopted Local Plan and policy OF1 of the Proposed Submission Draft City Plan 2036, would provide flexible office floorplates for workers which are designed to meet the needs of a wide range of potential occupiers.

Culture

88. The site is predominantly surrounded by residential areas of Barbican and Golden Lane Estate and sits within the Culture Mile with close proximity to the historic Smithfield area which is planned to be re-developed with relocation of the Museum of London and potential re-use of the former market buildings, as well as even closer proximity to the Barbican as a world-renowned cultural hub. The proposed scheme therefore is strategically positioned with opportunities for local communities and businesses to engage with the emerging cultural context.
89. Adopted Local Plan policy CS11 seeks to provide, support and further develop a wide range of cultural facilities and events in the City. Policy S6 of the draft City Plan 2036 seeks to enhance cultural experiences and access to a range of arts and heritage and includes a requirement for developers to submit Cultural Plans for major developments outlining how the development will contribute to the enrichment and enhancement of the City's cultural offer. These should set out how the development would contribute towards enriching and enhancing the City's cultural offer for example by incorporating cultural activities or displays in ground floor spaces; facilitating public access and providing exhibitions/interpretation boards in relation to matters of historic interest; providing permanent or temporary space for creative enterprises; and incorporating public art either within the design of the building or as freestanding structures.
90. The existing building itself has a rich cultural history since its inception as a public library through to its use as a theatre. The current building, redeveloped in the 1990s, retains no cultural or community use.
91. The total floorspace of the proposed scheme is 15,542sqm GIA with Class Eg(i) Office and Class Eg(i)/Class F community/cultural provision providing a net increase of 2,485sqm GIA floorspace, out of which cultural space amounts to 71sqm GIA.

92. The Design and Access Statement and subsequent Cultural Strategy document sets out the cultural strategy for the site which builds on the legacy of the Cripplegate Institute. The proposal consists of a dedicated space for cultural and community functions on the ground floor, intended as a 'co-design' space, along with a shared lobby space for organising exhibitions to be accessed from the south-east historic part of the building. In addition, public artwork and murals are proposed along the ramp facade and within the arches on Viscount Street.
93. The Applicant has appointed the cultural placemaking agency FutureCity to engage with stakeholders and local communities. More clarity on the cultural proposals was provided throughout the course of the application. Whilst the document provides a good grounding for the cultural strategy for the site, more information and clarity is required with regards how the cultural space would be set up, managed, operated and used by its end users in the long term.
94. The small amount of floorspace proposed for the cultural space, at 71sqm, is considered insufficient to successfully accommodate the kind of cultural and community activities initially planned for the space. The business plan outlined is also programme dependent and subject to available funding. This raises concerns about the long-term interest and commitment of the potential future occupiers. The Cultural space is proposed as a Cat B fit-out which would be co-designed. Without prior knowledge of the potential occupiers, it is important to build-in flexibility into the space so that occupiers with varied needs and requirements can adapt the space easily.
95. Furthermore, the Cultural space would be operated by a Cultural Operator who would manage bookings through the Barbican booking management system, and would also oversee arrangements with the cultural partners, which include Heritage for London Trust and the Barbican Centre. Another cultural anchor would be appointed to handle day-to-day operations. It is anticipated the space would be occupied throughout the week approximately 50% of the time by the Heritage of London Trust, 40% by the Barbican's community programmes and Barbican Future's programme, and 10% by the POoR Collective. Under the shared services model, the responsibilities would be split between three different entities and there are concerns, as above, about how this space would be used, managed, and maintained.
96. Given the proposal is part of the Culture Mile, there is an opportunity to create a strong cultural anchor which could benefit the surrounding local communities. The applicant has set out an initial plan for the site, giving a

good grounding (despite the small size of the space) to form the basis of a strong Cultural Plan and Cultural Implementation Strategy through Section 106 obligation. Given the small size of the cultural floorspace, the work with local cultural anchors and the local community needs to be extensive, intensive and well thought out. The strategy and implementation plan should set out operational and management details of the space, in addition to how the Applicant would work with local artists and groups to form the basis of the artwork to the Cripplegate Street public realm.

97. Policies CS11 of the 2015 London Plan and S6 of the draft City Plan 2036 seek to enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage, and cultural experiences. Policy S24 seeks to support and enhance the implementation of the Culture Mile.
98. The Cultural Plan, and its intended actions, are welcomed but overall, the content remains weak; full details of the plan and its implementation strategy are to be secured through the S106 agreement to ensure the benefits proposed are delivered.

Design, Heritage and Public Realm

Architecture and Urban Design

Design Evolution

99. The massing and facade treatment of the proposals has evolved over a series of pre-application meetings and post-application submission feedback to achieve an appropriate massing and complementary architectural backdrop to the local townscape and listed host building.
100. The current scheme addressed, in part, issues raised through consultation with a lowering of the scale of development, sculpting and refining the articulation of the massing, in the most part related to the daylight, sunlight and overshadowing impact of the originally proposed massing on surrounding neighbouring occupiers.
101. The introduction of new public realm and enhanced active frontages would enhance the street scene and amenity of the area through greening, the integration of art and culture and safer, revitalised accessible routes and connections around the site. A more detailed analysis of the design specifics is set out in the following sections of this report.

Context and Proposals

102. The current building, the former Cripplegate Institute was built circa 1893-6 to designs by Sidney Smith and Frederick Hammond. Finished in red brick and stone, the eastern elevation retains much of its historic character. It has undergone several alterations in its lifetime, including a substantial stretching of the east facade undertaken in the early 20th century. The building was also substantially altered as part of an office redevelopment in the 1990s after the Institute moved away from the site in 1973. The facade, entrance hall and stairwell were preserved throughout the mid and late 20th century, however, the current dark grey mansard roof was added, creating a heavy and modern top to the historic facade. The current windows are modern replacements and are in poor condition.
103. The fundamental architectural 'move' in redesigning the building would be to slightly expand its footprint to create a more rational relationship with the street building line, and vertically extrude and re-present the poor quality 1990s extension, which had annexed the historic eastern facade of Cripplegate Institute. When viewed from the east and north on Golden Lane and Breton Highwalk, the historic eastern elevation would have additional mass set back from the historic facade.
104. The proposed building would rise to a height of 67.510m AOD. It would comprise twelve floor levels plus a lift overrun/plant box, over the existing single level basement. From the 9th floor up, the building would step back on the southern, western, and northern part of the site, reducing the visual bulk of the top three floors in views from Viscount, Brackley and Cripplegate Streets. Above the 13th floor, the plant enclosure would be further set back, to minimise its visual prominence.
105. The proposed height increase to the 1990s extension, whilst appearing taller and more assertive in certain views, would be discreet from and make distinct the historic facades as the principal bookend to the city block. Many of these views would be transitory, high level and would be comfortable on the whole. The increased mass would be a stepped, rectilinear extrusion from the top of the sloped, mansard roof to retain a distinction, rather than 'bleeding' with the historic elevations. When viewed from the west, each additional floor on top of the building would step back, successfully minimising the visual impact of the increased mass from ground level.

106. The proposed height of the building would broadly be in line with the prevailing townscape. Lower rise buildings to the north on the Golden Lane Estate are 4 storeys, increasing in height towards the south of Golden Lane and the application site. Immediately north of the site boundary is the Denizen, which is 8 storeys. There is a sharp increase in height to the south of the application site where the tallest architectural landmarks in the area, the Barbican towers, would remain distinct and the pre-eminent features on the local skyline. The proposed development increases the height of the existing building, resulting in the top of the building peeking above the ridge line of neighboring buildings; however, this is not considered to be an uncharacteristic feature of the wider townscape, where building forms and heights are not uniform. The height, bulk, form, and massing are in accordance with policies CS10 and DM10.1.
107. The applicants have pushed the building envelope back in a series of recesses from level 8 to 12, particularly towards the west elevation, and have proposed privately accessible roof terraces at levels 8, 10 and 12 above each of these 'steps'. The stepping back successfully reduces the visual impact of the building mass and substantial rooftop greening softens the edges of the terraces and would improve visual amenity from street level. The arrangement of planting on the periphery of the roof would create a visual buffer and focus gathering space away from the edge of the building; in addition, the location of the planting and balustrade would limit how close the building occupants could stand to the edge of the building to further mitigate the potential overlooking impact on adjacent residential properties, and limit the visual presence of the balustrades. The roof terrace design, which includes these balustrades and plants, is compliant with Local Plan policies, CS10 (part 3), policy DM10.2 and DM10.3.
108. The proposed alterations to the historic, eastern facade are minor in scope and are limited to the removal of sills and the replacement of the existing round headed windows at ground floor level. These alterations are considered to be sensitive to the fabric of the historic facade, largely retaining the original materials and the key architectural features, subject to detail reserved for condition. The addition of doors would open up the building at street level and the community and cafe use would be more prominent and visible on Golden Lane as a result. The junctions between the re-clad 90s structure and the historic facades would be better resolved, subject to detail reserved for condition, so as to create a clear distinction between the two, allowing the historic elevations to better 'bookend' and address Golden Lane. The impact of the interventions to

the eastern facade are discussed in more detail in the Heritage section below.

109. The south, west and north facades of the 90s building have an irregular order of round headed, rectangular and oriel windows arranged and detailed in a pseudo-classical style. Grand feature windows, stretching multiple floors have poor quality design and detailing. Heavy intermediate glazing bars detract from the potential quality of the feature windows. At ground level, the amount of window openings is limited, and the building has a poor relationship with the surrounding public realm as a result.
110. The proposed alterations to the west, south, and north facades seek to enhance the visual appearance of the existing, dated elevations. The 1990s extension to Cripplegate House is of limited architectural merit and is an unexceptional example of postmodern commercial architecture. The consequence of seeking to mimic the materials and style of the former Cripplegate Institute as part of the 1990s scheme has meant a subsuming of the historic building into a whole amorphous city block. The proposal is now seeking to undo this harm.
111. The proposed north and south facades have been designed to have a positive relationship with the historic facade of the Cripplegate Institute. The design seeks to tease apart the extension from the historic building, rather than seeking to imitate and mimic it. The side returns of the revised facades, which sit above the Cripplegate Institute, have been designed to not detract from the historic quality of the Institute, whilst creating a transition between them which is comfortable and respectful to the character of each elevation. The materiality of the uppermost floors complements the existing mansard and helps to mediate between two contrasting forms.
112. The proposed west and north elevations would have a regular order of rectangular windows on the middle portion of the building, finished in white GFRC panels and a glazed curtain walling system. The proposed facades respond to the adjacent context and character of nearby contemporary building such as the Denizen and the Cobalt building, by creating a pattern of fenestration in a similar geometric arrangement. This would ultimately help to reinforce the character of modern development on Brackley Street and Viscount Street.
113. The proposed facade approach represents an increase in the volume of window area across the west and north elevations including the upper extensions, but within the bounds of the existing mass the glazing ratios

would actually decrease. The increase in the overall amount of glazing and the provision of roof terraces would increase the perception of overlooking to neighboring residents, particularly in the Cobalt Building and the Denizen. The proposed glazing, however, would integrate mitigation measures to limit overlooking from the north and west elevations such as vertical fins, greening and fritted glass, integrated into the facade designs. In addition, planters and balustrades on the roof terraces limit how close office occupants can stand to the edge of the terrace, which would limit overlooking from the roof terraces.

114. The south elevation would adopt a slightly different, more open facade approach, where a glazed curtain walling system would be articulated by vertical GFRC fins. Vertical planting on a straining wire would 'green' the elevation. The proposed layering of windows, fins, glazing and greening would create an interesting and articulated facade with a texture and depth, which is absent in the existing elevations.
115. The base of the building on the north, west, and south elevation would be finished in an attractive terrazzo, with punched round headed arches, representing an increase in the number of window openings, enhancing visual permeability into the ground floor of the building. The ground floor design would make a positive response to the public realm by enhancing the provision of public-facing, active, usable, visually interesting and well-lit frontage, which would provide a good level of interest and passive natural surveillance both day and night.
116. The proposed community and cultural space, additional office entrances, increased amount of active frontage and a new cafe would facilitate the diversification of uses and interest on the surrounding streets. The revised ground floor would create level access directly into the community use and cafe, either side of the main staircase and entrance hall. Access to the historic interior from the community and cafe space would be secured via Section 106 and delivered in accordance with the Public London Charter, to ensure the highest level of public access and openness.
117. Secured as part of a Section 106 obligation, the final cultural offer would provide flexible workspace, drawing in a wider audience and demographic to this part of the City, supporting potential startup businesses and sole traders within the Culture Mile. The landscape proposals also include the installation of artwork within the public realm, which is to be secured through the S106 agreement.
118. The proposal would deliver green infrastructure on the facades, rooftop and in the public realm, including a significant focus on optimising the

quantum and planting palette of the terraces in a manner which seeks to improve health and wellbeing, whilst maximising admittance of natural light both inside and out. The proposals would meet the Urban Greening Factor requirement, providing a high level of greening on a constrained site. Final details, including planting palettes, specifications and fit out, are reserved by condition with the intent to optimise the inherent biodiversity and wellbeing benefits.

119. M&E plant and building services would be accommodated on level 9 and on the roof of the building. A large proportion of plant and services are integrated in the basement and on level 9, relieving pressure on the top of the building to accommodate additional plant space. The rooftop plant would be screened from view in accordance with Local Plan Policy DM10.1 and DM 10.3.
120. Appropriate lighting, in accordance with Local Plan Policy DM 10.1, would deliver a sensitive and coordinated lighting strategy integrated into the overall design, minimising light pollution, respecting context and enhancing the unique character of the City by night. A detailed Lighting Strategy would be subject to condition to ensure final detail, including form, quantum, scale, uniformity, colour temperature and intensity are delivered in a sensitive manner in accordance with guidance in the City Lighting Strategy.
121. The proposal would enhance the appearance of the 1990s extension, which is of limited architectural quality. The proposed materials are considered to be high quality and robust, with detailed design elements reserved by condition. In association with the uses, their disposition and layout, and secured via the Cultural Plan Implementation Strategy, the proposal would deliver positive relations between what happens inside the building and outside in the public realm in accordance with London Plan Policy D3 and D8 and Local Plan Policies CS10 and DM10.1.
122. It is considered the scheme would represent 'Good Growth' by-design, in accordance with the London Plan Good Growth objectives GG1-6, that is growth, which is socially, economically, and environmentally inclusive. The proposed development would create a sustainable building with refreshed streets and spaces. The sustainable retention of the building structure, the quality of the proposed elevations and adaptation of the internal and external spaces at ground floor level are positive and improve the existing site condition. The proposals make an effective use of limited land resource and enhance the buildings relationship with the adjacent public realm.

123. The site would increase the provision and quality of office accommodation within the CAZ, it would also increase the amount of office floor space within the Culture Mile, which has a rich tapestry of creative enterprise. A refreshed and re-designed ground floor, with new entrances and community facilities would provide additional amenity to the local community and would make a commensurate contribution to the vibrancy of the Culture Mile.
124. The intention is to deliver a sustainable commercial led scheme by re-skinning the south, west and north elevations of the 1990s building to produce a considered architectural response to both the listed building and the adjacent context. The proposals are sustainable in that they seek to work with the existing structure and upgrade the operational carbon performance of the building. The proposals are in general conformity with Core Strategic Local Plan Policy CS10 (Design).
125. Overall, the proposal would optimise the use of land, delivering high quality office space and community facilities, whilst improving the buildings interface with its surroundings. It would enhance convenience, comfort and attractiveness in a manner which optimises active travel and builds on the City's modal hierarchy and Transport Strategy. It is considered the proposal would constitute Good Growth by design in accordance with Local Plan Policies CS 10 and DM 10.1, policies contained in the NPPF and guidance in the National Design Guide, contextualized by the London Plan Good Growth objectives, GG1-6.

Public Realm

126. The proposals would transform the public realm around the site. Currently, the existing building has limited active frontages on all sides, providing a very insular building albeit with rich historic expression on the east elevation. Contrastingly, the proposed development would revitalise the public realm at grade around the site, including the existing retained public highway, and the private land above the infilled ramp to be dedicated as permissive path. The public realm works would significantly enhance the locality's permeability, accessibility, and amenity. High quality materials, planting, seating and artwork would feature in the revitalised public realm.
127. In more detail, resurfaced public realm, seating, lighting, rejuvenated planters and urban greening would enhance the quality of routes between Viscount Street and Golden Lane. Enhancements on the junction of Brackley Street and Viscount Street including a shared surface, extended pavement and tree planting, would improve pedestrian priority, inclusivity

and accessibility.

128. The removal of the vehicle access ramp on Cripplegate Street, which is currently unused, would allow for the recreation of a softened landscape where planting and new surface treatments improve visual amenity, by converting what is currently a service yard into an improved route for pedestrians. Cripplegate Street is in part private ownership (the area of the current access ramp), and part public ownership. The S106 and S278 agreement would ensure seamlessness in design, including materials palette and planting, across the ownership boundaries. The space above the access ramp, to be filled in at grade, is to be dedicated as permissive path to allow public use of the space whilst maintaining private ownership and maintenance responsibilities.
129. In addition, the east end of Cripplegate Street, underneath the Barbican access ramp, would be lined with a public art wall with subtle lighting. The arrival experience to the Cripplegate Institute would be improved with the installation of new planters, seating, and landscaping. The proposals would provide more pedestrian-focused streets which promote active travel and are comfortable, convenient, safe, and attractive, in accordance with London Plan Policy D8. Furthermore, a public realm management plan, secured through s.106, would ensure that the enhanced routes and spaces are delivered and maintained in accordance with the principles of the Mayor's Public London Charter.
130. Full details of the ground floor frontages, design and materiality of the public realm improvements and the public realm lighting strategy are reserved for condition to ensure these are well-detailed and can successfully integrate signage, building services, and are useable. The refreshed public realm would comprise a seamless extension of the City's continuous public realm, utilising the material palette and detail established in the City Public Realm SPD and the associated Technical Guide, with final detail reserved by condition.

Townscape Views

131. The Townscape, Heritage and Visual Impact Assessment (THVIA) includes a comprehensive assessment of the impacts of the proposal on a range of townscape views. This assessment concludes that the impact on local views is either negligible or minor or a beneficial impact.
132. The building is designed to have a contextual relationship to its wider surroundings whilst maintaining a clear identity of its own. The massing, materials and form of the proposed building have been developed to

ensure that the overall scheme represents an enhancement to the immediate locality. The applicants have undertaken a comprehensive analysis of a series of verified visual montages that demonstrate the above points and illustrate how the building would successfully integrate into the surrounding townscape.

Heritage Assets

133. The application site, Cripplegate House, is listed at Grade II. The site is approximately 50m south of the Golden Lane Estate (“GLE”) which is Grade II listed, with the exception of Crescent House, which is Grade II* listed. The Golden Lane Estate is also a Grade II Registered Park and Garden. Nearby to the south and east are Breton House and Ben Jonson House which form part of the Barbican Estate, listed at Grade II, with associated landscaping which is a Grade II* Registered Park and Garden. The Jewin Welsh Presbyterian Church is directly north of the application site, and is not listed but is considered to be a non-designated heritage asset.

Impact on significance and setting of listed buildings

Host building, Former Cripplegate Institute – Grade II listed

Significance and contribution of setting

134. The former Cripplegate Institute was founded 1891 and Cripplegate House was built between 1893-6 by Sidney Smith and Frederick Hammond, who was the St Giles Parish Surveyor at the time. The Cripplegate Institute was built as a grand late-Victorian civic philanthropic venture for the betterment of the working poor of the Cripplegate Ward. The eastern facade of the building is the only remnant of Victorian townscape in the immediate neighbourhood, after much of its context succumbed to substantial bomb damage during WWII.
135. Finished in red brick and stone, the eastern elevation retains much of its historic character. It has undergone several alterations in its lifetime, including a substantial stretching of the east facade undertaken in the early 20th century. The building was also substantially altered as part of an office redevelopment in the 1990s after the institute moved away from the site in 1973. The facade, entrance hall and stairwell were preserved throughout the mid and late 20th century, however, the current dark grey mansard roof was added, creating a heavy and modern top to the historic facade. The current windows are modern replacements and are in poor condition.

136. The remaining east wing of the former Cripplegate Institute hosts all the remaining heritage significance of the site, despite the whole building being listed. The substantial 1990s office extension on the west portion of the building had a significant impact on the fabric and significance of the listed building, these modern areas are not considered to be of any special interest.
137. The main interest is architectural, which is inherent in the principal east elevation to Golden Lane, and the two short north and south return elevations of the stretched historic facade. Internally, all that survives is an altered and somewhat truncated, surviving staircase from ground to first floor level, the associated landings, balustrades and the decorated ceilings above the historic stair, which is of architectural interest.
138. 1 Golden Lane also has some artistic interest for the carvings which surround the ground floor entrance archway, the entrance hall wall and the ceiling decoration above. In addition, the decorative detailed mouldings to the openings into the oriel windows at second floor level have minor artistic interest. There is limited architectural significance attached to the remaining brickwork of the pavement vaults in the basement. Both the 1990s extensions and the mansard roof make no contribution to the architectural significance of the building.
139. The building has some historic interest derived from its association with the Cripplegate Institute and the cultural activities it used to support. Most notably, the library and its association with Victorian philanthropism, the auditorium and its theatre productions, and the rifle range which gave city workers firearms training during WWII; however, these spaces have since been lost. In addition, the historic eastern elevation also is a scarce example of 19th century buildings in the area, significant bomb damage during WWII eviscerated the Victorian townscape, leaving the Cripplegate Institute as an isolated building which predates its neighbours, adding to its historic interest.
140. The setting of Cripplegate House makes a low contribution to its remaining significance. 1 Golden Lane is an isolated remainder of Victorian Cripplegate. It's historic setting, as part of a cohesive Victorian townscape of warehouses, workshops, terraces, alleys, and courts has been lost. In terms of height, architectural form, style, and materials it has little relationship or dialogue with its neighbours.
141. However, its prominent townscape position on Golden Lane assists in allowing an appreciation and understanding of both its architectural interest and historic interest. The setting of 1 Golden Lane supports the

architectural significance of the building through facilitating views of the eastern facade against a backdrop of post-war redevelopment. Its visible location on Golden Lane also supports its historic significance, giving prominence to the former Cripplegate Institute as a survivor of WW2 bomb damage.

Impact Assessment - External

142. From some fixed and isolated viewing points, the proposed new roofscape appears as visually assertive. This would be transitory and only experienced from specific locations, the additional mass would generally be comfortable from street level and subservient to the historic elevations. When viewed from street level on Golden Lane, a significant proportion of the additional mass would be hidden behind the existing mansard roof. Observers in this location would have to look up almost vertically to read the full extent of the facade, the observers' focus would largely be on the lower floors of the building, where the proposed public realm enhancements would improve the immediate setting of the Cripplegate Institute in views at ground level.
143. In more distant, long-range views, the historic facade is rarely read as a whole. The top of the building would appear in some views, including the northeast corner of Fortune Street Park, however, trees would obscure a large portion of the heritage facade in this view. Where the top of the building is visible on Golden Lane, only small portions of the historic facade are visible.
144. The geometry of the proposed roofscape contrasts with the form of the historic facade, however, this is part of the design intent which seeks to create a positive juxtaposition between historic and modern elements of the building. The top floors are setback which assists in appreciating the historic and modern facades as different entities, whilst the materiality achieves a contiguity which harmonises the modern mansard with what is proposed.
145. The proposals seek to retain the eastern elevation and the historic entrance to the building, where steps from street level take pedestrians into the foyer. Two new openings would be created, either side of the historic entrance, providing level access into the proposed cafe and community space, which are either side of the entrance foyer, these spaces are at grade. This would be achieved by dropping the cills of the existing round headed window frames and by lowering the arched opening on the north elevation. The existing windows are modern, however, there

would be some alteration to the historic facade in removing brickwork, repositioning the stone columns and dropping the cills. The interventions are considered to be sensitive to the fabric of the listed building and are the least intrusive design solution for providing level access into the cafe and community space. Details of the proposed works would be reserved for condition to ensure the detail and execution of these interventions are sensitive. However, some original historic fabric would be lost, resulting in some negligible harm.

Impact Assessment - Internal

146. The internal alterations comprise refurbishment and fit out of all office spaces. The historic fabric in the interior, namely, the staircase, balustrades, the retained enclosing walls of the staircase, the plaster work in the central entrance hall and the vaults in the basement are retained. The only notable alteration is the creation of a small opening in the first-floor landing which provides level access into the office space. The mouldings on the openings into the oriel window at 2nd floor level are proposed to be retained. It is not considered that harm would be caused to the surviving historic interior.

Impact Assessment – Conclusion

147. The proposed height, bulk and massing of the roof extension would have some impact on setting of the historic facades, albeit one which on balance it is considered would respect and preserve the contribution of setting to the significance of the asset. There is a small loss of fabric associated with the creation of new entrances and the refurbishment of office space, constituting a negligible level of less than substantial harm to the Cripplegate Institute.

Golden Lane Estate (Grade II) and Registered Park and Garden (Grade II)

Significance and contribution of setting

148. The Golden Lane Estate is an exemplar postwar housing development by Chamberlain, Powell and Bon. The design of the Golden Lane Estate was the foundation for many of the architectural concepts for post-war housing. This expresses itself on a macro-level through the meticulously planned townscape and generous open landscape and on a micro-level through the architectural design, detailing and layout of both the apartment blocks and the flats within them. It should be viewed in its entirety as an ensemble: a piece of architecture, urban design and townscape. The

qualities of light, space, transparency, function and communality run through the Estate, at both a small and large scale.

149. The design of the Golden Lane Estate and its associations with Chamberlain Powell and Bon add to its significance. The architectural interest of the Golden Lane Estate is derived from the execution of the original design intent, which was a revolutionary departure from the status quo of housebuilding at the time, specifically, the holistically planned rectilinear and ordered blocks, the spaces between them and their interrelationship. The pioneering use of glass curtain walls and the overarching use of a pleasant pink brick all make a significant contribution of architectural interest to the significance of the Golden Lane Estate.
150. The Golden Lane Estate's associations with Chamberlain Powell and Bon, and the historical context in which it was designed comprise the historic interest. The Golden Lane Estate was developed in response to significant WWII bomb damage which sought to attract residents back to the City through the re-imagining the concept urban living. In the words of the architect, the Golden Lane Estate was "inward looking", given its bleak wasteland setting following WWII.
151. There are several aspects of the Golden Lane Estates setting that support its significance. The views from and into the estate are important, as part of its special architectural interest lies in its relationship to adjacent buildings, particularly the nearby Barbican Estate, also designed by Chamberlin, Powell and Bon. From the north, much of the Golden Lane Estate can be viewed with the backdrop of the Barbican towers and its podium composition; reflecting the progression of an architecture practice which established several emerging trends in urbanism, architecture and town planning in the mid-20th century. It should be acknowledged that the setting of the Estate has changed significantly since the 1950s, and will continue to change. Cripplegate House, the Peabody Towers, Braithwaite Tower, Blake Tower, the Denizen and 121-167 Roscoe Street are all visible above the perimeter blocks from views within the Estate, placing it in an evolving and dynamic urban context, therefore, the Golden Lane Estate derives limited significance from its setting, aside from its relationship with the Barbican and the Jewin Chapel, as its immediate setting has a varied and contrasting character.
152. It is considered that the following elements of setting make a minor to modest contribution to the overall significance of the Golden Lane Estate:

- The visual relationship with the Barbican to the south; in particular in the north-south axis view from the Bastion through the central piazza towards the tower of the Jewin Chapel and on alignment with the Shakespeare Tower;
- The strong sense of enclosure and unity felt in the sunken gardens, on a whole unfettered by looming development in the immediate vicinity.

Impact assessment

153. It is considered that the proposed scheme would preserve those positive elements of the setting so as not to adversely impact on the setting or heritage significance of the Golden Lane Estate. It is considered that the boldness, distinctiveness and unity of the GLE as an architectural whole is robust enough to accommodate change in its setting without harm to its essential significance, which is quite in-ward looking.
154. The most noticeable impact of the proposed development on the setting of the Golden Lane Estate would be limited to buildings towards the southern edge of the estate, including, Cuthbert Harrowing House, Bowater House, Great Arthur House and the Golden Lane Community Centre.
155. The proposed development would rise above the main ridge of Bowater and Cuthbert Harrowing House in some views. Where it would, and where it has the potential of affecting their settings, is from the 'piazza' west of Great Arthur House and from the car park to the west of the Community Centre, looking south towards the Jewin Welsh Chapel and Shakespeare Tower. Here, the top of the proposed building would appear above the roof ridges of the Cuthbert Harrowing and Bowater House. The proposed massing would begin to infringe on the silhouette of Shakespeare Tower of the Barbican Estate, but only to a limited degree, and this is not considered to harm the setting of the Golden Lane Estate, as the visual relationship between the Golden Lane Estate and the Barbican Towers is substantially maintained. The existing building is also visible in these views, which reads as modern development beyond the boundaries of the Estate. The Golden Lane Estate would retain its strong sense of enclosure and coherent identity.
156. The roofscape would also be visible, in some views, against the backdrop of the Great Arthur House and the Golden Lane Community Centre, however, the majority of the setting in these views and the proposed scheme would often be masked.

157. Where the proposed scheme would be visible in more open, distant oblique views, the breach of the ridge line would be limited and the bulk would step away from the Golden Lane Estate, such that these views would remain open, and the layout of the estate would still be readily appreciated. The layout of the Golden Lane Estate forms a strong sense of enclosure, allowing an appreciation and understanding of the Estate as an architectural whole. Given the presence created by the enclosure of the estate's buildings, and the significant distance between the listed buildings and the proposed development, it is not considered that the proposal would harm the setting of the Golden Lane Estate.
158. Some views of the Barbican from the north, including from Fortune Street Park and the junction of Fann Street and Brackley Street, would be affected from selective points. There would be intervisibility between Stanley Cohen House, the proposed development and the Barbican complex. There is a gradual inclining height from the Golden Lane Estate towards the Barbican, made up of existing and more modern buildings, which bridges the gap in height between the two. The proposed development would not substantially alter the existing setting of Stanley Cohen house, which already has modern development in close proximity on Golden Lane.
159. The proposed development would read as a continuation of modern development in the periphery of the Golden Lane Estate, which would not substantially alter its setting. Overall, it is considered that the proposed development would preserve the settings of and therefore the special architectural or historic interest and heritage significance of the listed buildings on the Golden Lane Estate and the registered landscape.

Barbican Estate (Grade II) and Registered Park and Garden (Grade II*)

Significance and contribution of setting

160. The Barbican, including the associated Registered Parks and Gardens, is as a leading example of a Modernist project in the high Brutalist style, and is perhaps the seminal example nationally of a comprehensively planned Post-War, mixed-use, Modernist estate, designed by Chamberlin, Powell and Bon.
161. The Barbican Estate and its Registered Park and Garden comprises a series of long slab blocks at a raised podium level, separating pedestrians from vehicular traffic, and a composition of towers which encloses private and public landscaped open spaces centered on a canal in a Le Corbusian

manner. It is of architectural interest for its compelling architectural narrative, which encapsulates both the macro and micro level design intent of Chamberlin, Powell and Bon, in a dramatic arrangement of buildings and spaces which are tied together by a consistent, well detailed, bush and pick hammered concrete finish.

162. The Barbican is also of historical significance, derived from the architects' pursuit of a modern exemplar of high-density urban living during the postwar period.

163. It is necessary to consider the contribution of setting to the significance of the Barbican. The Estate was designed to be like a modern 'fortress', defining its own setting. The Barbican has particular elements of setting which contribute to its significance and can be summarised as follows:

- 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
- The geometric order of the buildings and spaces, which is a strong feature of the Estate
- An ability to appreciate the Estate from outside through views in, the dominance of the towers and the contrast to the scale of the perimeter blocks
- The formal composition of buildings around a series of spatial 'reservoirs', connected by a series of interlinking highwalks
- The character, urban form, architectural scale, quality and consistency of material fabric, and exterior and interior public spaces.
- The Golden Lane Estate is an important element of the Barbicans setting by virtue of being a neighbouring example of post-war townscape, also designed by Chamberlain Powell and Bon.

164. The building's setting varies greatly around its perimeter, where a varying range of largely of modern buildings, make a mostly neutral contribution to its significance. It is important to consider the scale of the Barbican, its setting covers a vast area comprising several neighbourhoods, each with their own distinct character and identity.

Impact Assessment

165. The clear juxtaposition between the Golden Lane Estate and 1 Golden

Lane, when viewed in the context of the Barbican tower and podium composition and its relationship to the Golden Lane Estate is important to consider. The proposed development would be slightly visible in views from the north, however, only a minor obscuring of the Barbican Complex would occur. This slight encroachment on the tower, and a slight obscuring of the podium, would allow the Barbican composition to retain its pre-eminence. An appreciation of the Barbican, on approach from the north from Golden Lane, is important, however, the scale of the proposed development is very small in comparison to the scale of the Barbican, therefore, it is considered that the Barbican Estate is robust enough to accommodate this change to its setting without causing harm to the listed building and landscape.

166. The ability of observers to appreciate the formal and geometric composition of landscaped spaces and reservoirs in the Barbican Estate would be preserved. The principal open spaces, including the Lakeside, Water Gardens, Thomas More Gardens and the public space around the entrance of the Barbican Centre would not be affected by the proposals, the proposed massing is not visible in these locations. There are a small number of isolated points towards the periphery of the registered parks and gardens where the proposed building would be visible, including;

- The northwest corner of Beech Gardens, in close proximity to White Lyon Court, when looking east between Bunyan Court and Bryer Court
- The highwalks to the north of Ben Jonson House and the west of Breton House

167. The existing building does not make a contribution to the significance of the Barbican Estate, in addition, the proposed height increase in relation to the scale and generosity of the estate is minimal. Therefore, the proposals would preserve the special architectural and historic interest and the setting of the Barbican Estate and the registered parks and gardens.

Impact on Barbican and Golden Lane Conservation Area

Significance and contribution of setting

168. The conservation area boundary is tightly drawn around that of the two Estates. As such, the application site is not within the conservation area but, located nearby, forms part of its setting.

169. Overarchingly, the significance of the conservation area can be summarised as the striking juxtaposition between two seminal post-war housing Estates which illustrate evolving trends in architecture, spatial and urban planning, and Modernism in general. The conservation area is defined by its pervasive modernity, by the consistency of modern forms, spaces and finishes throughout, all executed to a very high standard of quality and representing an immersive experience strikingly at odds with the more traditional townscapes and buildings outside the boundary.
170. The immediate setting of the conservation area is characterised by largely modern buildings on redeveloped sites, of differing scales, material treatments and architectural styles. The surrounding street pattern is historic in places but has been subject to much widening or rationalisation. The area between the Estates, just outside the Conservation Area boundary, is described in the adopted Conservation Area SPD (2022) as largely modern and of no special interest, but for two exceptions: the Jewin Chapel and the grade II listed application site; though these are not noted as contributing to the setting of the conservation area, only identified as possessing interest.
171. The setting of the conservation area is therefore considered to be modern, diluted and of no inherent contribution to the significance of the conservation area, which is considered to be neutral. Indeed, the Conservation Area's character and appearance is partly defined by its striking departure from the urban forms found without the boundary.
172. In this context, the application site is considered to make a neutral contribution to the CA significance, having no distinct spatial or aesthetic relationship with either of the two Estates.

Impact Assessment

173. The proposals are considered to have a neutral impact on the setting and therefore the character and appearance of the two Estates. In the various views from within the conservation area, such as, looking south between Cuthbert Harrowing and Bowater House, or north-east from Beech gardens, the new elevations and roof extensions on the building would be perceived as part of the dynamic modern city beyond the estate boundaries. In views of the conservation area from external viewpoints such as Golden Lane and Fortune Street, the proposals would be read as a one element of the modern, unassuming townscape essentially disassociated from the Estates that forms the setting of conservation area.

174. Accordingly, the proposals would result in change to the setting of the conservation area, but not in a manner which would be detrimental to its significance, which would be preserved.

Impact on nearby non-designated heritage assets – Jewin Chapel

Significance and contribution of setting

175. The Jewin Welsh Presbyterian Chapel is a church of 1956-61 to designs by Caroe and Partners. The building is not listed but is considered to be a non-designated heritage asset.
176. The building's setting is largely of modern and unassuming buildings, making a neutral contribution to its significance, except for the presence of the nearby Golden Lane Estate and the Barbican, which is sympathetic in period and architectural style, and thereby supports the church's architectural significance. The application site is visible in views looking south from the Golden Lane Estate, to the south of the church. It is also prominent in views of the church looking south from within the Golden Lane Estate, looking south along Viscount Street, towards the Barbican.

Impact Assessment

177. In the north to south views of the Chapel, the new elevations and roofscape of the proposal would continue to provide a backdrop to the church, of increased height and mass. It would therefore be visible above the church's roofline, it is worth noting; however, that the existing building is visible in the backdrop of the Church tower in these views. The proposed massing recesses and steps towards the west to maintain views of Shakespeare Tower, however, the proposed building would clip the silhouette of Shakespeare Tower in some views and slightly impede on the relationship between the Golden Lane Estate, the Chapel and the Barbican, but not to an extent which would impact the setting of the Chapel. The proposed development would continue to form part of the modern, unassuming backdrop the church already possesses in these views.
178. Views of the church looking north, in which it is juxtaposed with the Golden Lane Estate and in which its tower can be read against clear sky, would be unaffected. Therefore, it is considered that the proposals would not adversely affect those elements of the church's setting which contribute to its significance.

Conclusion on Heritage Impact

179. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
180. Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. As the statutory duty imposed by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged, considerable importance and weight must be given to the desirability of preserving the setting of listed buildings, when carrying out the paragraph 202 NPPF balancing exercise.
181. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. NPG, para 020, is clear that public benefits could be any economic, social or environmental objective as prescribed in the NPPF and should be of a nature and scale of benefit to the public at large (i.e., not a private benefit), and which can include heritage benefits.
182. Paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
183. Heritage related policies in the London Plan and the Local Plan seek to conserve and enhance heritage assets.
184. No harm would be caused to the heritage significance, special architectural and historic interest of nearby designated heritage assets, including the Barbican and Golden Lane Estates and the Conservation Area, by reason of an impact on their setting. No harm would be caused to the Jewin Chapel as a non-designated heritage asset, in accordance with paragraph 203 of the NPPF.
185. A negligible level of less than substantial harm would be caused as a

result of the minor alterations to the historic elevations of the Grade II listed Cripplegate Institute, by virtue of the disruption of its historic entrance composition.

186. It is considered that, for the reasons addressed in this report, that there is clear and convincing justification for the above negligible less than substantial harm to the significance of the host building. Even when applying considerable importance and weight to the statutory duty to preserve a designated heritage asset, officers consider that in applying the tests in paragraph 202 of the NPPF this harm would be outweighed by the public benefits of the scheme. A detailed appraisal of the public benefits provided by the scheme is set out in the public benefits section of this report.
187. By virtue of the negligible level of less than substantial harm to the host designated heritage asset, the proposals would conflict with policies CS12 and DM12.1 and DM12.3 of the adopted Local Plan 2015, policies S11 and HE1 of the Draft City Plan 2036, and policy HC1 of the London Plan, which collectively seek to conserve and enhance the significance of heritage assets, taking account of cumulative impacts, seeking to repair, restore and put to viable uses consistent with their conservation. The proposals, however, would comply with these policies in respect of the impact on neighbouring designated and non-designated heritage assets, including with policy DM12.2 with regards the neighbouring conservation area.
188. In all other respects the proposed development would preserve the special interest and settings of designated and non-designated heritage assets in the locality.

Access and Inclusivity

189. Developments should be designed and managed to provide for the access needs of all communities, including the particular needs of disabled people as required by policies CS10, DM10.1, DM10.5 and DM10.8 of the Local Plan, policies S1 and S8 of the draft City Plan 2036 and policy D5 of the London Plan.
190. Cycle storage would be located within the north-west area of the basement level of the site. Access to the cycle spaces would be achieved through level access from Viscount Street. The cycle spaces would be serviced by two lifts from street level, as well as two separate lifts serving

the main floors and principal stairs and escape stairs within the central core of the building.

191. There would be 10 spaces provided for larger accessible cycles which would meet the London Plan requirements of 5% of the total cycle parking provision for such cycles. These would be accessed by the dedicated cycle parking lift access on Viscount Street as above which would have power-automated double doors with minimum 1000mm clear opening with level threshold. It is, however, unfortunate that cycles must share a lift with the bins when being taken in/out for collection.
192. In terms of changing accommodation/end of trip facilities, the changing areas at basement level would include eleven showers within the self-contained changing areas, one of which would be a unisex wheelchair accessible WC/Shower. An ambulant disabled toilet with outward opening door has not been provided and details are requested by way of a condition. Access to the basement would be step free.
193. At ground floor level, alterations to the office entrance design are proposed which would impact the width of the pavement, particularly on either side of the recessed entrance. The stopping up plan (provided at Appendix B) shows that the facade columns on Brackley Street and Viscount Street would extend over the ownership boundary line, and as such the highway would need to be stopped up (to a total of 4.414sq.m). Given the minor amount of stopping up proposed, it is not envisaged that the development would reduce the pavement widths, particularly at the main entrance, to a harmful degree.
194. Sliding drum doors are proposed to the office entrance on Brackley Street, providing level access from street level. This has been negotiated from the revolving doors originally proposed, which are traditionally not an inclusive solution. Therefore, the proposed sliding drum doors are considered satisfactory as they offer the most inclusive approach to the building whilst also accounting for heat loss etc. Level access is proposed on all elevations of the building for the Community and Cultural Workshop entrance, lobby/cafe entrance, cycle entrance and fire escapes, however confirmation by way of a condition is required to confirm that there are no raised thresholds at these entrances.
195. The new internal lobby for the office reception, from the corner of Brackley and Viscount Streets, would incorporate a considered approach for the level change between the street and ground floor level of the building, which would include steps and a ramp integrated to allow users to travel

throughout. Details of these steps and ramp have not been shown on the proposed ground floor plan and are secured via condition.

196. A wheelchair-accessible WC is proposed in the office reception which is welcomed; however, access to this facility may be impeded by its position and close proximity to the security gates. A condition to show that access to this facility would not be impeded by the security gates is recommended. A wheelchair-accessible WC is not, however, proposed within the lobby/cafe, and this is to be secured via condition. If this is not possible, further justification for the reduction of WC facilities within the Community and Cultural Workshop is required.
197. Currently, the transfer direction of the wheelchair-accessible WC's does not alternate between floors. Right-hand transfer facilities are only proposed in the Basement and on Levels 1, 10 and 12. A condition to require details of the incorporation of alternate transfer facilities on all levels is recommended.
198. The external amenity terraces proposed would be fully accessible for wheelchair users, with a firm and even surface within the landscaping/planting layout and wide circulation routes. Conditions requiring details of the landscaping for the terrace are recommended, and should include full details on paving materials, layout and seating designs for assessment against accessibility and inclusivity standards and best practice.
199. Safe, efficient egress depends upon a combination of management procedures and building design. Fire exits are proposed on Brackley Street and Golden Lane. Stepped access, however, is proposed on the fire escape corridor between the refuge and lift. Further details to justify why this has been introduced and what are the proposed means of evacuation for people who cannot manage steps would be secured via a condition.
200. Overall, the proposal accords with the access policies outlined above. The step-free access into the site on all the entrances is a great benefit towards an inclusive City for all and is welcomed as part of the proposals.

Transport and Highways

Public Transport and principle of development

201. The site has the highest level of public transport provision with a public transport accessibility level (PTAL) of 6B. The site has numerous bus routes within easy walking distance and is located within a 6-minute walk of Barbican London Underground Station as well as being within a 10-minute walk of Moorgate rail and underground services. Accordingly, the site is considered suitable in principle for the proposed type and scale of development.

Cycling

202. The London Plan Policy T5 (Cycling) requires cycle parking be provided at least in accordance with the minimum requirements published in the plan. Policy T5 (Cycling) requires cycle parking to be designed and laid out in accordance with guidance contained in the London Cycling Design Standards and that developments should cater for larger cycles, including adapted cycles for disabled people.

203. The level of cycle parking proposed as part of the development is compliant with the London Plan requirements, shown in the table below. It is welcomed that the proposals include cycle parking to meet the requirements of the entire site and not just the uplift in floorspace.

London Plan long stay cycle parking requirements	Proposed long stay cycle parking	London Plan short stay cycle parking requirements	Proposed short stay cycle parking
222	222 (233 incl. 11 no. folding bike lockers)	11	14

204. The long stay cycle parking is proposed at basement level with access available via two lifts from a new cycle entrance on the Viscount Street frontage. All spaces would be easily accessible, and the lifts are sufficient in size to accommodate more than one bike without the need for them to be lifted up and down. A mix of stands would be provided including ground-based Sheffield stands which would ensure the storage is attractive and easy to use for a range of different bikes and potential users of this facility.

205. Five percent of the space would be able to accommodate adapted cycles in accordance with London Plan Policy T5, London Cycling Design Standards 8.2.1, and the draft City Plan 2036 6.3.24.
206. The proposals include showers and lockers in line with the London Plan policy requirements (10.5.7) which seek a minimum of 2 lockers per 3 long-stay space, and at least 1 shower per 10 long-stay spaces.
207. 14no. short stay cycle parking spaces (7no Sheffield stands) are proposed within privately maintained areas of landscaping on Cripplegate Street. These would be positioned away from the existing areas of Public Highway on this frontage and would ensure compliance with the London Plan standards for the levels of floorspace proposed. The 5no. existing Sheffield stands on the Golden Lane frontage of the site would also be re-provided as part of the wider landscaping proposals. The exact location of the cycle parking would be agreed as part of the public realm design via condition for the private areas of land and via S278 agreement for the areas of public highway.
208. The applicant would be responsible for promoting the use of cycle parking spaces and as such would be required by Section 106 obligation to produce a Cycling Promotion Plan, which is a cycling focused Travel Plan. It would be submitted to the City for approval in line with London Plan policy T4 (Assessing and mitigating transport impacts).

Servicing and deliveries

209. Policy DM16.5 of the Local Plan states developments should be designed to allow for on-site servicing. London Plan Policy T7 G and draft City Plan 2036 Policy VT2 – 1 requires development proposals to provide adequate space off-street for servicing and deliveries, with on-street loading bays only used where this is not possible.
210. As existing, the site does not have any off-street servicing facilities with all servicing activity taking place at kerbside using the loading opportunities along the Brackley Street and Viscount Street frontages. Servicing activity for the site is currently uncontrolled with no restriction on how or when this activity is undertaken.
211. The proposal seeks to continue servicing the site from kerbside given the impracticability of introducing a new off-street servicing area into the existing building as a result of the retention of a significant level of the existing structure. The applicant has explored a range of options for

servicing off-street, however, due to the constraints of the site and given the context of the proposals it is accepted that these would not be practicable.

212. The applicant has submitted a draft Delivery and Servicing Plan which commits to the consolidation of deliveries to the site using an off-site consolidation centre. It is considered a reasonable assumption that the use of an off-site consolidation centre can reduce the number of deliveries by 50% and, applying this figure to the expected level of trips, the proposals would result in a maximum of 17 deliveries per day. As existing, the site has a daily requirement for 31 vehicles and the proposals would therefore represent a significant reduction in overall servicing activity and movement taking place on the Local Highway network. A cap on the total deliveries per day to a maximum of 17 would be required within the S106 agreement.
213. The proposals include changes to the existing on-street parking designations around the site to include an optimised layout for servicing activity to take place along the site frontage on Brackley Street and this would involve the relocation of two existing Pay and display bays which would be secured as part of the wider S278 agreement.
214. The draft City Plan 2036 Policy VT2 requires delivery to and servicing of new developments to take place outside peak hours (07:00-10:00, 12:00-14:00, and 16:00-19:00 on weekdays) and requires justification where deliveries within peak hours are considered necessary. The applicant has agreed to a cap of no more than two deliveries between 07:00 and 08:00 (for fresh produce delivery), with no other servicing at peak times 07:00-10:00, 12:00-14:00, and 16:00-19:00, in line with the City of London Transport Strategy. Further, as under paragraph 386 below, servicing of the site is also restricted between 23:00 and 07:00 each weekday given the surrounding residential context. Cargo bikes would be permitted to service the site during these peak times.
215. Overall, the proposals would deliver an improvement to the existing servicing arrangement for the site and subject to a delivery and servicing plan (DSP) being secured by a Section 106 obligation, the servicing strategy is considered acceptable despite its non-compliance with policy DM16.5 of the Local Plan 2015 and VT2 of the draft City Plan 2036.

Car parking

216. London Plan Policy T6 (Car parking), Local Plan 2015 Policy DM16.5 and the draft City Plan 2036 Policy VT3 require developments in the City to be car-free except for designated Blue Badge spaces.
217. The site can currently accommodate up to four vehicles off-street within the basement area of the site with access via a vehicular ramp on the western side of Cripplegate Street. The proposals seek to remove all parking opportunities from the site including the removal of the existing ramp into the basement area is welcome and ensures policy compliance.
218. There is no Blue Badge parking provided on the site at present, and no Blue Badge parking space is proposed within the site. To ensure compliance with London Plan requirements, a new on-street disabled bay is to be provided within the vicinity of the site on Fann Street, negotiated as part of the relevant legal agreements. This is considered a suitable location and could be suitably accommodated without any undue impacts upon the function of the local highway. The relevant traffic orders would be delivered as part of the S278 works, secured through the S106 agreement.

Trip Generation

219. A trip generation assessment has been conducted for the site using TRICS data for a similar development in London with a PTAL rating of 6B, which is considered a suitable comparator site. It is predicted that the total number of trips to the development during the AM peak hour (08:00-09:00) would be 565 and during the PM peak hour (17:00-18:00) would be 477, with the vast majority of trips being undertaken by sustainable modes. This represents an increase of 93 and 79 trips respectively during the peak hours, from the existing to proposed site.
220. To account for the increased level of activity moving to and from the new entrance on the north-western corner of the site, the applicant is required to fund the provision of a new raised table at the junction of Brackley Street and Viscount Street. This would ensure that significantly improved crossing points are available at this location and that pedestrians can move across this junction safely to and from the site. Subject to these highways improvements, the proposed level of activity could be suitably accommodated within the existing Highway network without giving rise to any undue impacts to pedestrian safety or wider Highway safety concerns in general.

Stopping up and dedication of land

221. As the highway authority for Brackley Street, Viscount Street and parts of Cripplegate Street the Corporation have a duty, set out under section 130 of the Highways Act 1980, to “assert and protect the rights of the public to the use and enjoyment of any highway for which they are the highway authority, including any roadside waste that forms part of it, and to prevent, as far as possible, the stopping up or obstruction of the highways”.
222. The proposals include alterations to the building line on Brackley Street, Viscount Street and Cripplegate Street. Minor amounts of stopping up (total of 4.414sq.m) are proposed along Brackley Street, Viscount Street and Cripplegate Street, to account for the re-cladding of the existing structural columns with the new facade system, the re-cladding being required to provide insulation zones to achieve U-values.
223. Although, usually, the City would seek to avoid any net loss of public highway, the area of stopping up required is very minor and would not unduly impact the safe operation of the footway, nor impede on Corporation owned and maintained land as a whole with regards ownership or dedication of the land.
224. Cripplegate Street is in mixed ownership; the applicant owns the land above the current vehicular access ramp, and the Corporation own and maintain the rest of Cripplegate Street. As the proposals include the ‘filling in’ of the vehicular access ramp to bring it to grade with Cripplegate Street, and would allow the public to pass over the land; it is intended to dedicate this land as permissive path.
225. This would allow the public to pass and re-pass over the land at times set out within the Public Realm Management Plan (in line with the Public London Charter), but would not accrue public rights of way over the land; the applicant would be able to close off the land for a minimum of one day per calendar year in order to retain ownership rights.
226. Given the different ownership and therefore maintenance responsibilities of Cripplegate Street, a robust Public Realm Management Plan is required, in addition to design details secured via condition and through S106 obligation, to ensure a seamless approach to the public realm in terms of design, lighting, planting and general materials palette.

Section 278 Agreement

227. Should this application be approved, the City of London would require a Section 278 agreement for the streets for which they are the highway authority.
228. A Section 278 agreement would be secured for the City which would include (but would not be limited to):
- Provision of a raised table at the Brackley Street and Viscount Street junction;
 - Provision of a footway extension in conjunction with the raised table at the Brackley Street and Viscount Street junction;
 - Relaying of footways adjacent to the site on Brackley Street, Viscount Street and Golden Lane in accordance with the City of London materials palette;
 - Dropped kerbs on Brackley and Viscount Street in conjunction with servicing strategy
 - Change to Traffic Management orders to provide improved loading opportunities along site frontage on Brackley Street and Disabled parking bay on Fann Street
 - Public realm improvements to Cripplegate Street and Golden Lane in line with agreed landscaping details.
229. The Section 278 works would be in line with the 10 Healthy Streets indicators, the City of London Transport Strategy and City of London's Public Realm vision. This would be secured through the Section 106 agreement.

Construction Logistics Plan

230. The submission of a deconstruction logistics plan and construction logistics plan would be secured by condition. The logistics arrangements would be developed in consultation with the City's Highways Licensing and Traffic Management teams to minimise the disruption to neighbouring occupiers and other highway users.

Transport and Highways conclusion

231. The proposal would promote active travel through the provision of cycle parking in line with the London Plan requirements. The public realm works would enhance the pedestrian environment around the site, particularly on the currently undesirable and undermaintained Cripplegate Street.

232. Subject to conditions and planning obligations, the proposal would accord with relevant transportation related policies including London Plan policies T5 cycle parking and T6 car parking. It accords with Local Plan 2015 Policy DM3.2, and the draft City Plan 2036 Policies AT1, AT2, AT3 and VT3. The proposals are, however, not in accordance with policy DM16.5 of the Local Plan, nor draft City Plan 2036 policy VT2 relating to deliveries and servicing. This non-compliance with policy can be offset by the general improvement to servicing and deliveries to the site through off-site consolidation and a cap on servicing numbers, and management around the hours in which servicing is undertaken.
233. Overall, the proposal is considered acceptable in transport terms and would deliver public realm improvements and reduce the overall number of vehicular and servicing trips to and from the site.

Waste Storage and Refuse Management

234. Local Plan policy DM17.1 requires development schemes to incorporate waste facilities and allow for the separate storage and collection of recyclable materials, with waste facilities integrated into the design of buildings.
235. Local Plan policy DM16.5 states that 'on site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded.'
236. The proposals incorporate a waste storage area to serve the whole development within the basement of the building, with 2no. lifts (for dual use with cyclists) provided up to ground level, coming out on Viscount Street.
237. The proposal seeks to make use of the external area of privately maintained public realm on Cripplegate Street for the temporary storage of refuse bins prior to and after collections. This requires multiple bins to be moved circa 15m along the public footway on Viscount Street between the service lifts and refuse presentation area prior to and after collections.
238. This arrangement is highly undesirable and would unduly impact upon the quality of the footways and public realm for pedestrians as well as generating a significant level of noise directly opposite a number of residential premises. To overcome this concern, it is recommended that a condition be attached to any grant of planning permission seeking a revised ground floor layout which includes an internal bin presentation

area accessed directly from the public highway, as well as a full refuse management strategy to be secured. Subject to these being secured, the proposed refuse management proposals would be acceptable.

239. The City of London's Cleansing Team have confirmed that the proposed waste storage and collection facilities complies with their requirements, but as outlined above, the proposals currently fail to meet the requirements of policies DM16.5 and DM17.1 of the Local Plan.

Sustainability

Circular Economy

240. London Plan Policy SI7 ('Reducing waste and supporting the circular economy') sets out a series of circular economy principles that major development proposals are expected to follow. The Local Plan policies CS15 and DM17.2 set out the City's support for circular economy principles, in addition to draft City Plan 2036 Policy S16.
241. The submitted Circular Economy Strategy include the reuse of the substructure, of the majority of the structural frame and of large portions of the facade. The applicants have undertaken a pre-refurbishment audit and identified products and materials suitable for reuse onsite and offsite, for the latter using the marketplace platform Globechain. Recycling targets and destinations for waste which cannot be reused have been considered.
242. The intention is to use materials with high recycled content and with third party certificate Environmental Product Declarations (EDPs).
243. Further details that address all aspects of Circular Economy would be confirmed after the detailed design phase. A detailed Circular Economy Assessment and a post-completion update in line with the Mayor's Guidance on Circular Economy Assessments to confirm that high aspirations can be achieved are required by condition. The detailed assessment will be expected to demonstrate that the relevant targets set out in the GLA Circular Economy Guidance can be and have been met.

Operational energy strategy and carbon emissions

244. The Energy Statement accompanying the planning application demonstrates that the development has been designed to achieve an overall 45% reduction in regulated carbon emissions compared with a Building Regulations compliant building.

245. The proposed energy demand reduction strategy includes high performance thermal envelopes, both for the new and the refurbished facades, optimised glazing to solid ratios and solar shading blinds, as well as heat recovery devices inside air handling units. The offices would benefit from natural ventilation from opening vents within the glazing in combination with high efficiency air conditioning and lighting systems with occupancy sensors and daylight dimming. This would cumulatively reduce the building's operational carbon emissions by 12% compared to a Building Regulations compliant building.
246. The Citigen Heat Network runs near the site; however, it is currently not considered to be a low carbon option due to its Combined Heat and Power energy source. However, the opportunity to connect to a future decarbonised district heating network would be incorporated into the proposed development at basement level.
247. In relation to renewable energy technologies, a system of air source heat pumps for space heating and cooling and water to water heat pumps for hot water demand, as well as 12sq.m (minimum) of photovoltaic panels would provide a potential 33% reduction of carbon emissions compared to a Building Regulations compliant building.
248. The site-wide energy strategy demonstrates overall compliance with the London Plan carbon emission reduction targets. A S106 clause will be included requiring reconfirmation of this energy strategy approach at completion stage and carbon offsetting contribution to account for any shortfall against London Plan targets, for the completed building. There will also be a requirement to monitor and report the post construction energy performance to ensure that actual operational performance is in line with GLA's zero carbon target in the London Plan.

BREEAM

249. A bespoke BREEAM New Construction and Refurbishment and Fit-Out 2014 pre-assessment has been prepared, targeting an "outstanding" rating. The assumptions made as part of the preliminary pre-assessment indicate that the proposals can meet all the mandatory level requirements for the targeted rating including a score of at least 85.64%. The pre-assessment indicates a high number of credits in the CoL's priority categories of Energy, Water, Pollution and Materials, as well as the climate resilience credit in the Waste category.

250. The BREEAM pre-assessment results comply with Local Plan Policy CS15 and draft City Plan 2036 Policy DE1. A post construction BREEAM assessment is requested by condition.

Other certifications

251. The applicants are engaging with the NABERS UK benchmarking scheme that assesses and rates the energy efficiency of office buildings by monitoring their energy use over a 12-month period and thereby reflecting the real-life usage. The assessment would identify any performance gap between design and actual energy use and encourage improvements in the operation of the building. A NABERS Design for Performance rating includes energy uses beyond the regulated energy which is assessed under Part L of the Building Regulations. The design would include an enhanced metering strategy to support the breakdown of energy use data within the building for NABERS compliance reporting.

Whole Life-Cycle Carbon Emissions

252. London Plan Policy SI 2 (Minimising greenhouse gas emissions) requires applicants for development proposals referable to the Mayor (and encouraging the same for all major development proposals) to submit a Whole Life-Cycle Carbon assessment against each life-cycle module, relating to the product sourcing stage, construction stage, the building in use stage and the end-of-life stage.
253. The assessment captures a building's operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions, and it takes into account potential carbon emissions benefits from the reuse or recycling of components after the end of the building's life. The assessment is therefore closely related to the Circular Economy assessment that sets out the contribution of the reuse and recycling of existing building materials on site and of such potentials of the proposed building materials, as well as the longevity, flexibility and adaptability of the proposed design on the Whole Life-Cycle Carbon emissions of the building. The Whole Life-Cycle Carbon assessment is therefore an important tool to achieve the Mayor's net-carbon city target.
254. The submitted Whole Life-Cycle carbon assessment sets out the strategic approach to reduce operational and embodied carbon emissions and calculates the predicted performance that compares to current industry benchmarks as set out in the table below. The results include carbon reduction measures such as the use of 20% recycled content in the steel

structure, 97% recycled content in rebar, cement replacement products and the reuse of the existing raised access floors. Further improvements are sought during the forthcoming detailed design stages, in particular with regard to MEP services that are the largest contributor to the embodied carbon emissions.

255. Embodied carbon emissions at planning application stage:

Scope	Proposed Redevelopment	Benchmark	Benchmark Source
RICS Components	kgCO2/m2	kgCO2/m2	
A1-A5	291	1000	GLA Standard
		600	GLA Aspirational
		600	LETI 2020 Design
		350	LETI 2030 Design
A-C (excluding B6-B7)	660	1500	GLA Standard
		1400	RIBA Business as Usual
		1180	RIBA 2021 Good
		970	RIBA 2025
		900	GLA Aspirational
		750	RIBA 2030
A-C (including B6-B7)	1,648		

256. These Whole Life-Cycle carbon emissions assessment results in overall whole life-cycle carbon emissions of 25,749,000 kgCO₂, or 1,648 kgCO₂/m², being emitted over a 60-year period.

257. Over the proposed building's whole life-cycle, the embodied carbon emissions calculations at planning stage demonstrate a 45% reduction in upfront embodied carbon emissions (Modules A1-A5) compared to the Greater London Authority's Aspirational benchmark emissions target. The overall embodied carbon emissions (Modules A-C) would be reduced by 18% below the Aspirational benchmark. These results demonstrate the significant impact of retention on the reduction of carbon emissions in a building type that can be adapted and extended. A detailed Whole Life-Cycle carbon assessment incorporating improvements that can be achieved through the detailed design stage, and a confirmation of the post-construction results have been requested by conditions.

Urban Greening and Biodiversity

258. Local Plan Policy DM19.2 promotes Urban Greening and Biodiversity, DM 10.2 (Design of green roofs and walls) and 10.3 (Roof gardens and terraces) encourages high quality roof gardens and terraces.

259. The proposal seeks to create green roofs (436sq.m), roof terraces (Levels 8 to 12), green walls (via climbers), window boxes, trees, winter gardens, integrated seating and the installation of bird boxes. The current building lacks greening, and the introduction of urban greening features across the site including upgrading the landscaping to the public realm area is welcomed. The open space (Cripplegate Court) is at the front of the building and designated as a 'Secondary Civic Space' which includes planting bed/s and trees. To the west of the site off Fann Street is a Site of Importance for Nature Conservation (SINC) known as Barbican and St Alphage Garden which includes the Barbican Wildlife Garden and Beech Gardens.
260. A small extensive biodiverse green roof (42sq.m) would be provided which would include native wildflower roof planting and features to aid biodiversity, such as sand, log-piles and rocks. An extensive green roof should have a substrate of minimum settled depth 80mm (or 60mm beneath vegetation blanket) and meet the requirements of GRO Code 2014. The green roofs would provide biodiversity benefits, visual interest and a green and attractive setting as there are hard roof surfaces on the existing and surrounding buildings. To deliver an intensive biodiverse green roof it should have minimum substrate depth of 150mm. Bird boxes (Swift and house sparrow) are proposed which would be integrated into the facade of the building which is welcome.
261. Private office terraces would be provided at upper levels (735sqm) which would include urban greening through planters, perimeter planting and trees. The roof terraces would provide valuable amenity space, shelter and views for occupiers of the building. It is welcome that the planting proposed on the roof terraces would be of sufficient substrates depths to support herbaceous and shrub planting and additional depths would allow greater soil volume for trees. It is also encouraging that the blue roof drainage layer below would allow the subsoil to absorb rainwater to minimise water usage from the mains.
262. To the south of the building a narrow public access route (Cripplegate Street) would include a decorative feature screen underneath the existing Barbican ramp and new raised planters would be included. The southern facade would include green walls to the external face of the glazed winter gardens (Levels 3 to 9). Appropriate plant species should be carefully selected for the green walls; this is secured by condition.
263. Local Plan Policy DM10.2 encourages developments to install green roofs, Policy DM10.3 encourages high quality roof gardens and terraces

and Policy DM19.2 encourages the inclusion of green roofs and walls, soft landscaping and trees. Emerging City Plan Policy DE5 encourage high quality public and private roof terraces, gardens and viewing galleries where there would be no immediate overlooking of residential premises (see above) or impact on identified views, and which optimise the potential for urban greening.

264. The addition of the green roof and greening of the terraces on this development are welcome not only for their aesthetic value when viewed from nearby buildings but also for their contribution to biodiversity and urban greening, rainwater run-off, insulation and urban cooling.
265. An Urban Greening Factor (UGF) calculation has been submitted with the application based on both the City Plan and London Plan scoring metrics, and a comparative UGF calculation provided post-submission, comparing the score including the CoL owned and maintained street trees with the score with the trees excluded.
266. An Urban Greening Factor (UGF) calculation score has been submitted with the application based on both the London Plan and City Plan. The red line planning application boundary is based on a site area of 2362sq.m and includes the following surface cover types as set out in the table below (based on the City Plan):

Total Site Area: 2362sq.m			
Surface Cover Type	Area (sq.m)	UGF (City Plan)	Score
Extensive green roof (80mm substrate depth)	28.70	0.8	22.96
Flower rich perennial planting	151.30	0.7	105.91
Hedges (line of mature shrubs one or two shrubs wide) (Ornamental Shrubs)	226.95	0.6	136.17
Standard Trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	298.00	0.9	268.20
Standard Trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	53.80	0.7	37.66

Green wall – modular system or climbers rooted in soil	174.50	0.7	122.15
Sealed surfaces	1119.00	0	0
Permeable paving	176.00	0.1	17.60
Measured Area	2228.25	710.65	
(Measured Area minus 174.5sq.m for areas unsuitable for green roofs/walls (plant louvre, mansard, parapet walls))	(2053.75)		
Total Site Area (sqm)	2362		
Calculating UGF Score			
UGF Calculation	710.65/2362		
UGF Score Total	0.301		

267. With the street trees included, the UGF for this application has been calculated as 0.277 (London Plan methodology) and 0.301 (CoL methodology) based on the information provided, which fails to meet the London Plan target of 0.3 but just meets the City's draft Local Plan UGF target of 0.3 for commercial development.

268. The UGF score with the trees excluded is 0.240 (London Plan methodology) and 0.256 (CoL methodology). The proposals, therefore, only meet the minimum target UGF score when including trees that are owned and maintained by the Corporation. Although this is unfortunate, provision for this is made within the London Plan. In particular, policy G5(c) of the London Plan states, "existing green cover retained on site should count towards developments meeting the interim target scores" and makes no differentiation between ownership/maintenance responsibilities of the green cover retained on site.

269. Details of the quality and maintenance of the proposed urban greening measures are required by condition.

270. Local Plan Policies DM10.2 (Design of green roofs and walls) and DM19.2 (Biodiversity and Urban Greening) encourage the inclusion of green roofs and walls. Planting across the site including the winter gardens would provide a green and attractive setting, and the roof terraces offers important amenity space for occupiers of the building. The proposed greening accords with Local Plan policies DM10.2, DM10.3 and DM19.2.

Trees

271. Paragraph 131 of the NPPF states that ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible...’
272. Policy G7 of the London Plan (Trees and woodlands) states that development proposals “...*should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.*”
273. Local Plan (2015) Policy DM19.2 (Biodiversity and urban greening) states “*Developments should promote biodiversity and contribute to urban greening by incorporating:*
- *green roofs and walls, soft landscaping and trees;*
 - *features for wildlife, such as nesting boxes and beehives;*
 - *a planting mix which encourages biodiversity;*
 - *planting which will be resilient to a range of climate conditions;...*”
274. Paragraph 3.19.17 states “*Where existing green infrastructure is disturbed, removed or damaged as a result of development, it must be replaced with good quality urban greening. There should be no net loss of green infrastructure. Existing trees should be replaced with trees of an equivalent size and quality*”.
275. Draft Local Plan (City Plan 2036) Policy OS4 (Trees) states: “*The City Corporation will seek to increase the number of trees and their overall canopy cover by:*
- *Requiring the retention of existing mature and semi-mature trees and encouraging additional tree planting to be integrated into the*

design and layout of developments and public realm improvements where appropriate;...

- *Other than in exceptional circumstances, only permitting the removal of existing trees which are dead, dying or dangerous. Where trees are removed, requiring their replacement with trees that can attain an equivalent value;*
- *Ensuring that existing trees located on or adjacent to development sites are considered during the planning process and are protected from damage during construction works; ...”*

276. There are three early-mature trees in the vicinity of this site comprising a Turkish Hazel within the open space area, a Silver Lime positioned on Golden Lane and an Elder to the south of the site close to the ramp of the Barbican Centre. The trees are not subject to Tree Preservation Orders, nor do they lie within a conservation area.

277. It was originally proposed to remove the Turkish Hazel (Category C) to the Golden Lane frontage, to open up the public realm and views of the building entrance, improve landscaping and provide areas for people to dwell, but also for apparent arboricultural management principles, with the proposed removal of the Turkish Hazel done so with the intention of affording the larger category A Lime tree additional space in which to develop. Following concern raised through consultation with residents and Officers, the Turkish hazel is now proposed to be retained, and instead allowed to form an aerodynamic canopy with the adjacent lime tree. The small Elder tree to the south of the site is proposed to be removed.

278. The Lime tree (category A) is to be retained and pruned, with the work undertaken by the City of London and funded by the applicant through Section 106 obligation. Some confusion was raised through consultation about the extent of pruning to the Lime tree. The applicant has clarified that this is simply to lift the crown to a height of approximately 5m by removing sub-dominant, pendulous growth only. Significant ‘scaffold’ branches would be retained. Once again, this is just indicative, and any pruning works would be undertaken by the City Gardens team. The pruning represents minor aesthetic works to the lower part of the canopy only, and are considered by the Arboricultural Consultant, and agreed by City Gardens, to be needed in the interests of maintaining the necessary highway and footway clearances by the Corporation and for good arboricultural management, irrespective of the proposed development at the Site. The proposed pruning would not have a significant adverse impact on the physiology, morphology, or stability of the lime tree.

279. A new Hawthorn is proposed as part of the landscaping to Cripplegate Street. A new Silver Birch tree is proposed to the corner of Brackley Street and Viscount Street. Birch trees have historically been planted a lot as street trees, but they are, in general, no longer supported as they are not considered suitable for climate resilience. Further details of the proposed tree planting are required by condition for exact (alternate) species and maintenance, and would be worked into the public realm works as part of the Section 278 agreement.
280. The proposals are in accordance with principles of good arboricultural management, and policy G7 of the London Plan and DM19.2 of the Local Plan.

Climate Change Resilience

Water Resources

281. The internal water consumption of the proposed development would be reduced through efficiency and leak detection measures. In addition, a rainwater harvesting system would be incorporated to be used for WC flushing and irrigation.

Flooding

282. The Surface Water Drainage Strategy proposes blue roofs that delay the discharge of rainwater into the sewer, with an estimated total discharge rate of 0.611l/s for all rainfall events including the 1 in 100 year and the storage provided within the blue roof area includes a 40% climate change allowance). Further details are required by condition.

Heat Stress

283. The sustainability statement outlines measures to prevent overheating, including natural ventilation openings and solar shading blinds. A report is requested by condition that provides further details of all measures that help to make the building resilient to higher temperatures and urban heat island effects.

Natural Capital and Pest & Diseases

284. The proposed development would incorporate urban greening and enhance ecological value of the site by providing new planting on public realm as well as additional greening to the terraces and facade, including a range of biodiverse habitats. The details of the landscape planting will be important in ensuring that the plants and habitats created are resilient

to hotter dryer summers, warmer wetter winter, more extreme weather events and pests and diseases.

285. Overall, this development would include a wide range of measures that will contribute to climate change resilience. Details of these measures will determine how effectively the building performs in coming decades, and conditions are attached to seek more detailed modelling and planting plans against the UK Climate Projections UKCP18 to 2080.

Sustainability Conclusion

286. The City of London Climate Action Strategy supports the delivery of a net zero, climate resilient City. The agreed actions most relevant to the planning process relate to the development of a renewable energy strategy in the Square Mile, to the consideration of embedding carbon analysis, circular economy principles and climate resilience measures into development proposals and to the promotion of the importance of green spaces and urban greening as natural carbon sinks, and their contribution to biodiversity and overall wellbeing.
287. The proposed development, by way of its central location within London, its opportunities for providing a positive and healthy work/life environment, and its credentials, would positively contribute to the economic, social and environmental sustainability of the City of London. The proposed sustainability strategy compares positively with the aims and policies of the London Plan and Local Plan, and the development targets an “outstanding” BREEAM assessment rating.
288. The proposals indicate that Whole Life-Cycle Carbon emissions can be significantly reduced to below the GLA’s Aspirational Benchmark as a result of the proposed structural retention. The building design responds to climate change resilience by reducing solar gain, incorporating natural ventilation, water saving measures and various opportunities for urban greening and biodiversity, while passive energy saving measures and low energy technologies would be employed to significantly reduce operational carbon emissions beyond London Plan requirements.

Microclimatic Impacts

Wind Microclimate

289. Policies DM10.1 of the Local Plan 2015, policy S8 of the draft City Plan 2036 and policy D8 of the London Plan seek to optimise wind conditions in and around development sites. The design of developments should avoid unacceptable wind impacts.

290. The proposed development is approximately +57.445m AOD in height, so Computational Fluid Dynamics (CFD) simulations have been undertaken and are considered to be acceptable for the height and context. CFD simulation analysis has also been carried out in accordance with the City's Planning Advice Note, Wind Microclimate Guidelines for Developments in the City of London. Four scenarios have been tested:
- Existing site with existing surrounding buildings;
 - Proposed development with existing surrounding buildings;
 - Proposed development with existing surrounding buildings and proposed landscaping; and
 - Proposed development with cumulative surrounding buildings.
291. The cumulative surrounding buildings used for the assessment include 1-12 Long Lane (18/01020/FULMAJ) and 150 Aldersgate Street, 3-4 Bartholomew Place (20/00371/FULMAJ).
292. An addendum 'letter of conformity' was provided with the revised submission. The height of the building was reduced by circa 930mm in the revised proposals, and the letter from RWDI outlines that the reduction in height is unlikely to make a material change to the outcomes of the CFD testing originally submitted with the application.
293. Wind conditions are compared with the intended pedestrian use of the various locations including carriageways, footways and building entrances, as well as surrounding public spaces and roof terraces. The assessment uses the wind comfort criteria, referred to as the City Lawson Criteria in the Wind Microclimate Guidelines, being 5 Comfort Categories defining conditions suitable for frequent sitting/occasional sitting/standing/walking/uncomfortable.
294. A separate safety criterion is also applied to ascertain if there would be any safety risks to pedestrians or cyclists.
295. If resulting conditions are identified as being unsafe or unsuitable in terms of the intended use, then mitigation is required. If wind conditions become windier but remain in a category suitable for intended use, or if there is a negligible or beneficial effect, wind mitigation is not required.
296. Assessments have been carried out for both the Windiest Season and the Summer Season.

Existing Baseline Conditions

297. In the existing baseline conditions, the CFD analysis shows that conditions around the site are mainly a mix of frequent sitting and occasional sitting, with localised standing use at the south-eastern corner of the Denizen. Off-site ground level conditions range from frequent sitting to standing use. The conditions at the existing and surrounding building entrances are suitable for their intended use (either standing or calmer). There are some pre-existing strong winds that would be a safety concern at upper-level terraces to the Denizen in the windiest season; these are not present to the same degree in the summer season.

Proposed development with existing surrounding buildings

298. In terms of pedestrian comfort, the introduction of the proposed development would give similar results than that of the baseline scenario. The Site would be well sheltered and result in calm conditions, suitable for their intended use, in the surrounding areas.

299. Pedestrian thoroughfares surrounding the site would have wind conditions with a mix of frequent sitting and occasional sitting during the windiest season. The conditions present in the baseline scenario are not worsened by the proposed development, and conditions remain suitable for their intended use.

300. For entrances on-site and in surrounding buildings, the wind conditions would be a mix of frequent sitting and occasional sitting during the windiest season; similarly, off-site entrances would range from frequent sitting to standing use during the windiest season. These are suitable for the intended uses.

301. Wind conditions at nearby, off-site bus stops would range from frequent sitting to standing use during the windiest season, which is suitable for the intended use.

302. At surrounding upper-level terraces, the wind conditions would vary from frequent sitting to walking use during the summer season. These conditions are not worsened from the baseline scenario.

303. Strong winds that would be a safety concern would be anticipated on the 10th and 12th floor office amenity terraces of the proposed development in the absence of the proposed landscaping scheme.

Proposed development with existing surrounding buildings and proposed landscaping

304. In the presence of the proposed development and the proposed landscaping, conditions at pedestrian thoroughfares around the site would experience wind conditions which are suitable for intended use in both the summer and winter scenarios, which are similar to that in scenario 2 (proposed development with existing surrounding buildings in the absence of proposed landscaping) or would not worsen compared to the baseline scenario.
305. Upper-level terraces on the surrounding buildings would have wind conditions ranging from frequent sitting to walking use during the summer season. These conditions are suitable for the intended use or no worse than the baseline scenario.
306. Wind conditions for the on-site upper-level terraces would range from frequent sitting to standing use, with localised walking use along the western edge at 12th floor level during the summer season, and more prevalent walking use across the 12th floor terrace during the windiest season. Walking use wind conditions in the summer season would be situated in a zone of planted hedging and would not be accessible. The seating areas on the terraces at levels 8, 10 and 12 are expected to have windier than desired standing use wind conditions during the summer season, which would be used as and when by office tenants. Mitigation measures could be used to improve conditions.
307. There are no safety concerns regarding the 12th floor office amenity terrace or across the rest of the site.

Proposed development with cumulative surrounding buildings (no landscaping)

308. With the inclusion of surrounding consented schemes at 1-12 Long Lane and 150 Aldersgate, the wind conditions would be similar to that with the existing surrounding buildings in situ. This is as a result of the relatively minor change in height of the cumulative developments compared to that of the existing surrounding buildings, as well as their distance away from the site. All thoroughfare, entrance and off-site terrace locations would have suitable conditions for the intended uses or would not be worsened over the baseline scenario. Windier than desired conditions would be present on the upper-level office amenity terraces of the proposed development as discussed above. Conditions would be expected to

improve with the inclusion of the proposed landscaping scheme, however windier than desired conditions would persist at levels 8, 10 and 12. Mitigation measures are recommended.

309. Strong winds that would be a safety concern would be anticipated on the 12th floor on-site terrace. However, with the inclusion of the proposed landscaping, these safety concerns would no longer occur.

Mitigation measures

310. Wind conditions in the area surrounding the site are expected to be suitable for intended uses. Windier than suitable conditions at levels 8, 10 and 12 of the proposed site would be improved with the introduction of the proposed landscaping scheme, however, windier than desired standing use would persist during the summer season in particular pockets of the roof terraces.
311. It is expected that the upper-level office amenity terrace would likely be used for seating as and when conditions permit. Mitigation measures have been proposed irrespective of this, and subject to the implementation of these measures, the wind conditions at the upper-level office terraces would be improved to frequent sitting.
312. Mitigation measures suggested include planters with a minimum of 1.5m planting (which would also assist in reducing the potential for overlooking to neighbouring buildings), and increased numbers of deciduous trees in close proximity to the seating areas provided they are at least 2-3m tall. The proposed landscaping scheme which would include planters and seating, could be used to improve the conditions, and ensure that the terraces would be suitable for use during the summer months. Further details of the mitigation measures would be secured by condition.

Wind Microclimate Conclusion

313. Under the proposed and cumulative scenarios, the majority of tested locations would be suitable for their intended purpose. Mitigation would be required to the level 8, 10 and 12 roof terraces on-site to ensure that it would be suitable for frequent/occasional sitting. Details of the mitigation would be required by condition. Subject to conditions the development would have an acceptable impact on wind flows in and around the site in accordance with policies DM10.1 of the Local Plan, S8 of the draft City Plan 2036 and D8 of the London Plan.

Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution

Assessment Context – Planning policy

314. Policy D6(d) of the London Plan states that the design of development should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context.
315. Local Plan Policy DM10.7 'Daylight and Sunlight' seeks to resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment (BRE) guidelines.
316. Draft City Plan Policy DE8 states that development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is appropriate for its context and provides acceptable living standards
317. Paragraph 3.10.41 of the Local Plan indicates that BRE guidelines will be applied consistent with BRE advice that ideal daylight and sunlight conditions may not be practicable in densely developed city centre locations.
318. The application site is adjacent to both the Barbican and Golden Lane identified residential areas. Local Plan Policy DM 21.3 'Residential Environment' seeks to protect the amenity of existing residents within identified residential areas by ensuring that all development proposals are designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

Assessment Context – BRE Guidelines

319. The BRE guidelines "Site layout planning for daylight and sunlight - A guide to good practice" (2022) present the following methodologies for measuring the impact of development on the daylight and sunlight received by nearby existing dwellings and any existing non-domestic buildings where the occupants have a reasonable expectation of natural light (such as schools, hotels and hostels) (a full explanation of the methodologies is provided in Appendix C):
 - **Daylight:** Impacts to daylight are measured using the Vertical Sky Component (VSC) method: a measure of the amount of sky visible from a centre point of a window; and the No Sky Line (NSL) method, which measures the distribution of daylight within a room. The BRE advises that this

measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important. The BRE Guide recommends compliance with both the VSC and daylight distribution (NSL) guidelines.

- **Sunlight:** Impacts to sunlight are measured using Annual Probable Sunlight Hours (APSH) for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. The guidelines consider kitchens and bedrooms to be less important but that care should be taken to not block too much sun from these rooms.

Interpreting results

320. In undertaking assessments, a judgement can be made as to the level of impact on affected windows and rooms. Where there is *proportionately* a less than 20% change (in VSC, NSL or APSH) the effect is judged as to not be noticeable. Between 20-30% it is judged to be minor adverse, 30-40% moderate adverse and over 40% major adverse. All these figures will be impacted by factors such as existing levels of daylight and sunlight and on-site conditions.

Overshadowing

321. Overshadowing of amenity spaces is measured using sunlight hours on the ground (SHOG). The BRE guidelines recommends that the availability of sunlight should be checked for open spaces including residential gardens and public amenity spaces.

Assessment

322. A daylight, sunlight and overshadowing report has been submitted with the application, which has been undertaken using the recommended BRE daylight (VSC, NSL), sunlight (APSH) and overshadowing (SHOG) assessment methodologies. The report has been updated to take account of the revisions to the proposed development, including a reduction in the overall height of the proposed extension and reduced proposed massing to the north, which have been incorporated to help mitigate the impact on the daylight and sunlight received by the residential accommodation within The Denizen, which is immediately to the north of the application site, on the opposite side of Brackley Street.

323. The updated report reviews the daylight and, where appropriate, sunlight impacts to the following neighbouring properties: 1. Tudor Rose Court; 2. The Cobalt Building; 3. Ben Jonson House; 4. Breton House; 5. The Prior Weston Primary School; 6. The Denizen; 7. The Welsh Presbyterian Church; 8. Cuthbert Harrowing House; and 9. Bowater House. The report also includes an overshadowing assessment of 10 external amenity areas surrounding the application site, before and after the revised proposed development.



324. A supplementary radiance-based assessment of the internal daylight levels within the residential properties within The Denizen has also been submitted, which takes account of internal and externally reflected daylight in the existing and proposed scenarios (a full explanation of the radiance assessment methodology is provided in Appendix C). The Denizen has been chosen as the subject of the radiance assessment as it is the property that would experience the greatest level of impact to the daylight and sunlight it receives as a result of the proposed development.

325. The updated daylight, sunlight and overshadowing report and radiance-based assessment report has been independently reviewed by the BRE.

Daylight and Sunlight

326. The daylight and sunlight assessment demonstrates that the following residential properties would not experience any noticeable reductions in daylight as a result of the proposed development: Tudor Rose Court, Ben Johnson House and Breton House. The alterations in sunlight to these

properties would be in compliance with the BRE guidelines. The remaining neighbouring properties are discussed in more detail below.

The Cobalt Building

327. The Cobalt Building is an eight-storey residential apartment block located to the west of the application site. A total of 149 windows serving 106 habitable rooms have been assessed for daylight. 142 windows would experience BRE compliant alterations in VSC (below 20%), three of which would experience gains in available skylight, as a result of the proposed development. The seven remaining windows, which serve bedrooms on the ground, first, sixth and seventh floors, would experience minor adverse reductions in VSC (ranging from 20.4% to 22.1%). The retained VSC levels to the two windows on the ground and first floors are commensurate with windows to neighbouring bedrooms on these floors. The windows on the sixth and seventh floors would retain VSC levels of 15% to 22%, which is commensurate with a number of the windows to neighbouring bedrooms in the existing condition and can be considered acceptable when taking account of the urban location of the building and the minor adverse nature of the proportional reductions in VSC.
328. Of the 106 habitable rooms assessed for daylight distribution (NSL), 82 would comply with the BRE guidelines in that they would not experience any noticeable reductions in NSL. Of the remaining 24 rooms, 16 would experience minor adverse reductions in NSL and eight would experience moderate adverse reductions in NSL, as a result of the proposed development. 20 of these 24 rooms are bedrooms. Paragraph 2.2.10 of the BRE guidelines state that: *“Where room layouts are known...the impact on the daylighting distribution in the existing building should be found by plotting the no sky line in each of the main rooms. For [dwellings] this would include living rooms, dining rooms, and kitchens; bedrooms should also be analysed although they are less important.”* Of the remaining four rooms, three living rooms (R9/20, R9/21 and R9/26) and a kitchen (R7/27) would experience minor adverse reductions in NSL of between 22.7% and 25.3%. The overall daylight impact to this building is considered to be minor.
329. 24 windows, which serve living rooms and are orientated within 90° due south, have been assessed for sunlight. All would experience BRE compliant alterations in annual probable sunlight hours (APSH).

The Prior Weston Primary School

330. The Prior Weston Primary School is a three-storey education facility located to the northeast of the application site. Across the three storeys of the building there are a total of 17 windows serving seven rooms. All windows would experience fully BRE compliant alterations in VSC, with proportional reductions of up to 15.3%.
331. The internal arrangements for the seven rooms have not been confirmed and the daylight distribution (NSL) assessment has been based on assumed room layouts. Of the seven assumed rooms assessed for NSL six would be BRE compliant. An assumed ground floor room (R1/100) would experience a 79.8% reduction in NSL. This room is served by two windows that currently have a vertical sky component of 0%. The area of the room is assumed as 511.2 sq. ft, with an existing room area of 12.4 sq. ft that has a view of the sky. This area would reduce by 9.9 sq. ft as a result of the proposed development. While the proportional reduction of 79.8% of daylight distribution may appear to be significant, the actual area of the room that would lose of view of the sky can be considered to be small. This room is an isolated anomaly due to its recessed location underneath a deep-set overhang at first floor level, which is reflected in the very low existing level of daylight distribution and the non-existent level of VSC.
332. Any alterations in sunlight to the windows within 90° due south serving the school would be within the BRE guidelines.

The Denizen

333. The Denizen is a recently completed ten storey residential development to the north of the application site, directly on the other side of Brackley Street. It is understood that the majority of the residential units within the development have been sold and that the building is occupied.
334. The proposed development involves the 'filling-out' and northern extension of the existing building envelope to the site boundary, towards The Denizen, and an upwards extension of three additional storeys (the existing building has a maximum parapet height of 55.24m, with a central lift overrun at a height of 57.45m; the proposed development would have a maximum parapet height of 62.13m, with a central plant room at a height of 67.59m). It is this proposed increase in height and massing that would result in a reduction in the daylight and sunlight received by the residential properties within The Denizen.

335. The daylight, sunlight, and overshadowing report states that at The Denizen 145 windows serving 61 habitable rooms have been assessed for daylight (VSC, NSL) and sunlight (APSH). The 145 windows assessed includes several north and west facing windows that are orientated away from the development and not within 90 degrees of due south. This is because these windows serve dual/triple aspect rooms, which are also served by windows that do face the application site and are eligible for assessment, and are relevant for the assessment of the level of daylight distribution within the rooms that they serve.

Daylight

336. The VSC results demonstrate that 98 out of the 145 windows assessed (68%) would be BRE compliant. Of the remaining 47 windows, 33 would experience minor adverse proportional reductions in VSC (between 20.41% and 29.69%), and 13 would experience moderate adverse reductions (between 30.53% and 33.36%). Most of the windows impacted would serve bedrooms, although three of the affected windows would serve a living room (R4/197); these windows would experience relative losses of VSC of between 27.71% and 33.36%.

337. There is recessed window (W18/197) on a side return that serves a living, kitchen, dining room (LKD) at seventh floor level, that would experience a larger proportional reduction in VSC (55.56%), but for which the actual quantum reduction in visible skylight would be negligible (0.05%). The LKD is served by five further windows that would be BRE compliant and the room would experience a negligible change in daylight distribution (0.2%).

338. The daylight distribution results demonstrate that 36 out of the 61 rooms assessed (59%) for daylight distribution (NSL) would be BRE compliant. Of the 25 rooms that would not comply, 12 would experience minor adverse proportional reductions in daylight distribution (between 20.6% and 29.9%), seven would experience moderate adverse reductions (between 31.3% and 39.3%) and six would experience major adverse reductions (between 40.3% and 63.2%). Of the 25 rooms, 24 are bedrooms, which the BRE Guidelines consider to be less important when assessing the availability of daylight. The remaining room (R4/197) is a seventh floor LKD that would experience a 63.2% reduction in daylight distribution. This L-shaped room is served by three windows (W11/197, W12/197 and W13/197), two of which are recessed from the main facade and obstructed by The Denizen's own building projection to the east, which would make the room more sensitive to losses in daylight

distribution that would result from an increase massing to neighbouring property, as is proposed at the application site opposite.

339. The radiance based ADF results presented in the “Radiance Report” for The Denizen, demonstrate that of the 61 rooms assessed the gains and reductions in daylight (taking account of internally and externally reflected daylight) as a result of the proposed development would be mostly negligible and considered unnoticeable to the human eye:

- 10 rooms would experience an increase of between 0.1% and 0.2% in actual ADF;
- 40 rooms would experience a 0.0% change in actual ADF;
- 5 rooms would experience a decrease of 0.1% in actual ADF;
- 5 rooms would experience a decrease of 0.2% in actual ADF; and
- 1 room would experience a decrease of 0.3% in actual ADF.

340. It is noted that the LKD (R4/197) that would experience minor and moderate adverse reductions in VSC and a major adverse reduction in daylight distribution would experience a radiance based ADF of 0.4% in both the existing and proposed scenarios. This can be attributed to the greater reflective qualities of the material proposed for the north facade of the proposed development. The room that would experience the greatest reduction in radiance based ADF is a bedroom (R3/198) (with a reduction from 1.4% to 1.1%). This room would retain an ADF of 1.1%, which would be above the minimum 1% ADF target that was established for bedrooms as part of the 2011 edition of the BRE Guidelines.

341. At the lower levels of The Denizen (first to fourth floors) there are low existing levels of daylight, that would disproportionately accentuate any percentage reductions in daylight that would occur as a result of the proposed development. This would most notably be the case for the south/application site facing windows and the single aspect rooms that they serve, where access to daylight is restricted by the existing Cripplegate House building that is directly opposite. The daylight assessment results demonstrate that the proportional impact on the daylight received by the windows to these properties would be mostly negligible and minor, with three incidences where there would be a moderate adverse impact to windows (W4/194, W6/194 and W7/194), with proportional reductions of between 31.1% and 32.4% and absolute reductions of between 2.75% and 3.66%. The daylight impact to the properties on these floors is considered to be minor.

342. As would be expected, the residential properties assessed on the upper levels of The Denizen experience higher levels of daylight in the existing

condition, with views over the existing Cripplegate House building, which is demonstrated by existing VSC levels in the mid-teens and above. The assessment results indicate that the properties on the sixth to eight floors would experience moderate impacts to sky visibility, which is reflected in the reductions in VSC and NSL. It is noted that except for one room (R4/197) these moderate impacts are to bedrooms, which the BRE Guidelines considers to be less important. The levels of retained daylight to the windows and rooms on these floors would continue to be greater than the levels of daylight received by the properties at the lower levels in the existing scenario.

Sunlight

343. Windows orientated within 90° due south that serve sixteen living rooms (which are part of living, kitchen, dining rooms within the development) have been assessed for sunlight. Of the living rooms assessed all but two would experience BRE compliant alterations in annual probable sunlight hours (APSH) as result of the proposed development. The two rooms (R1/193 and R4/197) that would not technically comply with the BRE guidelines would experience annual reductions in annual sunlight of 15.9% and 21% APSH and reductions in winter sunlight of 33.3% and 55.6%. The retained annual sunlight for these rooms would be 37% and 49% respectively, which can be considered a reasonable amount of sunlight that would be acceptable in this location. The sunlight impact to The Denizen is considered to be minor.

The Welsh Presbyterian Church

344. The Welsh Presbyterian Church is a six-storey religious building located to the north of the application site, behind the Denizen. Out of total of 206 windows assessed for daylight (serving 36 assumed habitable rooms) 203 would experience full BRE compliance in relation to VSC. All rooms would experience BRE compliance in alterations to daylight distribution (NSL).
345. Three ground floor windows (W8/1269, W9/1269 and W10/1269) would experience moderate or major adverse proportional reductions in VSC. These windows are located below an existing overhang and receive restricted levels of daylight in the existing condition. The actual quantum of daylight that would be lost as a result of the proposed development would be very low, at less than 0.3% VSC. The assessment of these windows has not been repeated without the overhang in place, as is suggested by the BRE guidelines, but it appears that windows W8 and W9 serve a room (R1/1269) that is lit by other windows that would meet the BRE guidelines, and for which the daylight distribution would be BRE

compliant. The remaining window, W10/1269, is noted to serve a W.C. Taking account of the above factors, the overall daylight impact to this building is considered to be negligible.

346. Any alterations in sunlight to the windows within 90° due south serving the Church would be within the BRE guidelines.

Cuthbert Harrowing House

347. Cuthbert Harrowing House is a five-storey residential apartment block located to the northwest of the application site. Across the five storeys of the building, from lower ground to third floor, there is a total of 76 windows serving 49 assumed habitable rooms. Of the 76 windows assessed, 72 would fully comply with the BRE guidelines, with proportional reductions of up to 13.8%. The four remaining windows that would not technically comply with the BRE guidelines (W18/252, W21/252, W24/252 and W28/252) are high-level letterbox style windows above doorways that are recessed underneath a third-floor balcony projection. These windows serve rooms that would pass the daylight distribution test, which are served by two further principal windows that would remain fully BRE compliant.
348. In relation to daylight distribution, the BRE Guidelines state that NSL may be calculated “where room layouts are known”. In this instance the room layouts have not been confirmed, and the daylight distribution assessment has been undertaken based on assumed layouts, which have been informed by external observation, site photography and influenced by partial Estate Agent’s particulars. The daylight distribution assessment results demonstrate that 46 of the 49 assumed rooms would be BRE compliant. Three rooms (R5/249, R6/249 and R9/249) in a recessed location on the lower ground floor would experience proportional NSL reductions of between 32.4% to 63.8%. These rooms have low existing levels of daylight distribution and the actual area of the rooms that would lose a view of the sky would be quite small, being 11.8 sq. ft from a room that is assumed to be 218.6 sq. ft in total. The overall daylight impact to this building is considered to be negligible.
349. Any alterations in sunlight to the windows serving the main living rooms in the building would be within the BRE guidelines.

Bowater House

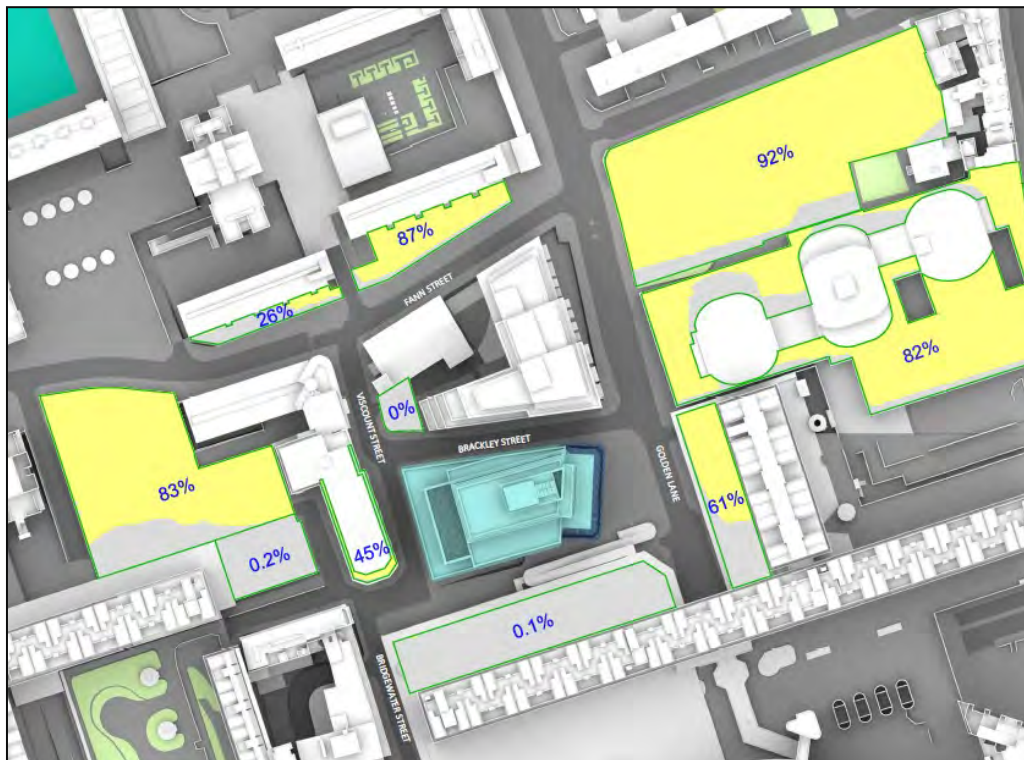
350. Bowater House is a seven-storey residential apartment block located to the north of the application site. Across the seven storeys of the building, from lower ground to fifth floor, there is a total of 116 windows serving 76 assumed habitable rooms. Of the 116 windows assessed, 109 would fully comply with the BRE guidelines, with proportional reductions of up to 18.58%. Like Cuthbert Harrowing House, there are seven fourth floor windows that would not technically comply with the BRE guidelines, which are high-level letter box style windows above doorways, recessed underneath a fifth-floor balcony projection. These windows serve rooms that are served by two further principal windows that would remain fully BRE compliant. The overall daylight impact to this building is considered to be negligible.
351. All assumed rooms that have been assessed for daylight distribution would experience BRE compliant alterations in NSL. Any alterations in sunlight to the windows serving the main living rooms in this building would be within the BRE guidelines.

Surrounding commercial buildings

352. The dense urban environment of the City is such that the juxtaposition of commercial buildings is a characteristic that often results in limited daylight and sunlight levels to those premises. Commercial buildings in such locations require artificial lighting and are not reliant on natural daylight and sunlight to allow them to function as intended. Strategic Policy CS10 seeks to ensure that buildings are appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces. Within the BRE Guidance commercial premises such as offices are not considered as sensitive receptors and as such the daylight and sunlight impact is not subject to the same test requirements as residential premises. Bridgewater House, as the closest commercial building, has not been assessed as part of the Point 2 report. However, it is not considered that the proposed development would give rise to an undue loss of daylight or sunlight to Bridgewater House or other nearby commercial premises given the angle and separation distance, and as such the proposed development is not considered to have an unacceptable impact on the amenity of those properties and would not prevent the beneficial use of their intended occupation. As such the proposal is not considered to conflict with Local Plan Policy CS10 in these respects.

Overshadowing (Sun Hours on Ground)

353. A total of 10 external amenity areas surrounding the Application Site have been assessed for overshadowing before and after the Revised Proposed Development. The amenity areas that have been assessed are shown edged in green in the diagram below. The areas shaded in yellow represent the areas that receive at least 2 hours or more of direct sunlight on 21st March (Spring Equinox); the areas in grey receive less than 2 hours.



354. The overshadowing assessment demonstrates that the proposed development would not reduce the amount of direct sunlight received in eight of the surrounding amenity areas that have been included in the assessment. The remaining two areas would experience some negligible reductions that would be within the 20% threshold set by the BRE Guidelines. As such, the assessment demonstrates that all amenity areas would experience fully BRE compliant alterations in the level of direct sunlight received after the Revised Proposed Development is constructed.

Daylight, Sunlight and Overshadowing Conclusion

355. The daylight, sunlight and overshadowing report has assessed the daylight and sunlight impact to nine surrounding properties (seven residential buildings and two non-residential buildings, including a place

of worship and an educational facility) and the direct sunlight impact to 10 surrounding external amenity spaces.

356. The detailed technical assessments demonstrate that the residential units at Tudor Rose Court, Breton House and Ben Jonson House would be fully BRE compliant in relation to both daylight and sunlight.
357. There would be a minor daylight impact to the Cobalt Building; seven out of 159 windows would experience proportional reductions in VSC beyond the BRE guidelines, and 24 out of 106 rooms would experience noticeable reductions in daylight distribution. The technical breaches of the BRE guidelines in relation to VSC would be marginal and the greatest reductions in daylight distribution would be to bedrooms which the BRE states are less important in this respect.
358. The properties at Cuthbert Harrowing House and Bowater House, and The Prior Weston Primary School and The Welsh Presbyterian Church, would experience minor daylight impacts to isolated locations underneath balconies and / or overhangs.
359. The most notable impact to daylight would be experienced by the properties in The Denizen. The impacts would vary up the building with minor impacts on the lower floors and more moderate impacts on the sixth to eighth floors, where the vast majority of the impacts would be to bedrooms. The exception would be the loss of daylight to a living kitchen dining room (R4/197) which would be considered moderate when taking account of the impacts to skylight visibility (VSC and NSL). It is noted, however, that radiance based ADF assessment results indicate that the appearance of daylight within the room would be the same in the existing and proposed scenarios (0.4%).
360. All but two main living rooms within the neighbouring properties with a window orientated within 90° due south would experience BRE compliant alterations in Annual Probable Sunlight Hours (APSH). The two living rooms that would not technically comply with the BRE Guidelines would be within The Denizen. The sunlight impact to these rooms would be minor with retained levels of annual sunlight that can be considered acceptable in this location.
361. The surrounding ten external amenity areas assessed would experience fully BRE compliant alterations in direct sunlight on 21 March.

362. Overall, the daylight and sunlight impact of the proposed development on neighbouring properties and external amenity areas is considered to be acceptable and in accordance with the requirements of Local Plan Policies DM10.7 and DM21.3, London Plan Policy D6 and Draft City Plan Policy DE8.

Solar Glare and Light Pollution

Solar Glare

363. The BRE Guidelines recommend that solar glare analysis be carried out to assess the impact of glazed facades on road users in the vicinity. Policy DM10.1 of the Local Plan and policies S8 and DE8 of the draft City Plan seek to ensure that developments address and do not have any intrusive solar glare impacts on the surrounding townscape and public realm.
364. The applicant has not provided a solar glare assessment within the submission. However, given the design of the building, with vertical 'fins' incorporated within the north and west elevations and as part of the winter gardens on the south elevation, as well as fritted glass and the overall reduction in glazing within the existing envelope as part of the development, Officers consider that there would not be a high potential for solar glare as a result of the development.
365. Notwithstanding, should planning permission be granted, a clause would be included within the S.106 agreement that would require a post completion solar glare assessment to be submitted if requested by the City. This would include details of any mitigation measures if considered necessary. In the light of the proposed design and materiality of the development and the S.106 clause it is not considered that the development would result in any undue solar glare issues and would therefore accord with policy DM10.1 of the Local Plan and policies S8 and DE8 of the draft City Plan subject to the S106 obligation and conditions around bay details and materials.

Light Pollution

366. Local Plan Policy DM15.7 and draft City Plan 2036 policy DE9 requires that development should incorporate measures to reduce light spillage particularly where it would impact adversely on neighbouring occupiers, the wider public realm and biodiversity.

367. Light pollution can be defined as any light emitting from the proposed development onto a neighbour's property where it is unwanted. The principal guidance for light pollution is set out within the Institution of Lighting Professions (ILP) Professional Lighting Guide PLG 04 – Guidance on Undertaking Environmental Lighting Impact Assessments 2013. The ILP guidance sets out that the maximum level of light intrusion that should be experienced by a neighbouring property in a city centre with high levels of night-time activity is 25-lux pre-curfew, and 5-lux post-curfew (after 11pm).
368. The assessment assumes a worst-case scenario, whereby all the lights within the existing building and proposed development are turned on continuously with no mitigation measures in place, such as blinds. In reality, and given the recommended condition regarding lighting, a number of measures would be used.
369. The technical results within the assessment show that the light pollution levels experienced by neighbouring properties as a result of the proposed development is within the ILP pre-curfew guidance, with an assumption that the building is not in normal use after 11pm, and/or with mitigation measures in place, it is likely that post-curfew light levels would also be within guidance. It is also noted that in reality, the overall effects on surrounding properties could potentially be reduced post-development due to the amount of visible glazing being reduced on key elevations as a result of the new facades on the development.
370. New lighting is proposed in internal and external parts of the development. A condition is recommended requiring a lighting strategy for internal, external and semi external lighting, which would include details of levels and how the lighting has been designed together with management measures to reduce glare and light pollution.
371. Subject to the recommended condition, the proposed development would comply with the Local Plan Policy DM15.7 and draft City Plan 2036 policy DE9.

Overlooking and sense of enclosure

372. A series of terraces are proposed which would be accessible to occupants of the office accommodation. The terraces would be located on the upper levels of the building, at levels 8, 10 and 12 on the south, north and west faces of the building. The terraces have been positioned above neighbouring buildings to reduce overlooking and prevent eye level views out and across. To further mitigate overlooking, the terrace design

includes a significant planted buffer to the edges of the terraces which would filter views. This also means the usable terrace area is set back from the edge, thereby creating a physical barrier to reduce overlooking. The planting within the edge planters would include a high percentage of evergreen shrubs to provide year-round screening. Use of the terraces would be managed by conditions.

373. Policies DM 21.3 of the 2015 Local Plan and Policy H3 of the draft submission City Plan 2036 require all developments to be designed to avoid overlooking and to seek to protect the privacy of adjacent residential accommodation. However, the policies recognise that due to the density of development in the City, it may not always be possible to entirely avoid any impacts on amenity.
374. While the proposed terraces would result in some overlooking to neighbouring buildings and a small loss of privacy to residents, the positioning and design of the terraces and management restrictions would minimise adverse effects to the amenity of adjacent residential occupiers. Conditions are recommended that restrict hours of access to the terraces, prevents promoted events taking place and prevents the use of amplified music.
375. The proposals include the 'stepping out' of the building line of the host property to the north (towards the Denizen) by a maximum of 3m, and to the south (into Cripplegate Street) by 3.3m. The building line remains the same overall on Viscount Street and Golden Lane.
376. There is a significant separation distance between the Site and Ben Jonson House, to the south, of circa 34m. Ben Jonson House also sits at Podium level, elevated from the ground plane of the Site. The stepping out into Cripplegate Street (within the ownership boundary) would not materially the relationship between the Site and Ben Jonson House, and the separation distance would remain significant. There would be no material increase in the sense of enclosure felt by residents of Ben Jonson House.
377. The separation distance between the Site and the Denizen is considerably less; approximately 10m. The separation distance across Brackley Street was formerly more, but when the Denizen was constructed, it also brought the building line forward into Brackley Street. However, the alteration to the northern building line of the Site would be within the confines of the ownership boundary and existing lightwells to the north of the site. The stepping out of the building line may result in a slight increase in the sense of enclosure felt by residents of the Denizen, but in the dense urban

context, and in the context of the Daylight, Sunlight and Overshadowing results, the sense of enclosure would not be materially harmful.

Thermal Comfort and Sun Hours on Ground

378. London Plan Policy D8 and D9 and Draft City Plan 2036 Policy S8 indicates that development proposals should ensure that microclimatic considerations, including temperature and wind, should be taken into account in order to encourage people to spend time in a place and that the environmental impacts of tall buildings - wind, daylight, sunlight penetration and temperature conditions around the building and neighbourhood - must be carefully considered and not compromise comfort and the enjoyment of open spaces and seeks to optimise microclimatic conditions, addressing solar glare, daylight and sunlight, wind conditions and thermal comfort and delivering improvements in air quality and open space.
379. Draft City Plan Strategic Policy S12 requires developers to take account of the potential microclimate and thermal comfort impacts from tall building development at an early stage in the design process. Draft City Plan Strategic Policy S15 indicates that buildings and the public realm must be designed to be adaptable to future climate conditions and resilient to more frequent extreme weather events. The Thermal Comfort Guidelines for Developments in the City of London was published in December 2020 which sets out how the thermal comfort assessment should be carried out.
380. The Applicant has not submitted a Thermal Comfort Assessment with the application. However, the Thermal Comfort Guidelines state that 'new' developments 'should' submit thermal comfort assessments in conjunction with Wind and Microclimate Assessments. So, despite the lack of formal thermal comfort assessment, which is not yet enshrined in adopted policy nor required by the guidelines for this development, Officers can make strong assertions as to the thermal comfort analysis of the site using the Wind and Microclimate results, read in conjunction with the Daylight, Sunlight and Overshadowing assessment, which included an analysis of Sun Hours on Ground (SHOG) to nearby open spaces. The site is within a sheltered location which provides suitable thermal comfort conditions for the current activities. The introduction of the proposed development and the cumulative scenario are not predicted to change the conditions to the point that they would be incompatible with the current or proposed use types. The terrace levels of the Proposed Development would have suitable SHOG and wind microclimate conditions, acceptable for their intended use.
381. As above under paragraphs 353-354, the SHOG assessment demonstrates that all amenity areas in the locality would experience fully

BRE compliant alterations in the level of direct sunlight received after the Revised Proposed Development is constructed.

Noise and Vibration

382. Local Plan policy DM15.7 and London Plan policies D13 and D14 require developers to consider the impact of their developments on the noise environment.
383. An Acoustic Planning Report has been submitted which provides an assessment of the impact of noise and vibration from the mechanical plant on the surrounding area.
384. The proposed development includes mechanical plant which would be located at both roof and basement levels. To ensure that noise from plant is adequately controlled and minimised, conditions are recommended relating to plant noise and vibration.
385. Generally, in City redevelopment schemes, most noise and vibration issues occur during demolition and the early construction phases. Noise and vibration mitigation, including control over working hours and types of equipment to be used, would be included in a Demolition Management Plan and Construction Management Plan to be approved by condition.
386. As the servicing plan for the site outlines on-street deliveries and refuse collection, there is the potential for noise disturbance from loading and unloading. Conditions related to restrictions on hours of servicing, excluding overnight servicing, would assist with reducing the potential for noise nuisance to neighbouring residential occupiers, with servicing restricted between 23:00 and 07:00 each weekday (with further restrictions during daytime peaks in line with the CoL Transport Strategy).
387. In order to minimise any disturbance from the amenity terraces, conditions are recommended restricting the hours of use of the terraces and the playing of music.

Air Quality

388. Local Plan 2015 policy CS15 seeks to ensure that developments positively address air quality. Policy DE1 of the draft City Plan 2036 states that London Plan carbon emissions and air quality requirements should be met on sites and policy HL2 requires all developments to be at least Air Quality Neutral, developers will be expected to install non-combustion energy technology where available, construction and deconstruction must

minimise air quality impacts and all combustion flues should terminate above the roof height of the tallest part of the development. The requirements to positively address air quality and be air quality neutral are supported by policy SI1 of the London Plan.

389. The proposed development would be car free and utilise air source heat pumps. The emissions associated with vehicle trips have been assessed and should have negligible impact on the local air quality. The development would meet both the transport and building emissions benchmarks for the Air Quality Neutral Assessment.

Fire Safety

390. Policy D12 of the London Plan and policy S2 of the draft City Plan seek to ensure that major developments are accompanied by a Fire Statement setting out how the development would address fire safety in the design, construction and operation of the building. In accordance with these policy requirements, the application is accompanied by a fire statement which details the construction methods and materials that would be used, escape strategy, active and passive fire safety measures and access and facilities for the fire and rescue service.

391. The District Surveyor has reviewed the details submitted and originally considered that the fire-fighting facilities were insufficient, with a floor above 900sq.m (of which floors two to eight are) require two fire-fighting shafts. The District Surveyor also considers that insufficient numbers of evacuation lifts are proposed, which requires a lift in each core. However, as this is an extension to an existing (listed) building, where the new floors are below 900sq.m, the District Surveyor considers it reasonable to; (a) accept single fire-fighting shafts on a partially retained building subject to the lift not being dual entry; and (b) retain the proposed single lift, subject to adequate management procedures.

392. The fire strategy and its associated design interventions are partly justified in the case of a partially retained building, subject to the issues outlined above, particularly with the dual entry lift, being rectified via planning condition and at Building Regulations approval stage.

Suicide prevention

393. The City Corporation has recently approved a guidance note "Preventing Suicide from High Rise Buildings and Structures" (2022) which advises developments to ensure the risk of suicide is minimised through

appropriate design features. These features could include planting near the edges of balconies and terraces, as well as erecting balustrades.

394. Policy DE5 of the draft submission City Plan 2036 advises that appropriate safety measures should be included in high rise buildings, to prevent people from jumping or falling.
395. The guidance explains that strategically placed thorny or prickly plants (hostile planting) can delay and deter an individual trying to gain access to a dangerous location. The type of plant, its appearance and practical deterrent capability across all seasons should be considered within any assessment. The site arrangements should also consider what steps will be taken if the plants die or wither, so as to remove or significantly reduce the deterrent effect.
396. The guidance explains that current legislation specifies appropriate heights and design for balustrades on balconies. Building Regulation K2 states the following:
- *K2 – (A) Any stairs, ramps, floors and balconies and any roof to which people have access, and (B) any lightwell, basement area or similar sunken area connected to a building,*
 - *Shall be provided with barriers where it is necessary to protect people in or about a building from falling.*
397. The guidance within the rest of the Approved Document K and the British Standard has a minimum height of 1.1m. The Regulation states that people need to be protected, and the designer should do a risk assessment and design the edge barrier accordingly, but with a minimum 1.1m height. Barriers and edge protection need to be appropriately designed and should take into consideration British Standard BS 6180: Barriers in and around buildings.
398. Designers need to consider the suicide risk of a building and design edge protection to an appropriate height. If it is considered that there is a significant risk of people attempting suicide, barrier heights should be higher. UK Health Security Agency (UKHSA) main design recommendations for fencing on high rise buildings and structures advises a barrier height of at least 2.5 metres high, no toe or foot holds, and an inwardly curving top is recommended as it is difficult to climb from the inside. The barrier should be easier to scale from the outside in case an individual wishes to climb back to safety. Developers must, as a minimum, comply with Building Regulation standards and, where feasible and practical, consider providing a barrier in line with UKHSA guidance.

399. Where a barrier is installed, consideration should be given to its ongoing maintenance. Appropriate servicing, testing and maintenance arrangements must be provided to confirm its ongoing effectiveness. This should include consideration of the material (potential failure mechanisms, installation by approved contractor), the potential for wind loading (fences must be resistant to adverse weather), the weight load and anti-climbing requirements. Consideration should be given to any object placed against a wall or edge at a high level that can be used as a step by a vulnerable individual.
400. Regarding the proposals, the balustrade height is proposed at 1.1m, the minimum required. It is noted that higher balustrades would have a design implication. As an alternate measure, the planting near the edges of the terraces is welcomed both in terms of suicide prevention, acting as a barrier to access to the balustrade, but also as above in terms of reducing overlooking. Consideration should be given to including hostile planting, with thorny or prickly plants, when undertaking the detailed design stage of the landscaping at terrace level through the recommended conditions. Consideration should be given to the level of suicide risk, and well-designed barriers of an appropriate height, in line with the Guidance Note “Preventing Suicide from High-Rise Buildings and Structures” when choosing species for these planters, and developing management strategies for the building and training for staff.

Health Impact Assessment

401. Policy HL9 of the Proposed Submission City Plan 2036 advises applicants of major developments to assess the potential impacts their development may have on the health and well-being of the City’s communities. The applicants have submitted a HIA which has been based on the NHS Healthy Urban Development Unit criteria and toolkit, with adaptations to take into account the particular circumstances of the City, to assess the possible impacts on the health and wellbeing of the City’s communities. Policy GG3 of the London Plan, and TfL’s Healthy Streets Indicators are also relevant.
402. The proposed development was satisfactorily assessed against 10 criteria relevant to the City of London. The assessment concluded that there would be a positive impact for 7 of the criteria, a neutral impact for 3 of the criteria and no negative impacts.
403. Table 5 of the HIA includes discussion of the criteria dealing with Access to Open Space and Nature. The proposal is assessed as having a positive

impact due to increased space and greenery on the proposed balconies but fails to acknowledge that the terraces would result in an element of overlooking and loss of privacy and amenity as the terraces would be directly facing buildings with residential occupancy.

404. Table 13 of the HIA includes discussion of the criteria dealing with Social Cohesion and Inclusive Design. The proposal is assessed as having a neutral impact. The assessment asks whether engagement and consultation with the local community has been carried out. The results of the consultation are summarised but there is a failure to recognise the concern from residents regarding loss of daylight, overlooking and noise from the terraces. Recognition of the concern would generate suggested mitigation measures. The synopsis of the results also fails to emphasise the strong concern expressed by residents who felt that the proposed additional community space was not necessary, and why they were of this view.
405. It is considered that the conclusion within the assessment of the criteria dealing with Access to Open Space and Nature being positive is incorrect, and instead should be marked as neutral, and should also have acknowledged the possible adverse effects on amenity for neighbouring residents.
406. Similarly, it is considered that the conclusion within the assessment of the criteria dealing with Social Cohesion and Inclusive Design should have been marked as 'uncertain' and the concerns of the residents regarding amenity impacts and community space accurately recorded.
407. In general, positive impacts of the development include:
- Provision of new jobs associated with the uplift in commercial floorspace, supporting access to local employment;
 - Provision of high-quality outdoor amenity spaces for office users which would provide much needed green space;
 - Provision of a high-quality public realm areas around the site, in particular on Golden Lane and Cripplegate Street frontages. This would provide pleasant greenery and dwell spaces for all users of the local area, with a sense of separation and protection from the road through the public realm landscaping, and a general enhancement to the attractiveness of the physical environment;
 - Capitalising on excellent PTAL rating with a car free building that would minimise vehicles travelling to the site, along with cycle parking that meet the London Plan requirements, to support active travel;

- Building and landscape design considering sustainability and climate change with photovoltaic panel (PV) renewable technologies and air source heat pumps;
 - Building design also providing an enhanced environment for workers and site users through greening measures to the facade and throughout, amenity terraces, natural ventilation as well as active travel measures.
408. Potential negative impacts identified would need to be mitigated during the construction and operational phases, for example through:
- Implementation of a travel plan to maximise uptake of active travel options;
 - Implementation of a Delivery and Service Plan (DSP) to ensure sustainable modes and operation of freight;
 - Implementation of a Construction Environmental Management Plan (CEMP) including dust, noise and vibration and hours of construction works;
 - Implementation of a Construction Logistics Plan (CLP) to minimise the environmental and road traffic related impacts of the demolition and construction;
 - Securing local employment and training initiatives via planning obligations; and
 - An Air Quality and Management Plan to minimise the impact of dust and particulates during the construction phase.
409. Any potential negative impacts identified in the Assessment would be mitigated by the requirements of relevant conditions and S106 obligations.

Microclimate and amenity conclusion

410. Overall, the submission materials adequately address the impact the proposed development would have on its local surroundings, future tenants, surrounding neighbours and visitors in terms of wind, noise, fire, daylight and sunlight, and overshadowing.
411. With regards Daylight, Sunlight and Overshadowing, taking into account the BRE Guidance, it is considered that the impact of the proposed development is considered to be acceptable with regards nearby dwellings, in accordance with the requirements of Local Plan policies DM10.7, DM21.3, London Plan policy D6 and Draft City Plan Policy DE8.
412. The results of the wind microclimate assessment show the site is within a sheltered location and would provide suitable wind conditions for the

proposed activities, with some mitigation measures through landscaping required for the on-site terraces.

413. The details submitted relating to fire are suitable for the current stage, with further details required under Building Regulations legislation. Clauses in the S106 agreement would ensure the development would mitigate against any solar glare/light spill issues should these arise post-completion.
414. The development would provide an acceptable microclimate to its surrounding neighbours and nearby area.

Equality Impact

The Public Sector Equality Duty (section 149 of the Equality Act 2010)

415. In consideration of the proposed development, the Public Sector Equality Duty (PSED) requires the City of London to consider how the determination of the application would affect people who are protected under the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.
416. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:
- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
417. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, sex, and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
418. This application has been assessed against the Equality Act 2010 and any equality impacts identified. As a result of the works, there would be a temporary closure of public realm surrounding the site during the construction phase for the building and public realm.

419. Whilst these arrangements would only be temporary, they may provide issues for those with mobility restrictions. It would need to be ensured that diverted footpaths and routes are fully accessible. Details of alternative routes would be provided in the Construction Logistics Plan which would be secured by condition. The Construction Logistics Plan would be developed in consultation with the City's Transportation team.
420. Once operational the scheme would be inclusive and accessible with appropriately designed internal and external spaces including accessible entrances, accessible cycle storage, wheelchair accessible lifts, accessible terraces, accessible toilets, blue badge parking on Fann Street (a short distance from the development, secured through S106) and revitalised, at grade public realm surrounding the site.
421. Subject to the provision of further details regarding diverted footpaths, it is not considered that the proposal would result in disadvantages or have a material impact on any persons who share a relevant protected characteristic as identified in the Equalities Act 2010.

Public Benefits and the paragraph 202 NPPF balancing exercise

422. Paragraph 202 of the NPPF states "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal".
423. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. As the statutory duty imposed by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged, considerable importance and weight must be given to the desirability of preserving the setting of listed buildings, when carrying out the paragraph 202 NPPF balancing exercise. When considering the listed building consent application, the duty imposed by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies and in considering whether to grant listed building consent special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

424. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the NPPF (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
425. An assessment of the significance of designated heritage assets has been undertaken including the direct impacts on the Site as a Grade II Listed Building, the indirect impacts on setting and significance of surrounding designated heritage assets, including the neighbouring Conservation Area.
426. In this case, less than substantial harm has been identified to the Site as a result of the interventions to introduce level access to the historic main entrance to the east facade. This harm is considered at the lowest end of the scale, and has been assessed as negligible less than substantial harm.
427. As a result of the identified less than substantial harm to the designated heritage asset, paragraph 202 requires that this harm be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
428. The key social, environmental, and economic public benefits of the proposal are considered to be:
- Inclusive access: the proposal to introduce level, inclusive access into the building, both via the new entrance and through the historic element, and into the cultural and community floorspace, is welcomed. The work to alter the junction at the corner of Brackley and Viscount Streets with a raised table would provide a safer, level access route to the main entrance. Accessibility is a key tenet of important work the Corporation are aiming to achieve on making the Square Mile an inclusive environment to all. This benefit is attributed moderate weight.
 - Cultural Offering: the proposed cultural and community floorspace is a small portion of the overall building, but in comparison to the uplift in floorspace, would be a moderate contribution but would provide a positive contribution to the local community. The provision of such a space within the Culture Mile, between two major residential estates and nearby to other residential buildings and schools, and in a former civic building, is welcomed. A robust cultural plan, including management and implementation of the

space, is required through planning obligation to secure the benefit. Overall, the initial ideas for the space, as a 'co-design' space working with organisations such as POoR Collective and Heritage of London Trust, would provide a useful space within the local community, focusing on design and heritage in this historically rich building, with the potential to deliver a permanent exhibition celebrating the history of the site alongside the Cripplegate Foundation. The proposals for the design of the screen to the underside of the Barbican ramp include a public artwork by a lead-artist to be commissioned, as well as the potential for temporary artist-commissioned work within the arches on Viscount Street with links to the co-design produced in the cultural space, and would enhance the public realm. These benefits together are attributed modest weight.

- Public realm enhancements: The development would deliver enhanced public realm around this large island site. This would include the elimination of the current 'back of house' ramp down to the basement of the host property, bringing it to grade, and re-paving and landscaping Cripplegate Street with a good amount of planting. Similarly, the public realm works to Cripplegate Street would help enhance the visual amenity of the Barbican Exhibition Halls servicing yard, and improve the interface of the servicing yard and Cripplegate Street. The proposed art screen to 'block up' the underneath of the Barbican ramp would improve both the visual amenity of Cripplegate Street but also the safety of the street for pedestrians, particularly at night, by blocking up a potential hiding space in general accordance with Designing Out Crime principles. The public realm works to Golden Lane, although currently indicative, would provide greater legibility of the space immediately outside the Cripplegate Institute historic main entrance. The pavements around the site would be re-laid in Yorkstone as per the City of London public realm materials palette which would be a significant improvement over the existing mismatched tarmac. These benefits are attributed moderate weight.
- Access to historic interior: Access to the historic Cripplegate Institute through the use of the ground floor as a cultural space and cafe, as well as public access to the historic stair would allow for public appreciation of the former community building that is otherwise lost at present due to the site's current use as private office. This benefit is attributed minor weight.

429. Given the location of the building within the Central Activity Zone (CAZ), as identified by paragraph 83 of the NPPF, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for

development. The provision of a modern, sustainable office building with large uplift in office floorspace is welcomed within the context of the NPPF as well as policy CS1 of the Local Plan and the economic benefits are attributed moderate weight.

430. When applying the policy in paragraph 202 of the NPPF those public benefits are to be weighed against the negligible level less than substantial harm to the significance of Cripplegate House as a Grade II Listed Building. Considerable importance and weight should be given to the desirability of preserving this designated heritage asset and therefore to the harm that would be caused its significance, albeit this must be commensurate with that lowest level of harmful impact.
431. It is the view of Officers that the public benefits should together be afforded moderate weight, and that giving great weight to the negligible level less than substantial harm to the significance of the host building, and considerable importance and weight to the desirability of preserving the setting of this listed building, the public benefits of the proposal outweigh the harm to significance of this heritage asset.

CIL and Planning Obligations

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

MCIL2

Liability in accordance with the Mayor of London's policies	Contribution (excl. indexation)	Forwarded to the Mayor	City's charge for administration and monitoring
MCIL2 payable	£452,270	£434,179	£18,091

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	Contribution (excl. indexation)	Available for allocation	Retained for administration and monitoring
City CIL	£186,375	£177,056	£9,319
<u>City Planning Obligations</u>			
Affordable Housing	£124,250	£123,008	£1,242
Local, Training, Skills and Job Brokerage	£74,550	£73,085	£745
Carbon Reduction Shortfall (<i>as designed</i>) <i>Not indexed</i>	£356,250	£356,250	£0
Section 278 (Evaluation and Design) <i>Not indexed</i>	£25,000	£25,000	£0
S106 Monitoring Charge	£3,500	£0	£3,500
Total liability in accordance with the City of London's policies	£769,925	£755,119	£14,806

City's Planning Obligations

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

- Highway Reparation and other Highways Obligations
- (incl. Highways Schedule of Condition Survey, site access, obtaining consents, licences etc)
- Local Procurement Strategy
- Local Training, Skills and Job Brokerage Strategy (Construction)
- Delivery and Servicing Management Plan including consolidation and restricted hours
- Cycling Promotion Plan
- Construction Monitoring Costs
- Carbon Offsetting (on newbuild element only)
- Be Seen Energy Performance Monitoring
- Section 278 Agreement
- Public Realm (Specification & Management Plan)
- Cultural Implementation Strategy and Cultural Plan
- Television Interference Survey
- Wind Audit
- Solar Glare

437. I request that I be given delegated authority to continue to negotiate and agree the terms of the proposed obligations and enter into the S278 agreement. The scope of the s278 agreement may include, but is not limited to:

- Provision of a raised table at the Brackley Street and Viscount Street junction;
- Provision of a footway extension in conjunction with the raised table at the Brackley Street and Viscount Street junction;
- Relaying of footways adjacent to the site on Brackley Street, Viscount Street and Golden Lane in accordance with the City of London materials palette;
- Dropped kerbs on Brackley and Viscount Street in conjunction with servicing strategy
- Change to Traffic Management orders to provide improved loading opportunities along site frontage on Brackley Street and Disabled parking bay on Fann Street

- Public realm improvements to Cripplegate Street and Golden Lane in line with agreed landscaping details.

Monitoring and Administrative Costs

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

Site Specific Mitigation

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

Human Rights Act 1998

441. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights ("ECHR")).
442. Insofar as the grant of planning permission will result in interference with the right to private and family life (Article 8 of the ECHR) including by causing harm to the amenity of those living in nearby residential properties, it is the view of officers that such interference is necessary in order to secure the benefits of the scheme and therefore necessary in the interests of the economic well-being of the country, and proportionate. It is not considered that the proposal would result in an unacceptable impact on the existing use of the properties. As such, the extent of harm is not considered to be unacceptable and does not cause the proposals to conflict with Local Plan Policy DM10.7 and Policy DE8 of the draft City Plan 2036. It is considered that the public benefits of the scheme, including the provision of additional office floorspace within the proposed development, meeting Local Plan ambitions for further office floorspace within the CAZ and contributing to the City's primary business and professional services function, outweighs any minor adverse impacts and that such impact is necessary in the interests of the economic well-being of the country and is proportionate.
443. Insofar as the grant of planning permission will result in interference with property rights (Article 1 Protocol 1) including by interference arising through impact on daylight and sunlight or other impact on adjoining

properties, it is the view of officers that such interference is in the public interest and proportionate.

Conclusion on Planning Permission 22/000202/FULMAJ

444. The proposal has been assessed in accordance with the relevant statutory duties and having regard to the development plan and other relevant policies and guidance including SPDs and SPGs, the NPPF, the emerging Local Plan and considering all other material considerations.
445. Virtually no major development proposal is in complete compliance with all policies and in arriving at a decision it is necessary to assess all the policies and proposals in the plan and come to a view as to whether in the light of the whole plan the proposal does or does not accord with it. The Local Planning Authority must determine the application in accordance with the development plan unless other material considerations indicate otherwise.
446. In this case the proposals are considered to comply with a number of policies in the development plan in particular those which relate to the provision of high-quality workplace-led office development in the City, high quality accessible public realm and sustainable development.
447. The proposal would deliver a high-quality flexible office led development that would meet growing business needs, supporting and strengthening opportunities for continued collaboration and clustering of business. An uplift in office space would be provided that would accord with the City's objective to support a thriving economy and remain the world's leading international financial and professional services centre.
448. The office space would be complemented by a cultural and community offer within the site including cafe, and enhancements to the public realm to include additional greening and areas of dwell space for seating, with safety enhancements in particular to Cripplegate Street.
449. The proposal would transform the streets around the development, increasing vibrancy and activity across the ground floor plane where it currently lacks, in particular enhancing the pedestrian experience along Cripplegate Street. It would also deliver on aspirations for the North of the City Key Place Area as defined in the Local Plan 2015, and help towards delivering the aspirations of the Culture Mile, and Smithfield and Barbican Key Area of Change as outlined in the Draft City Plan 2036.
450. The scheme benefits from high levels of public transport accessibility, would be car-free and would promote cycling and walking as healthy modes of travel.

451. The building would be designed to high sustainability standards, incorporating integrated urban greening, climate resilience, targeting BREEAM 'Outstanding' and adopting circular economy and whole life carbon principles.
452. Objections have been received regarding the daylight and sunlight impact of the development, the design and heritage implications of the proposals, the proposed servicing and delivery strategy, neighbouring amenity including overlooking, a sense of enclosure and noise nuisance, and the works to the trees around the site, and that the proposal does not account for flexible working patterns and an apparent reduced need for office space, as the overarching themes.
453. It is acknowledged that the proposal would draw conflict with policies CS12 (1), DM12.1(1), DM12.3(1), DM16.5(4) and DM17.1(1) of the adopted Local Plan in respect of the less than substantial harm identified to the Site as a Grade II listed building, and on-street servicing and delivery strategy.
454. The heritage policies in the London Plan (in particular HC1) and in the Local Plan (in particular CS12) do not incorporate a balancing exercise as found in paragraphs 202 (relating to designated heritage assets) and 203 (relating to non-designated heritage assets). As a result, if a proposal results in any harm to the significance of a heritage asset, even if less than substantial and at the very lower end of the scale, will result in conflict with heritage policies. As set out above the application proposals conflict with policies CS12, DM12.1 and DM12.3, and London Plan policy HC1 in respect of heritage matters.
455. With regard to designated heritage assets, NPPF paragraph 202 requires that any less than substantial harm be balanced against the public benefits of the development proposal. The paragraph 202 balancing exercise is to be applied when considering the harm to the host building. That balancing exercise is set out earlier in this report.
456. It is the view of officers that giving great weight to the conservation of heritage assets, and considerable importance and weight to the desirability of preserving the special interest setting of the listed host building, the identified harm is outweighed by the public benefits. These public benefits are set out in the public benefits section of this report and include the proposed cultural offer, public realm, and accessibility enhancements.
457. The scheme would provide benefits through CIL for improvements to the public realm, housing and other local facilities and measures. That

payment of CIL is a local finance consideration which weighs in favour of the scheme. In addition to the general planning obligations there would be site specific measures secured in the S106 Agreement. Together these would go some way to mitigate the impact of the proposal.

458. It is the view of officers that the proposal complies with the development plan when considered as a whole and that other material considerations also indicate that planning permission should be granted as set out in the recommendation and the schedules attached.

Conclusion on Listed Building Consent 22/000203/LBC

459. The proposal would result in some less than substantial harm, at the lowest end of the spectrum, failing to preserve the special architectural and historic interest and heritage significance of the listed building. This harm would result from the intervention to the historic facade to introduce level access, disrupting the historic facade composition with loss and alteration of historic fabric of interest. Otherwise, the works to the heritage facade would preserve special interest and heritage significance, subject to detail reserved for condition.
460. Overall, the proposal would conflict with Local Plan Policies CS 12, DM 12.1 and DM 12.3, draft City Plan 2036 policies S11 and HE1, London Plan Policy 7.8 and draft Publication London Plan Policy HC 1 and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
461. When addressing the balancing exercise, this harm has been afforded considerable importance and weight, and account taken of the importance of the heritage asset as a grade II listed building in accordance with the advice given in paragraph 199 of the NPPF that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
462. It is the view of Officers that giving great weight to the conservation of this heritage asset, and considerable importance and weight to the desirability of preserving the special architectural and historic interest and heritage significance of the listed building, the identified harm to the significance of the designated heritage asset is outweighed by the public interest benefits associated with the proposed development.
463. Accordingly, Officers recommend that Listed Building Consent should be granted subject to conditions.

Background Papers

Application Documents

Cover Letter, DP9, 11 March 2022, updated 1 September 2022.

Planning Statement, DP9, March 2022, updated September 2022.

Design and Access Statement including Schedule of Listed Building Works, Hawkins\Brown, 10 March 2022.

Design and Access Statement Addendum, Hawkins\Brown, 1 September 2022.

Barbican Ramp Decorative Screen Parameters _D_GF_103 P02, Andy Sturgeon Design, 1 September 2022.

Acoustic Planning Report, Sandy Brown, 9 March 2022.

Area Schedule updated P02, Hawkins\Brown, 2 September 2022.

Landscape Statement, Andy Sturgeon Design, March 2022.

Landscape Statement Revised Proposal, Andy Sturgeon Design, September 2022.

Urban Greening Factor Calculation, Andy Sturgeon Design, September 2022.

Outline Construction Logistics Plan, Blue Sky Building, 6 March 2022.

Outline Construction Management Plan, Blue Sky Building, March 2022.

Air Quality Assessment, Arup, 8 March 2022.

Arboricultural Impact Assessment, MDJ Arboricultural Consultancy Limited, 7 March 2022, updated 15 July 2022.

Biodiversity Statement including Preliminary Ecological Appraisal and BREEAM Pre-Assessment, The Ecology Partnership, March 2022.

Cycle Promotion Plan, Velocity Transport Planning, March 2022.

Daylight, Sunlight and Overshadowing Report, Point 2, March 2022, as revised September 2022.

Daylight & Sunlight Analysis, Point 2, 26 August 2022.

Radiance Report, Point 2, March 2022, as revised September 2022.

Light Pollution Report, Point 2, March 2022.

Time In Sunlight Assessment, Point 2, September 2022.

Energy Strategy, Arup, 9 March 2022.

Flood Risk Assessment and SUDs Strategy Report, London Structures Lab, March 2022.

Health Impact Assessment, Volterra, March 2022.

Healthy Streets Transport Assessment, Velocity, March 2022.

Listed Building Assessment, The Townscape Consultancy, March 2022.

Operational Waste Management Strategy, Velocity, March 2022.

Outline Fire Strategy Report, Trigon, 9 March 2022.

Response to District Surveyor, Trigon, 10 October 2022.

Pedestrian Level Wind Microclimate Assessment, RWDI, 10 March 2022.

Roof Types Scoping Plan, Hawkins\Brown, 29 July 2022.

Blue Roof Calculation Rev E, Bauder, 30 September 2022.

Wind Microclimate Statement of Conformity, RWDI, 30 August 2022.

Servicing Optioneering Addendum Note, Velocity, July 2022.

Statement of Community Involvement, Concilio, March 2022.

Stopping Up Plan (GLD_HBA_XX_00_SK_A_405520 P02), Hawkins\Brown, 14 September 2022.

Sustainability Statement, Arup, 9 March 2022.

Townscape, Visual Impact and Heritage Assessment, The Townscape Consultancy, March 2022, revised September 2022.

Whole Life-cycle Carbon Assessment Report, Hawkins\Brown, 10 March 2022.

Community Response Post-Submission Activity.

Cultural Plan & Strategy Update, FutureCity, September 2022.

External

Objects (22/00202/FULMAJ):

Email, Victorian Society, 16 May 2022.

Email, Mr Fred Rodgers, 1 April 2022

Email, Mr Fred Rodgers, 5 April 2022

Comment, Mrs Gaila Leahy, 8 April 2022

Comment, Ms Margareta Kern, 11 April 2022

Email, Hazel Brothers, 16 April 2022

Comment, Mr Simon Frew, 16 April 2022

Comment, Mrs Brenda Szlesinger, 16 April 2022

Email, Mr P A Trent, 18 April 2022

Comment, Dr William McLean, 18 April 2022

Email, N & H Shah, 19 April 2022

Comment, Mrs Fiona Lean, 19 April 2022
Comment, Mrs Nadine Forster, 19 April 2022
Letter, Marie Morley, 20 April 2022
Letter, Cobalt Management Ltd, 20 April 2022
Letter, David and Sabine Lapish, 20 April 2022
Letter, Priya Shah, 20 April 2022
Comment, Mrs Brenda Szlesinger, 20 April 2022
Comment, Ms Ruth Flaherty, 20 April 2022
Comment, Dr Linda Partridge, 20 April 2022
Comment, Mrs Christine Clifford, 20 April 2022
Email, David Murray, 21 April 2022
Email, Joanna Rodgers, 21 April 2022
Email, Matthew Rees, 21 April 2022
Email, Olivier Pidoux, 21 April 2022
Email, Meera Shah, 21 April 2022
Comment, Dr Elena Pinceti, 21 April 2022
Comment, Ms Sarah Hudson, 21 April 2022
Comment, Mr Andrew Harrison, 21 April 2022
Comment, Ms Kate Wood, 21 April 2022
Comment, Mr Christopher Ash, 21 April 2022
Comment, Miss Louise Watson, 21 April 2022
Comment, Mr Hamish Pollock Fraser, 21 April 2022
Comment, Ms Jenny Watson, 21 April 2022
Email, Gillian Bell, 22 April 2022
Email, Samantha Logan, 22 April 2022
Comment, Dr Clare Carolin, 22 April 2022
Comment, Dr Benjamin Mohamed, 22 April 2022
Email, Rebecca Smithers, 23 April 2022
Comment, Matthew Rees, 23 April 2022
Comment, Ms Nargis Christopher, 23 April 2022
Comment, Huw Martin, 23 April 2022
Comment, Ms Sarah Gaventa, 23 April 2022
Email, John A Murch, 24 April 2022
Email, Nigel Dixon, 24 April 2022
Comment, Mr Aleksei Gornoi, 24 April 2022
Comment, Mr Nicholas Tait, 24 April 2022
Comment, Mr John Hayes, 24 April 2022
Letter, Darrell Corner, 25 April 2022
Letter, Mr Fred Rodgers, 25 April 2022
Email, Golden Lane Residents Association, 25 April 2022
Email, Linda Stubbs, 25 April 2022
Comment, Miss Hazel Brothers, 25 April 2022
Comment, Mr James Soane, 25 April 2022

Comment, Mrs Liz Davis, 25 April 2022
Comment, Ms Fiona Jackson, 25 April 2022
Letter, Barbican Association, 26 April 2022
Email, Bev Bytheway, 26 April 2022
Comment, Mrs Diana Lamb, 26 April 2022
Comment, Mr Darren Ross, 26 April 2022
Comment, Mr Matt Lambert, 26 April 2022
Comment, Dr Jane Bickerton, 26 April 2022
Email, Margaret and Christopher Gadsden, 27 April 2022
Comment, Ms Amanda Chorn, 27 April 2022
Comment, Ms Kathrin Speidel, 27 April 2022
Comment, Ms Mary Gilchrist, 27 April 2022
Comment, Dr Dimitri Varsamis, 27 April 2022
Comment, Ms Dawn Frampton, 28 April 2022
Comment, Mr Adam Bernet, 28 April 2022
Email, Barbara Brownlee, 29 April 2022
Comment, Mr John Ramsey, 29 April 2022
Comment, Ms Jane Carr, 29 April 2022
Comment, Miss Leonie Cumiskey, 29 April 2022
Comment, Mr Minal Patel, 30 April 2022
Comment, Mr Zonghui Guo, 30 April 2022
Comment, Dr Peter Stewart, 30 April 2022
Comment, Miss Emily Drake, 30 April 2022
Comment, Ms Liza Bracey, 30 April 2022
Comment, Ms R V, 30 April 2022
Comment, Mr Tim Hudson, 1 May 2022
Comment, Mr Robin Stainer, 1 May 2022
Comment, Mr Neil Evans, 1 May 2022
Comment, Miss Samantha Male, 1 May 2022
Comment, Mr Terry Lamb, 1 May 2022
Email, Amanda Muggleton, 2 May 2022
Email, Ann Hodson, 2 May 2022
Email, Michael and Jill Whittlesea, 2 May 2022
Comment, Miss Molly Pardoe, 2 May 2022
Comment, Mr Robin Pembroke, 2 May 2022
Comment, Dr Eric Guibert, 2 May 2022
Comment, Mrs Fiona Lean, 2 May 2022
Comment, Mrs Elisabeth Reeve, 2 May 2022
Comment, Mrs Helen Hulson, 2 May 2022
Comment, Ms Feona Hamilton, 2 May 2022
Comment, Miss Claire Paulus, 2 May 2022
Comment, Miss Rebecca Smithers, 2 May 2022
Comment, Ms M S May, 2 May 2022

Comment, Ms Stephanie Knight, 2 May 2022
Comment, Mr Luke Cano, 2 May 2022
Comment, Mr Ovijit Paul, 2 May 2022
Email, Adrian Tanovic, 3 May 2022
Email, Linda Thompson, 3 May 2022
Email, Margaret King, 3 May 2022
Comment, Mr Marcus Kern, 3 May 2022
Comment, Ms K Davell, 3 May 2022
Comment, Mr Chris Kemsley, 3 May 2022
Comment, Ms Julia Chalkley, 3 May 2022
Comment, Mr Roland Jeffrey, 3 May 2022
Comment, Mr Ian Posner, 3 May 2022
Comment, Ms Sara Marley, 3 May 2022
Comment, Mr Mark Tyler, 3 May 2022
Comment, Ms Julie Hudson, 3 May 2022
Comment, Mrs Mitra Karvandi-Smith, 3 May 2022
Comment, Mr Steve Goodman, 3 May 2022
Comment, Dr Melanie Rey, 3 May 2022
Comment, Mr Mark Szlesinger, 3 May 2022
Comment, Mr Jan-Marc Petroschka, 3 May 2022
Comment, Mrs Justina Badger, 3 May 2022
Email, Nigel Smith, 4 May 2022
Comment, Mr Niall Sloan, 4 May 2022
Comment, Dr Nina Studer, 4 May 2022
Comment, Mr Craig Young, 4 May 2022
Comment, Dr Sonal Gadhvi, 4 May 2022
Comment, Mr A D Bryan, 4 May 2022
Comment, Dr Sam Morgan, 4 May 2022
Email, Diana Lamb, 5 May 2022
Email, Emma Deas, 5 May 2022
Email, Peter J Berry, 5 May 2022
Email, Sidney Wood, 5 May 2022
Comment, Andrew Weir, 5 May 2022
Comment, Mr Bruce Badger, 5 May 2022
Comment, Mr Ian Burleigh, 5 May 2022
Comment, Mrs Fiona Talbot, 5 May 2022
Comment, Dr Sarah Hudson (on behalf of Friends of City Gardens), 5 May 2022
Comment, Ms Ruth Cooke-Yarborough, 5 May 2022
Comment, Mr Thomas Hodson, 5 May 2022
Comment, Miss Gabby Kardar, 5 May 2022
Comment, Mr Shawn Mach, 5 May 2022
Comment, Mr Duncan Finch, 5 May 2022
Comment, Ms Emma Matthews, 5 May 2022

Comment, Dr Mari Takayanagi, 5 May 2022
Comment, Ms Alison Lamb, 5 May 2022
Comment, Mr S Maddlain, 5 May 2022
Comment, Mr Simon Bedford-Roberts, 5 May 2022
Comment, Mr Stephen Chapman, 5 May 2022
Comment, Mrs Sarah Belfort, 5 May 2022
Email, Nicholas Cressey, 6 May 2022
Email, Alderman David Graves, 6 May 2022
Email, Gaila Leahy, 6 May 2022
Letter, H and N Shah, 6 May 2022
Email, Michael Callow, 6 May 2022
Comment, Ms Giovanna Milia, 6 May 2022
Comment, Ms Elizabeth King, 6 May 2022
Comment, Aya Kudo, 6 May 2022
Comment, Lucy Allen, 6 May 2022
Comment, Lucy Hughes, 6 May 2022
Comment, Mrs Melissa Collett, 6 May 2022
Comment, Mr Andrew Hope, 6 May 2022
Comment, Mrs Alison Hope, 6 May 2022
Comment, Ms Em Hammond, 6 May 2022
Comment, Ms Jane Hill, 6 May 2022
Comment, Ms Helena Twist, 6 May 2022
Comment, Ms Anna Bowles, 6 May 2022
Email, Janet Pilch, 6 May 2022
Email, Stanislav Lisniak, 7 May 2022
Comment, Ms Yiming Zhong, 7 May 2022
Comment, Mr Paul Singh, 7 May 2022
Comment, Dr Zexiang Chen, 7 May 2022
Comment, Mr Mutian Huang, 8 May 2022
Comment, Mrs Dominie Craddock, 8 May 2022
Comment, Mr Ieuan Ashman, 9 May 2022
Comment, Mr James Couzens, 9 May 2022
Comment, Ms Patrizia Lombardo, 12 May 2022
Comment, Dr Jacqueline Shwarman, 12 May 2022
Comment, Mr Julian Burgess, 12 May 2022
Comment, Mr Iain Meek, 14 May 2022
Comment, Miss Phoebe Kirk, 15 May 2022
Comment, Mrs Olivia Chopin, 17 May 2022
Comment, David Coleman, 18 May 2022
Comment, Christopher Makin, 18 May 2022
Comment, Mr William Davy, 18 May 2022
Comment, Mr Martin Seiffarth, 19 May 2022
Comment, Ms Lisa Shaw, 20 May 2022

Comment, Ms Beverly Levy, 20 May 2022
Email, Mike Young, 21 May 2022
Comment, Mr Stephen Slater, 22 May 2022
Comment, Dr Paul Cardwell, 22 May 2022
Email, John Vaughan, 23 May 2022
Comment, Mrs Gail Simpson, 23 May 2022
Comment, Miss Rachel Mortimer, 23 May 2022
Comment, Ms Devon McCormack, 25 May 2022
Comment, Mr Benont Grogan-Avignon, 28 May 2022
Comment, Miss Jessica Biggs, 28 May 2022
Comment, Ms Jane Northcote, 29 May 2022
Comment, Ms Julie Tucker, 30 May 2022
Comment, Miss Megan Patel, 30 May 2022
Comment, Mr James Overton, 30 May 2022
Comment, Mrs Gaila Leahy, 30 May 2022
Comment, Mr Stephen Wilson, 31 May 2022
Email, Helen Hulson, 1 June 2022
Email, Francis Stevenson, 6 June 2022
Comment, Mrs Fiona Lean, 11 August 2022
Email, Michael Smart, 25 August 2022
Comment, Mr James Soane, 13 September 2022
Comment, Ms Louise Watson, 13 September 2022
Comment, Mr Martin Seiffarth, 14 September 2022
Comment, Mr Andrew Harrison, 16 September 2022
Email, Andrew Rowe, 20 September 2022
Comment, Dr Clare Carolin, 20 September 2022
Email, Adrian Tanovic, 21 September 2022
Comment, Mrs Michelle Praag, 21 September 2022
Comment, Pat Smith, 21 September 2022
Comment, J McMeakin, 21 September 2022
Comment, Mr Daniel Monk, 23 September 2022
Comment, Mr Peter Archbold, 24 September 2022
Comment, Mr Francois-Xavier Villemin, 24 September 2022
Comment, Sarah Hudson, 24 September 2022
Comment, Mr Andrew Harrison, 25 September 2022
Email, Elizabeth Reeve, 25 September 2022
Email, Hazel Brothers, 25 September 2022
Email, Bruce Badger, 26 September 2022
Comment, Ms Marie Morley, 27 September 2022
Email, Linda Stubbs, 27 September 2022
Email, Martin York, 27 September 2022
Comment, Ms K Dave, 28 September 2022
Comment, Dr Peter Stewart, 28 September 2022

Email, Ms Margareta Kern, 29 September 2022
Email, Ann Black, 29 September 2022
Email, Gaila Leahy, 30 September 2022
Letter, Barbican Association, 30 September 2022
Email, Mary Gilchrist, 30 September 2022
Comment, Mr Peter Cox, 30 September 2022
Comment, Mrs Brenda Szlesinger, 30 September 2022
Email, Mitra Karvandi-Smith, 1 October 2022
Comment, Mr Thomas Allott, 1 October 2022
Comment, Ms Kate Wood, 1 October 2022
Comment, Dr Jane Bickerton, 2 October 2022
Comment, Mr Ovijit Paul, 2 October 2022
Comment, Ms Emma Matthews, 2 October 2022
Email, Sara Marley, 3 October 2022
Comment, Mr Shawn Mach, 3 October 2022
Email, Marcus Kern, 3 October 2022
Comment, David Murray, 4 October 2022
Comment, Olivier Pidoux, 4 October 2022
Comment, Ms Alison Lamb, 4 October 2022
Comment, Mr Juan Fernandez-Alava Chiclana, 4 October 2022
Comment, Ms Margot Barrow, 4 October 2022
Email, Emma Deas, 4 October 2022
Comment, Mr Andreas Shaw, 5 October 2022
Comment, Mrs Fiona Lean, 5 October 2022
Comment, Miss Molly Pardoe, 6 October 2022
Comment, Ms Helena Twist, 6 October 2022
Comment, Mrs Helen Hulson, 6 October 2022
Comment, Mr Stephen Chapman, 6 October 2022
Comment, Dr Dimitri Varsamis, 7 October 2022
Comment, Mr Marcus Kern, 7 October 2022
Email, Mr Fred Rodgers, 9 October 2022
Comment, Ms Sarah Hudson, 10 October 2022
Comment, Ms Sarah Hudson, 10 October 2022
Comment, J D Craddock, 11 October 2022
Comment, Mrs Jane Burke, 11 October 2022
Comment, Mr Roland Jeffrey, 11 October 2022
Comment, Mr David Graves, 11 October 2022
Comment, Dr Cathy Ross, 11 October 2022
Comment, Mrs Gail Simpson, 11 October 2022

Objects (22/00203/LBC):

Email, Mr Fred Rodgers, 1 April 2022

Comment, Dr Jane Bickerton, 4 April 2022
Comment, Mrs Joan Crighton, 4 April 2022
Comment, Ms Kaitlin Dave, 6 April 2022
Comment, Ms Wendy Spurry, 6 April 2022
Comment, Ms Marika May, 6 April 2022
Comment, Mrs Gaila Leahy, 8 April 2022
Comment, Ms Margareta Kern, 11 April 2022
Comment, Ms Margareta Kern, 11 April 2022
Email, Adrian Tanovic, 12 April 2022
Comment, Dr Jane Bickerton, 12 April 2022
Comment, Dr Nicholas Deakin, 13 April 2022
Comment, Mr Richard Pitkethly, 14 April 2022
Comment, Mrs Brenda Szlesinger, 16 April 2022
Comment, Dr Christopher Newton, 18 April 2022
Comment, Ms Margot Barrow, 19 April 2022
Comment, Mrs Nadine Forster, 19 April 2022
Email, David Murray, 21 April 2022
Email, Joanna Rodgers, 21 April 2022
Email, Matthew Rees, 21 April 2022
Email, Olivier Pidoux, 21 April 2022
Email, James Soane, 21 April 2022
Email, Gillian Bell, 22 April 2022
Email, Samantha Logan, 22 April 2022
Comment, Mr David Murray, 22 April 2022
Comment, Ms Sarah Hudson, 23 April 2022
Email, John A Murch, 24 April 2022
Letter, Mr Fred Rodgers, 25 April 2022
Letter, Barbican Association, 26 April 2022
Email, Bev Bytheway, 26 April 2022
Comment, Mrs Diana Lamb, 26 April 2022
Comment, Mr James Stothard, 26 April 2022
Comment, Mr Edward Wardell-Yerburgh, 26 April 2022
Comment, Ms Kathrin Speidel, 27 April 2022
Comment, Ms Mary Gilchrist, 28 April 2022
Email, Barbara Brownlee, 29 April 2022
Comment, Mr Terry Lamb, 1 May 2022
Email, Amanda Muggleton, 2 May 2022
Email, Ann Hodson, 2 May 2022
Email, Michael and Jill Whittlesea, 2 May 2022
Email, Linda Thompson, 3 May 2022
Email, Margaret King, 3 May 2022
Comment, Mr Marcus Kern, 3 May 2022
Comment, Mr Matthew Keating, 3 May 2022

Comment, Ms Julia Hamilton, 3 May 2022
Comment, Mr Andrew Rowe, 3 May 2022
Email, Nigel Smith, 4 May 2022
Comment, Nigel Smith, 4 May 2022
Comment, Dr Andrew Higgott, 4 May 2022
Comment, Mr Julian Vickery, 4 May 2022
Email, Diana Lamb, 5 May 2022
Email, Emma Deas, 5 May 2022
Email, Michael Callow, 5 May 2022
Email, Peter J Berry, 5 May 2022
Email, Sidney Wood, 5 May 2022
Comment, Mr Bruce Badger, 5 May 2022
Comment, Dr Sarah Hudson (on behalf of Friends of City Gardens), 5 May 2022
Comment, Mr Shawn Mach, 5 May 2022
Comment, Ms Anne Corbett, 5 May 2022
Comment, Ms Alison Lamb, 5 May 2022
Comment, Mr Stephen Chapman, 5 May 2022
Email, Alderman David Graves, 6 May 2022
Comment, Ms Elizabeth King, 6 May 2022
Comment, Ms Giovanna Milia, 6 May 2022
Comment, Mr Andrew Hope, 6 May 2022
Comment, Mrs Alison Hope, 6 May 2022
Comment, Mr Jacques Parry, 6 May 2022
Comment, Ms Jane Hill, 6 May 2022
Comment, Mr Paul Singh, 7 May 2022
Comment, Mr Julian Burgess, 12 May 2022
Email, John Vaughan, 23 May 2022
Comment, Miss Rachel Mortimer, 23 May 2022
Comment, Mr Charles Bell, 23 May 2022
Comment, Mr Justin Hancock, 24 May 2022
Comment, Mrs Gaila Leahy, 30 May 2022
Comment, Mr Steven Wilson, 31 May 2022
Email, Michael Smart, 25 August 2022
Comment, Mrs Jo Crighton, 13 September 2022
Email, Hazel Brothers, 25 September 2022
Email, Bruce Badger, 26 September 2022
Email, Jacques Parry, 26 September 2022
Comment, Mr Richard Lynch, 27 September 2022
Email, Linda Stubbs, 27 September 2022
Email, Ms Margareta Kern, 29 September 2022
Email, Ann Black, 29 September 2022
Email, Gaila Leahy, 30 September 2022
Email, Kaitlin D'Avella, 30 September 2022

Email, Marika May, 30 September 2022
Letter, Barbican Association, 30 September 2022
Email, Mary Gilchrist, 30 September 2022
Comment, Mr Michael Meade, 30 September 2022
Email, Mitra Karvandi-Smith, 1 October 2022
Comment, Dr Ben Fenby, 1 October 2022
Comment, Mr Shawn Mach, 3 October 2022
Comment, Ms Sara Marley, 3 October 2022
Email, Marcus Kern, 3 October 2022
Comment, Ms Alison Lamb, 4 October 2022
Comment, Mr Juan Fernandez-Alava Chiclana, 4 October 2022
Comment, David Murray, 4 October 2022
Email, Emma Deas, 4 October 2022
Comment, Ms Fiona Jackson, 5 October 2022
Email, Mrs Helen Hulson, 6 October 2022
Comment, Dr Jane Bickerton, 6 October 2022
Comment, Mrs Helen Hulson, 6 October 2022
Comment, Mr Stephen Chapman, 6 October 2022
Comment, Dr Dimitri Varsamis, 7 October 2022
Comment, Ms Sarah Hudson, 10 October 2022
Comment, Ms Sarah Hudson, 10 October 2022
Comment, Dr Cathy Ross, 11 October 2022

Supports:

Comment, Ms Maxine Sacks, 28 April 2022

Other:

Email, London Borough of Islington, 11 May 2022.
Email, Thames Water, 14 April 2022.
Letter, Historic England, 7 April 2022, as authorised by the Secretary of State,
7 April 2022.
Follow-up letter, Historic England, 21 September 2022.
Letter, Greater London Authority, 4 July 2022.
Email, The Gardens Trust, 23 April 2022.
Letter, London Parks and Gardens, 4 October 2022.

Internal

Memo, District Surveyor, 8 April 2022 and 13 October 2022.

Memo, Lead Local Flood Authority, 21 April 2022, 23 September 2022 and 17 October 2022.

Memo, Access Advisor, 11 May 2022 and email, 9 September 2022.

Email, City Gardens Manager, 10 June 2022, 13 June 2022 and 29 September 2022.

Memo, Air Quality Officer, 11 October 2022.

Comments, Transport Planner, 8 October 2022.

Comments, Planning Policy, 30 May 2022 and 20 October 2022.

Memo, Department of Markets and Consumer Protection, 27 May 2022.

Email, Cleansing Team, 10 May 2022.

Comments, Sustainability Officer, 30 May 2022.

Appendix A

Relevant London Plan Policies

Policy GG1 (Building strong and inclusive communities) encourages early and inclusive engagement with stakeholders, including local communities, in the development of proposals, seeking to ensure positive changes to the physical environment and provide access to good quality community spaces, services, amenities and infrastructure. In addition, it supports London continuing to generate a wide range of economic and other opportunities promoting fairness, inclusivity and equality.

Policy GG2 (Making the best use of land) supports the prioritisation of well-connected sites for development including intensifying the use of land to support, amongst other things, workspaces, and promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

Policy GG3 (Creating a healthy city) seeks to "ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold" and to "promote more active and healthy lives for all Londoners and enable them to make healthy choices."

Policy GGS (Growing a good economy) recognises the strategic aim to "promote the strength and potential of the wider city region", including the support and promotion of "sufficient employment and industrial space in the right locations to support economic development and regeneration."

Policy SD4 (The Central Activities Zone (CAZ)) states that "the nationally and internationally significant office functions of the CAZ should be supported and enhanced by all stakeholders, including the intensification and provision of sufficient space to meet demand for a range of types and sizes of occupier and rental values".

Policy SD5 (Offices, other strategic functions and residential development in the CAZ) states that "offices and other CAZ strategic functions are to be given greater weight relative to new residential development."

Policy D4 states that "design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan."

Policy D5 (Inclusive Design) seeks to achieve the highest standard of accessible and inclusive design across new developments.

Policy D8 (Public Realm) establishes criteria for proposals which include public realm space. These criteria include making public realm "well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution."

Policy D11 (Safety, security and resilience to emergency) states that "development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime that - in proportion to the risk - deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area."

Policy D12 (Fire Safety) encourages proposals to achieve the highest standards of fire safety and ensure that they: "1) identify suitably positioned unobstructed outside space for fire appliances to be positioned on and which is appropriate for use as an evacuation assembly point; 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire."

Policy D14 (Noise) seeks to avoid significant adverse noise impacts on health and quality of life, and mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development.

Policy S1 (Developing London's social infrastructure) states that development proposals should provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies. New facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres.

Policy EI (Offices) explicitly supports increases in the current office stock, noting that "improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development."

Policy E2 (Providing suitable business space) states that Boroughs should seek to "support the provision, and where appropriate, protection of a range of B Use Class business space, in terms of type, use and size, at an appropriate range

of rents, to meet the needs of micro, small and medium-sized enterprises and to support firms wishing to start-up or expand." The policy also states that "development proposals for new B Use Class business floorspace greater than 2,500 sqm (gross external area), or a locally determined lower threshold in a local Development Plan Document, should consider the scope to provide a proportion of flexible workspace or smaller units suitable for micro, small and medium-sized enterprises."

Policy HC1 (Heritage conservation and growth) requires development proposals "should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings."

Policy HC3 (Strategic and Local Views) states that development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.

Policy G1 (Green infrastructure) states that "development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network."

Policy G4 (Open space) identifies that "development proposals should 1) not result in the loss of protected open space; 2) where possible create areas of publicly accessible open space, particularly in areas of deficiency."

Policy GS (Urban greening) states that "major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage."

Policy G6 (Biodiversity and access to nature) states that "development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process."

Policy SI1 (Improving air quality) states that "development proposals should not: a) lead to further deterioration of existing poor air quality; b) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits; c) create unacceptable risk of high levels of exposure to poor air quality."

Policy SI2 (Minimising greenhouse gas emissions) requires that all new major development should be net zero-carbon. Major development proposals should

also include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

Policy SI3 (Energy infrastructure) states that "development proposals should: 1) identify the need for, and suitable sites for, any necessary energy infrastructure requirements including energy centres, energy storage and upgrades to existing infrastructure; 2) identify existing heating and cooling networks, identify proposed locations for future heating and cooling networks and identify opportunities for expanding and inter- connecting existing networks as well as establishing new networks."

Policy SI4 (Managing heat risk) identifies that "development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure." The policy also states that "major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems."

Policy SI7 (Reducing waste and supporting the circular economy) identifies that "referable applications should promote circular economy outcomes and aim to be net zero-waste."

Policy SI12 (Flood risk management) requires development proposals to "ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses."

Policy SI13 (Sustainable drainage) states that "development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible."

Policy TI (Strategic approach to transport) highlights that development "should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated." Development that promotes walking through improved public realm is also supported.

Policy T2 (Healthy streets) encourages development proposals to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. Proposals should "1) demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance; 2) reduce the dominance of vehicles on London's streets whether stationary or moving; 3) be permeable by foot and

cycle and connect to local walking and cycling networks as well as public transport."

Policy T3 (Transport capacity, connectivity and safeguarding) states that "development proposals should support capacity, connectivity and other improvements to the bus network and ensure it can operate efficiently to, from and within developments, giving priority to buses and supporting infrastructure as needed."

Policy T4 (Assessing and mitigating transport impacts) notes that "where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified."

Policy TS (Cycling) supports increases in cycling across London through the provision of secure, integrated, convenient and accessible cycle parking facilities as well as associated changing and facilities and showers.

Policy T6 (Car parking) sets out parking standards which need to be complied with and that "car-free development should be the starting point for all development proposals in places that are (or are planned to be) well connected by public transport."

Policy T7 (Deliveries, servicing and construction) states that "development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans will be required and should be developed in accordance with Transport for London guidance and in a way which reflects the scale and complexities of developments.

Relevant GLA Supplementary Planning Guidance (SPGs)

- Accessible London: Achieving an Inclusive Environment SPG (October 2014);
- Control of Dust and Emissions during Construction and Demolition SPG (September 2014);
- Sustainable Design and Construction (September 2014);
- Social Infrastructure (May 2015);
- Culture and Night-Time Economy SPG (November 2017);
- London Environment Strategy (May 2018);
- Cultural Strategy (2018);
- Mayoral CIL 2 Charging Schedule (April 2019);
- Central Activities Zone (March 2016).
- Mayor's Transport Strategy (2018)
- Housing SPG (2017)

Relevant Draft City Plan 2036 Policies

S1 Healthy and inclusive city

HL1 Inclusive buildings and spaces

HL2 Air quality

HL3 Noise and light pollution

HL4 Contaminated land and water quality

HL9 Health Impact Assessments

S2 Safe and Secure City

SA1 Crowded Places

SA3 Designing in security

S3 Housing

HS3 Residential environment

S4 Offices

OF1 Office development

S6 Culture, Visitors and the Night -time Economy

CV2 Provision of Visitor Facilities

CV5 Public Art

S7 Smart Infrastructure and Utilities
S8 Design
DE1 Sustainability requirements
DE2 New development
DE3 Public realm
DE5 Terraces and viewing galleries
DE8 Daylight and sunlight
DE9 Lighting
S9 Vehicular transport and servicing
VT1 The impacts of development on transport
VT2 Freight and servicing
VT3 Vehicle Parking
S10 Active travel and healthy streets
AT1 Pedestrian movement
AT2 Active travel including cycling
AT3 Cycle parking
S11 Historic environment
HE1 Managing change to heritage assets
S14 Open spaces and green infrastructure
OS1 Protection and Provision of Open Spaces
OS2 City greening
OS3 Biodiversity
OS4 Trees
S15 Climate resilience and flood risk
CR1 Overheating and Urban Heat Island effect
CR2 Flood Risk
CR3 Sustainable drainage systems (SuDS)
S16 Circular economy and waste
CE1 Zero Waste City
S23 Smithfield and Barbican
S24 Culture Mile Implementation
SB1 Culture Mile Impacts
S27 Planning contributions

Relevant City Corporation Guidance and Supplementary Planning Documents (SPDs)

Air Quality SPD (July 2017);
City Lighting Strategy (October 2018);
City Transport Strategy (May 2019);
City Waste Strategy 2013-2020 (January 2014);
City of London's Wind Microclimate Guidelines (2019);
Planning Obligations SPD (May 2021);
Open Space Strategy (2016);
Office Use SPD (2015);
City Public Realm (2016);
Cultural Strategy 2018 – 2022 (2018).

Relevant Local Plan Policies

CS1 Provide additional offices

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

DM1.1 Protection of office accommodation

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

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

DM1.3 Small and medium business units

To promote small and medium sized businesses in the City by encouraging:

- a) new accommodation suitable for small and medium sized businesses or occupiers;
- b) office designs which are flexible and adaptable to allow for subdivision to create small and medium sized business units;
- c) continued use of existing small and medium sized units which meet occupier needs.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

DM2.1 Infrastructure provision

- 1) Developers will be required to demonstrate, in conjunction with utility providers, that there will be adequate utility infrastructure capacity, both on and off the site, to serve the development during construction and operation. Development should not lead to capacity or reliability problems in the surrounding area. Capacity projections must take account of climate change impacts which may influence future infrastructure demand.
- 2) Utility infrastructure and connections must be designed into and integrated with the development wherever possible. As a minimum, developers should identify and plan for:
 - a) electricity supply to serve the construction phase and the intended use for the site, and identify, in conjunction with electricity providers, Temporary Building Supply (TBS) for the construction phase and the estimated load capacity of the building and the substations and routes for supply;
 - b) reasonable gas and water supply considering the need to conserve natural resources;
 - c) heating and cooling demand and the viability of its provision via decentralised energy (DE) networks. Designs must incorporate access to existing DE networks where feasible and viable;
 - d) telecommunications network demand, including wired and wireless infrastructure, planning for dual entry provision, where possible, through communal entry chambers and flexibility to address future technological improvements;
 - e) separate surface water and foul drainage requirements within the proposed building or site, including provision of Sustainable Drainage Systems (SuDS), rainwater harvesting and grey-water recycling, minimising discharge to the combined sewer network.

3) In planning for utility infrastructure developers and utility providers must provide entry and connection points within the development which relate to the City's established utility infrastructure networks, utilising pipe subway routes wherever feasible. Sharing of routes with other nearby developments and the provision of new pipe subway facilities adjacent to buildings will be encouraged.

4) Infrastructure provision must be completed prior to occupation of the development. Where potential capacity problems are identified and no improvements are programmed by the utility company, the City Corporation will require the developer to facilitate appropriate improvements, which may require the provision of space within new developments for on-site infrastructure or off-site infrastructure upgrades.

CS3 Ensure security from crime/terrorism

To ensure that the City is secure from crime, disorder and terrorism, has safety systems of transport and is designed and managed to satisfactorily accommodate large numbers of people, thereby increasing public and corporate confidence in the City's role as the world's leading international financial and business centre.

CS4 Seek planning contributions

To manage the impact of development, seeking appropriate developer contributions.

CS5 Meet challenges facing North of City

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

CS10 Promote high quality environment

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

DM10.1 New development

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

a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height,

building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;

b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;

c) appropriate, high quality and durable materials are used;

d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;

e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;

g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;

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

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

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

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

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

DM10.2 Design of green roofs and walls

1) To encourage the installation of green roofs on all appropriate developments. On each building the maximum practicable coverage of green roof should be achieved. Extensive green roofs are preferred and their design should aim to maximise the roof's environmental benefits, including biodiversity, run-off attenuation and building insulation.

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

DM10.3 Roof gardens and terraces

1) To encourage high quality roof gardens and terraces where they do not:

a) immediately overlook residential premises;

b) adversely affect rooflines or roof profiles;

- c) result in the loss of historic or locally distinctive roof forms, features or coverings;
 - d) impact on identified views.
- 2) Public access will be sought where feasible in new development.

DM10.4 Environmental enhancement

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

- a) the predominant use of the space, surrounding buildings and adjacent spaces;
- b) connections between spaces and the provision of pleasant walking routes;
- c) the use of natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City;
- d) the inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors;
- e) the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City;
- f) sustainable drainage, where feasible, co-ordinating the design with adjacent buildings in order to implement rainwater recycling;
- g) the need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered;
- h) the need for pedestrian priority and enhanced permeability, minimising the conflict between pedestrians and cyclists;
- i) the need to resist the loss of routes and spaces that enhance the City's function, character and historic interest;
- j) the use of high quality street furniture to enhance and delineate the public realm;
- k) lighting which should be sensitively co-ordinated with the design of the scheme.

DM10.7 Daylight and sunlight

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

DM10.8 Access and inclusive design

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

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

CS11 Encourage art, heritage and culture

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Destination Strategy.

DM11.2 Public Art

To enhance the City's public realm and distinctive identity by:

- a) protecting existing works of art and other objects of cultural significance and encouraging the provision of additional works in appropriate locations;
- b) ensuring that financial provision is made for the future maintenance of new public art;
- c) requiring the appropriate reinstatement or re-siting of art works and other objects of cultural significance when buildings are redeveloped.

CS12 Conserve or enhance heritage assets

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

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage

assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.

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

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

DM12.5 Historic parks and gardens

1. To resist development which would adversely affect gardens of special historic interest included on the English Heritage register.
2. To protect gardens and open spaces which make a positive contribution to the historic character of the City.

CS15 Creation of sustainable development

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

DM15.1 Sustainability requirements

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

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

DM15.2 Energy and CO2 emissions

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

DM15.3 Low and zero carbon technologies

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

localised decentralised energy infrastructure through the export of excess heat must be considered

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

DM15.4 Offsetting carbon emissions

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

DM15.5 Climate change resilience

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

DM15.6 Air quality

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.

3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.
5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.
6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

DM15.7 Noise and light pollution

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

CS16 Improving transport and travel

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

DM16.1 Transport impacts of development

1. Development proposals that are likely to have effects on transport must be accompanied by an assessment of the transport implications during both construction and operation, in particular addressing impacts on:
 - a) road dangers;
 - b) pedestrian environment and movement;
 - c) cycling infrastructure provision;
 - d) public transport;
 - e) the street network.
2. Transport Assessments and Travel Plans should be used to demonstrate adherence to the City Corporation's transportation standards.

DM16.2 Pedestrian movement

1. Pedestrian movement must be facilitated by provision of suitable pedestrian routes through and around new developments, by maintaining pedestrian routes at ground level, and the upper level walkway network around the Barbican and London Wall.
2. The loss of a pedestrian route will normally only be permitted where an alternative public pedestrian route of at least an equivalent standard is provided having regard to:
 - a) the extent to which the route provides for current and all reasonably foreseeable future demands placed upon it, including at peak periods;
 - b) the shortest practicable routes between relevant points.
3. Routes of historic importance should be safeguarded as part of the City's characteristic pattern of lanes, alleys and courts, including the route's historic alignment and width.
4. The replacement of a route over which pedestrians have rights, with one to which the public have access only with permission will not normally be acceptable.
5. Public access across private land will be encouraged where it enhances the connectivity, legibility and capacity of the City's street

network. Spaces should be designed so that signage is not necessary and it is clear to the public that access is allowed.

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

DM16.3 Cycle parking

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

2. On-street cycle parking in suitable locations will be encouraged to meet the needs of cyclists.

DM16.4 Encouraging active travel

1. Ancillary facilities must be provided within new and refurbished buildings to support active transport modes such as walking, cycling and running. All commercial development should make sufficient provision for showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.

2. Where facilities are to be shared with a number of activities they should be conveniently located to serve all proposed activities.

DM16.5 Parking and servicing standards

1. Developments in the City should be car-free except for designated Blue Badge spaces. Where other car parking is exceptionally provided it must not exceed London Plan's standards.

2. Designated parking must be provided for Blue Badge holders within developments in conformity with London Plan requirements and must be marked out and reserved at all times for their use. Disabled parking spaces must be at least 2.4m wide and at least 4.8m long and with reserved areas at least 1.2m wide, marked out between the parking spaces and at the rear of the parking spaces.

3. Except for dwelling houses (use class C3), whenever any car parking spaces (other than designated Blue Badge parking) are provided, motor cycle parking must be provided at a ratio of 10 motor cycle parking spaces per 1 car parking space. At least 50% of motor cycle parking spaces must be at least 2.3m long and at least 0.9m wide

and all motor cycle parking spaces must be at least 2.0m long and at least 0.8m wide.

4. On site servicing areas should be provided to allow all goods and refuse collection vehicles likely to service the development at the same time to be conveniently loaded and unloaded. Such servicing areas should provide sufficient space or facilities for all vehicles to enter and exit the site in a forward gear. Headroom of at least 5m where skips are to be lifted and 4.75m for all other vehicle circulation areas should be provided.

5. Coach parking facilities for hotels (use class C1) will not be permitted.

6. All off-street car parking spaces and servicing areas must be equipped with the facility to conveniently recharge electric vehicles.

7. Taxi ranks are encouraged at key locations, such as stations, hotels and shopping centres. The provision of taxi ranks should be designed to occupy the minimum practicable space, using a combined entry and exit point to avoid obstruction to other transport modes.

CS17 Minimising and managing waste

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

DM17.1 Provision for waste

1. Waste facilities must be integrated into the design of buildings, wherever feasible, and allow for the separate storage and collection of recyclable materials, including compostable material.

2. On-site waste management, through techniques such as recycle sorting or energy recovery, which minimises the need for waste transfer, should be incorporated wherever possible.

DM17.2 Designing out construction waste

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

- a) reuse of existing structures;
- b) building design which minimises wastage and makes use of recycled materials;

- c) recycling of deconstruction waste for reuse on site where feasible;
- d) transport of waste and construction materials by rail or river wherever practicable;
- e) application of current best practice with regard to air quality, dust, hazardous waste, waste handling and waste management

CS18 Minimise flood risk

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

DM18.2 Sustainable drainage systems

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

DM18.3 Flood protection and climate

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

CS19 Improve open space and biodiversity

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

DM19.1 Additional open space

1. Major commercial and residential developments should provide new and enhanced open space where possible. Where on-site provision

is not feasible, new or enhanced open space should be provided near the site, or elsewhere in the City.

2. New open space should:

- a) be publicly accessible where feasible; this may be achieved through a legal agreement;
- b) provide a high quality environment;
- c) incorporate soft landscaping and Sustainable Drainage Systems, where practicable;
- d) have regard to biodiversity and the creation of green corridors;
- e) have regard to acoustic design to minimise noise and create tranquil spaces.

3. The use of vacant development sites to provide open space for a temporary period will be encouraged where feasible and appropriate.

DM19.2 Biodiversity and urban greening

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

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

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

- a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
- b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.

2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

SCHEDULE

APPLICATION: 22/00202/FULMAJ

Cripplegate House 1 Golden Lane London

Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 Fencing for the protection of any retained tree(s) including the roots shall be installed in accordance with plans and particulars to be submitted to and approved in writing by the Local Planning Authority and shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
REASON: In order to protect the trees on the site during building operations in accordance with the following policies of the Local Plan: DM10.4, DM19.2.
- 3 (a) Prior to demolition of the development: full details of the pre-demolition audit in accordance with section 4.6 of the GLA's adopted Circular Economy Statement guidance shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the development is designed to meet the relevant targets set out in the GLA Circular Economy Statement Guidance. The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.
(b) Prior to the commencement of the development (excluding demolition), after RIBA Stage 4, a detailed Circular Economy Statement (or an update to the approved Circular Economy Statement

to reaffirm the proposed strategy or demonstrate improvements) to include a site waste management plan, shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the Statement has been prepared in accordance with the GLA Circular Economy Guidance and that the development is designed to meet the relevant targets set out in the GLA Circular Economy Guidance. The end-of-life strategy of the statement should include the approach to storing detailed building information relating to the structure and materials of the new building elements (and of the interventions in order to distinguish the historic from the new fabric). The development shall be carried out in accordance with the approved details and operated & managed in accordance with the approved details throughout the lifecycle of the development.

REASON : To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it reduces the demand for redevelopment, encourages re-use and reduces waste in accordance with the following policies in the Development Plans and draft Development Plans: London Plan; D3, SI 7, SI 8 - Local Plan; CS 17, DM 17.2 - Draft City Plan 2036; S16, CEW 1. These details are required prior to construction work commencing in order to establish the extent of recycling and minimised waste from the time that construction start.

- 4 No later than 3 months after completion of the building and prior to the development being occupied, a post-completion Circular Economy Statement shall be submitted to and approved in writing by the local planning authority to demonstrate that the targets and actual outcomes achieved are in compliance with or exceed the proposed targets stated in the approved Circular Economy Statement for the development.
REASON: To ensure that circular economy principles have been applied and Circular Economy targets and commitments have been achieved to demonstrate compliance with Policy SI 7 of the London Plan.
- 5 Prior to the commencement of the development, excluding demolition, a detailed Whole Life-Cycle Carbon assessment (or an update to the approved Whole Life-Cycle Carbon assessment to reaffirm the proposed strategy or demonstrate improvements) shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the Whole Life-Cycle Carbon emissions savings of the development achieve at least the GLA's Standard Benchmark and setting out further opportunities to achieve the GLA's Aspirational Benchmark set out in the GLA's Whole Life-Cycle Assessment Guidance. The assessment should include details of measures to reduce carbon emissions throughout the whole life-cycle of the development and provide calculations in line with the Mayor of London's guidance on Whole Life-Cycle Carbon Assessments, and the development shall be carried out in accordance with the approved

details and operated and managed in accordance with the approved assessment for the life-cycle of the development.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development so that it maximises the reduction of carbon emissions of the development throughout the whole life-cycle of the development in accordance with the following policies in the Development Plan and draft Development Plans: London Page 146 Plan: D3, SI 2, SI 7 - Local Plan: CS 17, DM 15.2, DM 17.2 - Draft City Plan 2036: CE 1. These details are required prior to demolition and construction work commencing in order to be able to account for embodied carbon emissions resulting from the demolition and construction phase (including recycling and reuse of materials) of the development.

- 6 Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the development being occupied (or if earlier, prior to the development being handed over to a new owner or proposed occupier,) the post-construction Whole Life-Cycle Carbon (WLC) Assessment (to be completed in accordance with and in line with the criteria set out in in the GLA's WLC Assessment Guidance) shall be submitted to the Local Planning Authority . The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

REASON: To ensure whole life-cycle carbon emissions are calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan.

- 7 The development shall be designed to allow for the retro-fit of heat exchanger rooms to connect into a district heating network if this becomes available during the lifetime of the development.
REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building in accordance with the following policies of the Local Plan: DM15.1, DM15.2, DM15.3, DM15.3, DM15.4.
- 8 Prior to the commencement of the development, excluding demolition, a Climate Change Resilience Sustainability Statement (CCRSS) shall be submitted to and approved in writing by the Local Planning Authority, that demonstrates that the development is resilient and adaptable to predicted climate conditions during the lifetime of the development. The CCRSS shall include details of the climate risks that the development faces (including flood, heat stress, water stress, natural capital, pests and diseases) and the climate resilience solutions

for addressing such risks. The CCRSS will demonstrate that the potential for resilience and adaptation measures (including but not limited to solar shading to prevent solar gain; high thermal mass of building fabric to moderate temperature fluctuations; cool roofs to prevent overheating; urban greening; rainwater attenuation and drainage; flood risk mitigation; biodiversity protection; passive ventilation and heat recovery and air quality assessment to ensure building services do not contribute to worsening photochemical smog) has been considered and appropriate measures incorporated in the design of the building. The CCRSS shall also demonstrate how the development will be operated and managed to ensure the identified measures are maintained for the life of the development. The development shall be carried out in accordance with the approved CCRSS and operated & managed in accordance with the approved CCRSS for the life of the development.

REASON: To comply with Local Plan Policy DM 15.5 Climate change resilience and adaptation.

- 9 Within 6 months of completion details of climate change resilience measures must be submitted to the Local Planning Authority demonstrating the measures that have been incorporated to ensure that the development is resilient to the predicted weather patterns during the lifetime of the building. This should include details of the climate risks that the site faces (flood, heat stress, water stress, natural capital, pests and diseases) and the climate resilience solutions that have been implemented.

REASON: To comply with Local Plan Policy DM 15.5 Climate change resilience and adaptation.

- 10 A post construction BREEAM assessment demonstrating that a target rating of at least 'Excellent' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.

REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Local Plan: CS15, DM15.1, DM15.2.

- 11 Details of the position and size of the green/blue roof(s), the type of planting and a substantial contribution of the green/blue roof(s) to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in

accordance with the following policies of the Local Plan: DM18.2, DM19.2.

- 12 No doors, gates or windows at ground floor level shall open over the public highway.
REASON: In the interests of public safety
- 13 Before any works including demolition are begun a survey of the highways and other land at the perimeter of the site shall be carried out and submitted to the Local Planning Authority showing the existing Ordnance Datum levels of the adjoining streets and open spaces.
REASON: To ensure continuity between the level of existing streets and the finished floor levels in the proposed building and to ensure a satisfactory treatment at ground level in accordance with the following policies of the Local Plan: DM10.8, DM16.2. These details are required prior to commencement in order to create a record of the conditions prior to changes caused by the development.
- 14 Demolition works shall not begin until a Deconstruction Logistics Plan to manage all freight vehicle movements to and from the site during deconstruction of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority. The Deconstruction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The demolition shall not be carried out otherwise than in accordance with the approved Deconstruction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.
REASON: To ensure that demolition works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to demolition work commencing in order that the impact on the transport network is minimised from the time that demolition starts.
- 15 Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall be completed in accordance with the Mayor of London's Construction Logistics Plan Guidance dated July 2017, and shall specifically address the safety of vulnerable road users through compliance with the Construction Logistics and Community Safety (CLOCS) Standard. The Plan must demonstrate how Work Related Road Risk is to be managed. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics

Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

REASON: To ensure that construction works do not have an adverse impact on public safety and the transport network in accordance with London Plan Policy 6.14 and the following policies of the Local Plan: DM15.6, DM16.1. These details are required prior to construction work commencing in order that the impact on the transport network is minimised from the time that construction starts.

- 16 Permanently installed pedal cycle racks shall be provided and maintained on the site throughout the life of the building sufficient to accommodate a minimum of 233no. long stay pedal cycles and 14no. short stay pedal cycles. The cycle parking provided on the site must remain ancillary to the use of the building and must be available at all times throughout the life of the building for the sole use of the occupiers thereof and their visitors without charge to the individual end users of the parking. A minimum of 5% of the long stay cycle spaces shall be accessible for larger cycles, including adapted cycles for disabled people.
REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policy of the Local Plan: DM16.3.
- 17 Before any works thereby affected are begun, the layout and the arrangement of the long stay and short stay cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking detailed in the approved arrangement plans and report shall thereafter be maintained in accordance with the approved plan(s) for the life of the building.
REASON: To ensure the cycle parking is accessible and has regard to compliance with the London Cycling Design Standards in accordance with the following policy of the Local Plan: DM16.3 and London Plan policy: T5.
- 18 Changing facilities and showers shall be provided adjacent to the bicycle parking areas and maintained throughout the life of the building for the use of occupiers of the building in accordance with the approved plans.
REASON: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the following policy of the Local Plan: DM16.4.
- 19 No development other than demolition shall take place until the detailed design of all wind mitigation measures have been submitted to and approved in writing by the Local Planning Authority. These details shall include the size and appearance of any features, the size and appearance of any planting containers, trees species, planting medium and irrigation systems. No part of the building shall be occupied until

the approved wind mitigation measures have been implemented unless the Local Planning Authority agrees otherwise in writing. The said wind mitigation measures shall be retained in place for the life of the building unless otherwise agreed by the Local Planning Authority.

REASON: In order to ensure that the proposed development does not have a detrimental impact on the amenities of the area in accordance with the following policies of the Local Plan: DM10.1, DM16.1, DM16.2. These details are required prior to construction in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

- 20 Prior to the installation of any generator, a report shall be submitted to show what alternatives have been considered including a secondary electrical power supply, battery backup or alternatively fuelled generators such as gas fired or hydrogen. The details of the proposed generator shall be submitted for approval. The generator shall be used solely on brief intermittent and exceptional occasions when required in response to a life-threatening emergency and for the testing necessary to meet that purpose and shall not be used at any other time.
REASON: In order to ensure that the generator does not have a detrimental impact on occupiers of residential premises in the area and in accordance with the following policy of the Local Plan: DM15.6 and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10, in accordance with the City of London Air Quality Strategy 2019 and the London Plan Policies SI1 and SD4 D.
- 21 Prior to the commencement of development the developer/construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the NRMM Regulations and the inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.
REASON: To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction
- 22 Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants, and must be located away from ventilation intakes and accessible roof gardens and terraces.
REASON: In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10 and 2.5, in accordance with the City of London Air

Quality Strategy 2019, Local Plan Policy DM15.6 and London Plan policy SI1.

- 23 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
- (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.
- (c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 24 There shall be no demolition on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.
- 25 There shall be no construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed

monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution)

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

- 26 No part of the roof areas except those shown as roof terraces on the drawings hereby approved shall be used or accessed by occupiers of the building, other than in the case of emergency or for maintenance purposes.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 27 No live or recorded music that can be heard outside the premises shall be played.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 28 No amplified or other music shall be played on the roof terraces.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 29 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 21:00 and 09:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.
REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 30 The external terraces hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 09:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of emergency.

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

- 31 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

- 32 Before any construction works hereby permitted are begun the following details shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Lead Local Flood Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

(a) Fully detailed design and layout drawings for the proposed SuDS components including but not limited to: blue roof attenuation systems, biodiverse green roof system, rainwater pipework, flow control devices, design for system exceedance, design for ongoing maintenance; surface water flow rates shall be restricted to no greater than 38 l/s from the outfall provision should be made for an attenuation volume capacity capable of achieving this, which should be no less than 75.68m³;

(b) Full details of measures to be taken to prevent flooding (of the site or caused by the site) during the course of the construction works.

(c) Evidence that Thames Water have been consulted and consider the proposed discharge rate to be satisfactory.

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

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

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

- A full description of how the system would work, it's aims and objectives and the flow control arrangements;
- A Maintenance Inspection Checklist/Log;
- A Maintenance Schedule of Work itemising the tasks to be undertaken, such as the frequency required and the costs incurred to maintain the system.

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

- 34 Prior to the commencement of the relevant works, a final Lighting Strategy and Technical Lighting Design shall be submitted to and approved in writing by the Local Planning Authority, which should include details of:
- lighting layout/s;
 - details of all functional and decorative luminaires (including associated accessories, bracketry and related infrastructure);
 - a lighting control methodology;
 - proposed operational timings and associated design and management measures to reduce the impact on the local environment and residential amenity including light pollution, light spill, and potential harm to local ecologies;
 - all external, semi-external and public-facing parts of the building and of any internal lighting in so far that it creates visual or actual physical impact on the lit context to show how the facade and/or the lighting has been designed to help reduce glare, excessive visual brightness, and light trespass;
 - details for impact on the public realm, including typical illuminance levels, uniformity, colour appearance and colour rendering.
- All works and management measures pursuant to this consent shall be carried out and maintained in accordance with the approved details and lighting strategy.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, 15.7 , CS15 and emerging policies DE1, DE2 and HL3 of the Draft City Plan 2036.

- 35 Before any works thereby affected are begun, details of the provision to be made in the building's design to enable the discreet installation of street lighting on the development, including details of the location of light fittings, cable runs and other necessary apparatus, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

REASON: To ensure provision for street lighting is discreetly integrated into the design of the building in accordance with the following policy of the City of London Local Plan: DM10.1.

- 36 Notwithstanding the details shown on the drawings hereby approved, the inclusion of a bin presentation area on Cripplegate is hereby precluded and full details of an alternate arrangement shall be provided pursuant to condition 39 of this permission.

REASON: To ensure a satisfactory waste collection and storage arrangement, and to provide a satisfactory public realm in line with the following Local Plan policies: DM10.1, DM17.1.

- 37 All unbuilt surfaces, including terraces/balconies and public realm, shall be treated in accordance with a landscaping scheme, including details of:
- (a) the position, size and types of planting of the green roof, its method of irrigation;
 - (b) details of the final Urban Greening Factor of the scheme;
 - (c) Irrigation, including provision for harvesting rainwater run-off from road ground and roof surfaces to supplement irrigation;
 - (d) Soil including details of the type and depths of soil and substrate
 - (e) Species and selection of trees including details of its their age, growing habit, girth of trunk, how many times transplanted, root development;
 - (f) Planting pit size and construction, tree guards;
 - (g) Details of all soft landscaping including species and contribution to enhance biodiversity;
 - (h) Seating;
 - (i) Paving materials;
 - (j) Maintenance plans for all proposed landscaping;
 - (k) Planters;
 - (l) Vertical greening including species, supporting structure, method of fixing, growing medium and method of irrigation.
 - (m) Contribution to biodiversity enhancement of all landscaping including greening, green walls and green roofs.
- to be submitted to and approved in writing by the Local Planning Authority before any landscaping works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development and prior to occupation. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within the lifetime of the development shall be replaced with trees and shrubs of the same size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.
- REASON: In the interests of visual amenity in accordance with the following policies of the Local Plan: DM10.1, DM19.2.
- 38 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
- REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.
- 39 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) details of alternate waste storage and collection facilities within the building;
- (b) details of ambulant disabled toilet with outward opening door to basement cycle facilities;
- (c) details of thresholds to entrances to east facade;
- (d) details of main office reception including steps and ramp gradient, distance between security gates and wheelchair-accessible WC;
- (e) details of accessible WC arrangements to cafe;
- (f) revised details of the transfer handling arrangements between floors to show alternate handling between floors;
- (g) details of entrances;
- (h) details of a typical bay on all facades;
- (i) details of glazing and fenestration including replacement glazing to east facade;
- (j) details of fins and solar shading measures;
- (k) details of ground floor facades;
- (l) details of Brackley Street facade;
- (m) details of Viscount Street facade;
- (n) details of Cripplegate Street facade;
- (o) details of Golden Lane facade;
- (p) details of junctions between historic Cripplegate Institute facade and proposed east, north and south elevations;
- (q) details of parapets, balustrades, BMU cradles and other excrescences at roof level;
- (r) details of external plant enclosures and plant;
- (s) details of external ducts, vents, louvres and extracts;
- (t) details of photovoltaic panels;
- (u) details of green walls and vertical landscaping including supporting structure, type and volume of growing medium, planting including species and varieties, method of irrigation, maintenance regime and junctions with adjacent vertical surfaces;
- (v) revised details of the fire fighting lifts to ensure single entry;
- (w) details of natural ventilation to include location of opening vents and extent of natural ventilation in relation to floorspace;
- (x) Particulars and samples of materials to be used in all external surfaces of the building.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM10.1, DM10.2, DM10.3, DM10.4, DM10.8, DM12.1, DM12.3, DM17.1, DM19.2.

- 40 The development shall provide:
 15,471 sq.m (GIA) of office floorspace (Class E) and 71 sq.m (GIA) of cultural/community floorspace (Class F2).
 REASON: To ensure the development is carried out in accordance with the approved plans.

- 41 The floorspace within the development marked as lobby/cafe on the floor plans at ground floor level hereby approved, shall be used for retail (Class E(a)) and/or cafe/restaurant (Class E(b)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure that active public uses are retained to ground floor.
- 42 The floorspace within the development marked as community/cultural floorspace on the floor plans at ground floor level hereby approved, shall be used for local community (Class F2(b)) and for no other purpose (including any other purpose within Class F of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
REASON: To ensure compliance with policy S6 of the Draft City Plan 2036.
- 43 If within a period of two years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
REASON: In order to ensure the continued presence of trees on the site in the interest of visual amenity in accordance with the following policies of the Local Plan: DM10.4, DM19.2.
- 44 Prior to the commencement of the relevant part of the works, details shall be submitted to and approved in writing by the Local Planning Authority showing the viability of the planting of a new tree into the highway on the corner of Brackley Street and Viscount Street including details of trial holes and the likelihood of survival of the tree in this location.
REASON: To ensure the viability and longevity of tree planting in this location in accordance with the following policies of the Local Plan: DM10.4, DM19.2. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated before the design is too advanced to make changes.
- 45 Before any works thereby affected are begun details shall be provided of the proposed protective measures for retained historic fabric and

features for the duration of works on site shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details and so retained thereafter.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 46 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission:

GLD-HBA-XX-XX-DR-A-080100 P02; GLD-HBA-XX-XX-DR-A-080101 P02; GLD-HBA-XX-XX-DR-A-080102 P02; GLD-HBA-ZZ-00-DR-A-080130 P01; GLD-HBA-ZZ-01-DR-A-080131 P01; GLD-HBA-ZZ-02-DR-A-080132 P01; GLD-HBA-ZZ-04-DR-A-080134 P01; GLD-HBA-ZZ-07-DR-A-080137 P01; GLD-HBA-ZZ-08-DR-A-080138 P01; GLD-HBA-ZZ-09-DR-A-080139 P01; GLD-HBA-ZZ-RF-DR-A-080140 P01; GLD-HBA-ZZ-B1-DR-A-080141 P02; GLD-HBA-XX-00-DR-A-080150 P02; GLD-HBA-XX-00-DR-A-080151 P02; GLD-HBA-XX-00-DR-A-080152 P02; GLD-HBA-XX-00-DR-A-080153 P02; GLD-HBA-XX-00-DR-A-080154 P02; GLD-HBA-XX-00-DR-A-080155 P02; GLD-HBA-XX-00-DR-A-080156 P02; GLD-HBA-XX-00-DR-A-080157 P02; GLD-HBA-XX-00-DR-A-080158 P02; GLD-HBA-XX-00-DR-A-080159 P02; GLD-HBA-XX-00-DR-A-080160 P02; GLD-HBA-XX-00-DR-A-080161 P02; GLD-HBA-XX-00-DR-A-080162 P02; GLD-HBA-XX-00-DR-A-080163 P02; GLD-HBA-XX-00-DR-A-080164 P02; GLD-HBA-ZZ-XX-DR-A-080210 P01; GLD-HBA-ZZ-XX-DR-A-080211 P01; GLD-HBA-ZZ-XX-DR-A-080212 P01; GLD-HBA-ZZ-XX-DR-A-080213 P01; GLD-HBA-XX-XX-DR-A-080220 P03; GLD-HBA-XX-XX-DR-A-080221 P03; GLD-HBA-XX-XX-DR-A-080222 P03; GLD-HBA-XX-XX-DR-A-080223 P03; GLD-HBA-XX-XX-DR-A-080224 P02; GLD-HBA-XX-XX-DR-A-080225 P02; GLD-HBA-XX-XX-DR-A-080226 P02; GLD-HBA-XX-XX-DR-A-080227 P02; GLD-HBA-ZZ-XX-DR-A-080310 P01; GLD-HBA-ZZ-XX-DR-A-080311 P01; GLD-HBA-XX-XX-DR-A-080320 P02; GLD-HBA-XX-XX-DR-A-080321 P02; GLD-HBA-XX-XX-DR-A-080330 P02; GLD-HBA-XX-XX-DR-A-080331 P02; GLD-HBA-XX-00-DR-A-310400 P01; GLD-HBA-XX-00-DR-A-310401 P01.

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

INFORMATIVES

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

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

a full pre application advice service has been offered;

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

- 2 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We

would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7C%7Cbba7031c73fa4c2c1b9008d97f365d16%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637680693729110381%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLjBjTil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=Fv2tSYARCTno6G8FVZjbb%2Bj0LroseLE6m79qiGerVkM%3D&reserved=0> . Please

refer to the Wholesale; Business customers; Groundwater discharges section.

- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 4 During the construction phase of the development, the City of London Corporation encourages all owners/developers to commit to the principles outlined in the City of London Corporation's Local Procurement Charter, i.e.

- to identify opportunities for local small to medium sized businesses to bid/tender for the provision of goods and services;
- aim to achieve the procurement of goods and services, relating to the development, from small to medium sized businesses based in the City and the surrounding boroughs, towards a target of 10% of the total procurement spend;
- or where the procurement of goods and services is contracted out
- ensure the above two principles are met by inserting local procurement clauses in the tender documentation issued to contractors or subcontractors (further information can be found in our 'Guidance note for developers').

For additional details please refer to the City of London's 'Local Procurement Charter' and 'Local Procurement - Guidance Note for City Developers'. These documents can be found at http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Environment_and_planning/Planning

Further guidance can be obtained by contacting the 'City Procurement Project' which provides free advice to City based businesses and City developers. They can signpost you to local supplier databases, give one to one advice and provide written guidance via the City of London Corporation's Local Purchasing Toolkit and other resources.

To access free support in procuring locally please call 020 7332 1532 or email city.procurement@cityoflondon.gov.uk

- 5 The Mayor of London has adopted a new charging schedule for Community Infrastructure Levy ("the Mayoral CIL charge or MCIL2") on 1st April 2019.

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

Office 185GBP per sq.m

Retail 165GBP per sq.m

Hotel 140GBP per sq.m

All other uses 80GBP per sq.m

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

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

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

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

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

- 6 This permission must in no way be deemed to be an approval for the display of advertisement matter indicated on the drawing(s) which must form the subject of a separate application under the Advertisement Regulations.
- 7 Where groundworks not shown on the approved drawings are to take place below the level of the existing structure (including works for underpinning, new lift pits, foundations, lowering of floor levels, new or replacement drainage, provision of services or similar) prior notification should be given in writing to the Environment Department in order to determine whether further consents are required and if the proposed works have archaeological implications.
- 8 This permission must in no way be deemed to prejudice any rights of light which may be enjoyed by the adjoining owners or occupiers under Common Law.
- 9 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation or Transport for London as Highway Authority; and work must not be commenced until the consent of the Highway Authority has been obtained.
- 10 Improvement or other works to the public highway shown on the submitted drawings require separate approval from the local highway authority and the planning permission hereby granted does not authorise these works.
- 11 The correct street number or number and name must be displayed prominently on the premises in accordance with regulations made under Section 12 of the London Building Acts (Amendment) Act 1939. Names and numbers must be agreed with the Department of the Built Environment prior to their use including use for marketing.

- 12 The Environment Department (Transportation & Public Realm Division) must be consulted on the following matters which require specific approval:
- (a) Hoardings, scaffolding and their respective licences, temporary road closures and any other activity on the public highway in connection with the proposed building works. In this regard the City of London Corporation operates the Considerate Contractors Scheme.
 - (b) The incorporation of street lighting and/or walkway lighting into the new development. Section 53 of the City of London (Various Powers) Act 1900 allows the City to affix to the exterior of any building fronting any street within the City brackets, wires, pipes and apparatus as may be necessary or convenient for the public lighting of streets within the City. Early discussion with the Department of the Built Environment Transportation and Public Realm Division is recommended to ensure the design of the building provides for the inclusion of street lighting.
 - (c) The need for a projection licence for works involving the construction of any retaining wall, foundation, footing, balcony, cornice, canopy, string course, plinth, window sill, rainwater pipe, oil fuel inlet pipe or box, carriageway entrance, or any other projection beneath, over or into any public way (including any cleaning equipment overhanging any public footway or carriageway). You are advised that highway projection licences do not authorise the licensee to trespass on someone else's land. In the case of projections extending above, into or below land not owned by the developer permission will also be required from the land owner. The City Surveyor must be consulted if the City of London Corporation is the land owner. Please contact the Corporate Property Officer, City Surveyor's Department.
 - (d) Bridges over highways
 - (e) Permanent Highway Stopping-Up Orders and dedication of land for highway purposes.
 - (f) Connections to the local sewerage and surface water system.
 - (g) Carriageway crossovers.
 - (h) Servicing arrangements, which must be in accordance with the City of London Corporation's guide specifying "Standard Highway and Servicing Requirements for Development in the City of London".
- 13 The investigation and risk assessment referred to in the schedule of conditions must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme must be submitted to and approved in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:

- human health,
 - property (existing or proposed) including buildings, open spaces, service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

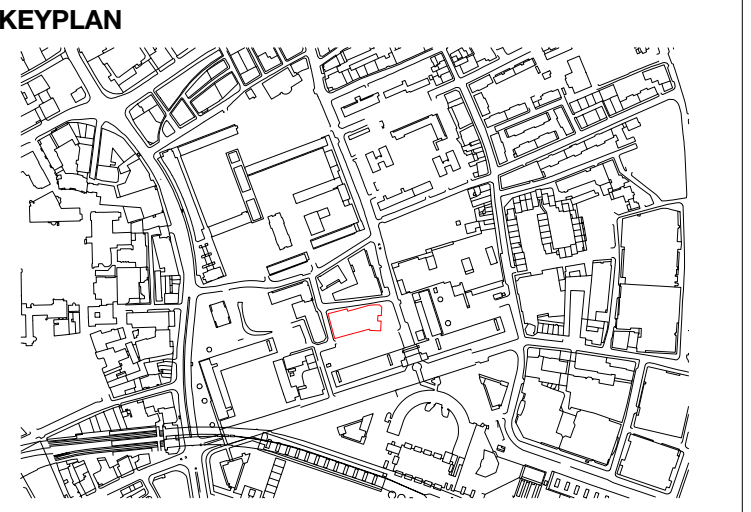
This investigation and risk assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 14 Consent may be needed from the City Corporation for the display of advertisements on site during construction works. The display of an advertisement without consent is an offence. The City's policy is to restrain advertisements in terms of size, location, materials and illumination in order to safeguard the City's environment. In particular, banners at a high level on buildings or scaffolding are not normally acceptable. The Built Environment (Development Division) should be consulted on the requirement for Express Consent under the Town & Country Planning (Display of Advertisements) (England) Regulations 2007.
- 15 Access for people with disabilities is a material consideration in the determination of planning applications. The City of London Corporation has published design standards giving advice on access for people with disabilities and setting out the minimum standards it expects to see adopted in the City buildings. These can be obtained from the City's Access Adviser, Chief Planning Officer and District Surveyor. Further advice on improving access for people with disabilities can be obtained from the City's Access Adviser. Your attention is drawn to the Disability Discrimination provisions of the Equality Act 2010 to ensure that disabled people are not significantly disadvantaged.

Service providers, etc., should make "reasonable adjustments" to facilitate access to their premises and the City asks all applicants for planning permission to ensure that physical barriers to access premises are minimised in any works carried out.

Appendix B: Stopping up plan

Copyright Hawkins\Brown Architects
 No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.



NOTES
 This drawing is based on the following survey and record drawings:
 Point 2 Site Elevations & Topographic Survey
 Michael Gallie 3D Point Cloud Post Strip-out Survey
 Hawkins\Brown is unable to verify the accuracy of these drawings, so this information should be considered illustrative only. Do not scale off this drawing.

- Stage 3 Oversailing / Stopping Up
- Stage 2 Oversailing / Stopping Up
- Property Line from Michael Gallie Property Ownership Survey
- 200 Difference (mm) between Stage 2 and Stage 3

Please note
 The property line shown is imported from the property ownership survey undertaken by Michael Gallie Partners (MGP). The thickness and accuracy of this line has been determined by MGP and has been geolocated for use.

Rev	Description	Date
P01	Oversailing & Stopping Up Update	14.09.22

159 St John Street London EC1V 4QJ
 mail@hawkinsbrown.com hawkinsbrown.com



Project
 1 Golden Lane
 1 Golden Ln, Barbican, London EC1Y 0RR

Drawing
 Ground Floor Plan - Oversailing & Stopping Up

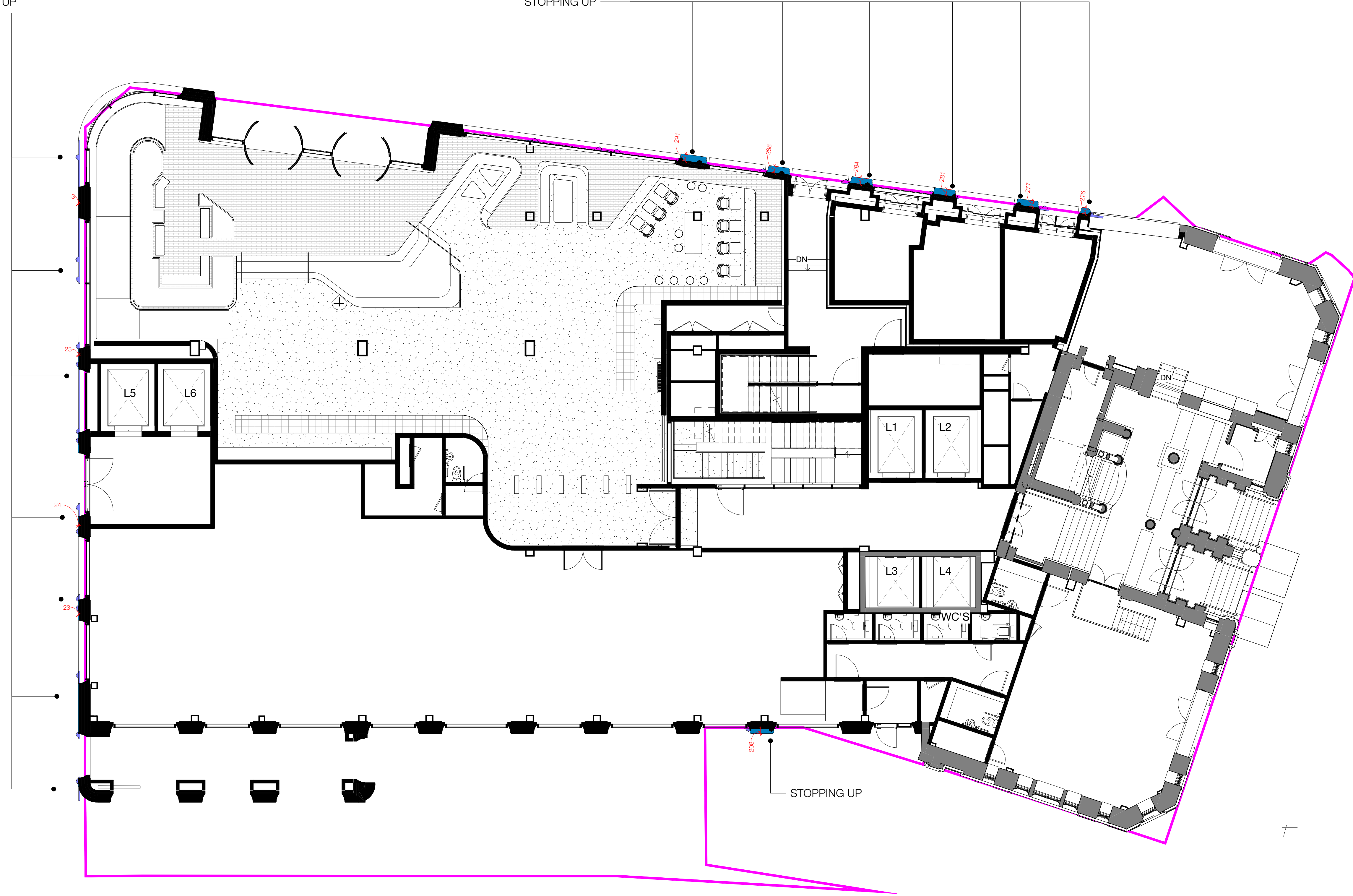
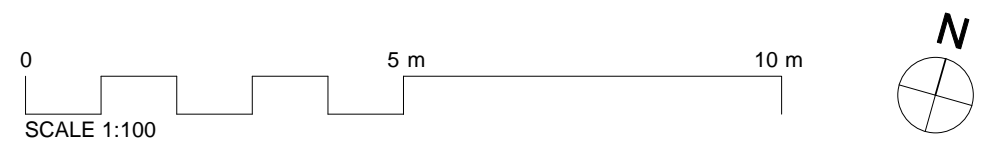
Scale @ A1 1 : 100	Date 14/09/22
Drawn By HBA	Checked By BBG
Job Number 210211	Status S2
Purpose of Issue For Information	
Drawing No. GLD-HBA-XX-00-SK-A-405520	Rev P01

STOPPING UP

STOPPING UP

STOPPING UP

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Appendix C: Daylight and Sunlight assessment methodology

APPENDIX C

Methodology for daylight (including radiance), sunlight and overshadowing assessment

Policy D6(d) of the London Plan states that the design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context whilst avoiding overheating, minimising overshadowing, and maximising the usability of outdoor amenity space.

Local Plan Policy DM10.7 'Daylight and Sunlight' seeks to resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's (BRE) guidelines 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2022).

Policy DE8: 'Daylight and sunlight' of the Draft City Plan 2036 states that development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is appropriate for its context and provides acceptable living standards, taking account of the BRE guidelines.

Local Plan Policy DM21.3 seeks to protect the residential environment including daylight and sunlight.

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

Paragraph 3.10.41 of the Local Plan and Policy HS3 of Draft City Plan 2036 states when considering proposed changes to existing lighting levels, the City Corporation will take into account the cumulative effect of development proposals.

Within the BRE Guidance, it states that the methods of assessment can be applied to non-domestic buildings where the occupants have a reasonable expectation to light. In this case it is Officers' view that the impact to student residential should be considered.

Methods of Assessment

Daylight to Existing Buildings

The BRE guidelines present the following methodologies for measuring the impact of development on the daylight and sunlight received by nearby existing dwellings and any existing non-domestic buildings where the occupants have a reasonable expectation of natural light (such as schools, hotels and hostels):

- 1. Daylight to windows: Vertical Sky Component (VSC):** a measure of the amount of sky visible from a centre point of a window. The VSC test is the main test used to assess the impact of a development on neighbouring properties. A window that achieves 27% or more is considered to provide good levels of light, but if with the proposed development in place the figure is both less than 27% and reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable.
- 2. Daylight Distribution: No Sky Line (NSL):** The distribution of daylight within a room is measured by the no sky line, which separates the areas of the room (usually measured in sq. ft) at a working height (usually 0.85m) that do and do not have a direct view of the sky. The BRE guidelines states that if with the proposed development in place the level of daylight distribution in a room is reduced by 20% or more from the existing level (0.8 times the existing value), the loss would be noticeable. The BRE advises that this measurement should be used to assess daylight within living rooms, dining rooms and kitchens; bedrooms should also be analysed although they are considered less important.

The BRE Guide recommends compliance with both the VSC and daylight distribution (NSL) guidelines.

Sunlight to Existing Buildings

Sunlight to windows: Annual Probable Sunlight Hours (APSH): Sunlight levels are calculated for all main living rooms in dwellings if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are considered less important although care should be taken not to block too much sun. The BRE explains that sunlight availability may be adversely affected if the centre of the window:

- Receives less than 25% of annual probable sunlight hours (APSH), or less than 5% APSH between 21 September and 21 March; and
- Receives less than 0.8 times its former sunlight hours (as result of a proposed development) during either period; and
- Has a reduction in sunlight hours received over the whole year greater than 4% of annual probable sunlight hours.

To clarify, all three of the above criteria need to be met for there to be a noticeable reduction in the sunlight that can be received (at the centre of the window that has been assessed).

The BRE guidelines advises that if the available sunlight hours are both less than 25% ASPH annually and 5% APSH in winter and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March) then the occupants of the existing building would notice the loss of sunlight; if the

overall/absolute annual loss of sunlight is greater than 4% of APSH, the room may appear colder and less pleasant.

Overshadowing

Sunlight to open spaces: Sunlight Hours on the Ground (SHOG): The BRE guidelines recommends that the availability of sunlight should be checked for open spaces including residential gardens and public amenity spaces, stating that, for a garden or amenity area to appear adequately sunlit throughout the year, no more than half (50%) of the area should be prevented by buildings from receiving two hours of sunlight on the 21st March. If as a result of the proposed development an existing garden or amenity area does not meet the guidance, or the area which can receive the sun is less than 0.8 times its former value (i.e. more than 20 % reduction) then the loss of sunlight is likely to be noticeable.

Radiance Assessment

A Radiance Assessment is a lighting simulation tool that measures the individual 'daylight factors' at a number of given points (usually based on a grid) within a room (or defined space). This method of assessment takes into account the total glazed area to a room, the transmittance quality of the glazing, the total area of the room's internal surfaces, including ceilings and floors, and their reflectance values (which may be actual or reasonably assumed). The radiance method of assessment also takes into account the quantum of light reflected off external surfaces, including the ground and nearby buildings.

Whilst there is currently no established guidance regarding what constitutes a 'noticeable' or 'significant' change in daylight when using the Radiance methodology, radiance-based assessments can draw upon the BRE's recommended Average Daylight Factor (ADF) target values, which recommend an ADF of 5% or more if no supplementary electric lighting is to be used within a room, or 2% or more if supplementary electric lighting is provided. The BRE guidelines recommend the following minimum ADF values for residential properties: 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.

Whilst student accommodation is not explicitly discussed within the BRE Guidelines, it is understood that it is common practice is to assign a minimum target of 1% ADF to student rooms (the target for bedrooms), which is considered by officers to be reasonable.

Radiance assessment results are presented as floor plans colour rendered to illustrate the individual daylight factors within room, which range between 0% and 5%. In addition, the average value of the individual daylight factors within a room can be expressed as a 'radiance based' ADF percentage for the room as a whole.

It should be noted that the Radiance Assessment undertaken is not meant to replace the submitted daylight and sunlight assessments, but to provide a further way to illustrate daylight changes within habitable rooms in the neighbouring properties.

Setting Alternative Target Values (including Mirror Massing)

Appendix F of the BRE guidelines provides advice on setting alternative target values for daylight and sunlight. This notes that the numerical target values are purely advisory and different targets may be used based on the characteristics of the proposed development and/or its location.

Alternative targets may be generated from the scale/layout of existing development within the surrounding context or be based on an extant planning permission. The BRE guide provides an example of a narrow mews in an historic city centre where the VSC values derived from the obstruction angle could be used as a target value for development in that street if new development is to match the existing layout.

The guide notes that a similar approach may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light. In that case, to ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for the relevant windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary.

In undertaking assessments a judgement is made as to the level of impact on affected windows and rooms. Where there is a less than 20% change (in VSC, NSL or APSH) the effect is judged as to not be noticeable. Between 20-30% it is judged to be minor adverse, 30-40% moderate adverse and over 40% major adverse. All these figures will be impacted by factors such as existing levels of daylight and sunlight and on-site conditions. The judgements that arise from these percentages are drawn from approaches to environmental impact assessment and have become part of an industry standard utilised by Daylight and Sunlight specialists. It is for the Local Planning Authority to decide whether any losses result in a reduction in amenity which is or is not acceptable.

It should be noted that where there are existing low levels of daylight in the baseline figures any change in the measured levels has been generally described in two ways to give a more complete picture. These are:

- Percentage change (10% reduced to 8% = 20% reduction); and
- Actual/Absolute change (10% reduced to 8% = 2% change).

Appendix D: BRE Report

BRE Client Report

Review of daylight, sunlight and overshadowing, 1 Golden Lane, London

Prepared for: City of London
Date: 12 October 2022
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1 Introduction

- 1.1.1 A planning application (22/00202/FULMAJ), has been submitted to the City of London for a proposal to redevelop an existing building, 1 Golden Lane, London. The application contains a daylight and sunlight report by Point 2 Surveyors Ltd '1 Golden Lane, City of London: Daylight, Sunlight and Overshadowing Report', Version 3, dated September 2022. This is supplemented by a "Radiance Report – The Denizen" Version 2 by Point 2 dated September 2022.
- 1.1.2 BRE have been commissioned by the City of London Corporation to evaluate the reports and addendums. The evaluation was to review the scope and methodology, text and conclusions of the material, but not verification of the calculations. This report gives the results of the evaluation.
- 1.1.3 This report updates our previous review with the updated versions of the Point 2 material for a revised design of the proposal.
- 1.1.4 The evaluation is based on the above material. No site visit was carried out for this review, but BRE have been to the area as part of a review of a nearby development in September 2016.



2 Evaluation criteria

2.1 General approach

- 2.1.1 The revised Point 2 report has evaluated loss of daylight and sunlight to existing properties using the latest BRE Report BR 209, "Site Layout Planning for Daylight and Sunlight, a guide to good practice", third edition, 2022.
- 2.1.2 As Point 2 states, the guidelines in the BRE Report are not mandatory and can be interpreted flexibly.

2.2 Loss of daylight

- 2.2.1 To assess the impact on the amount of diffuse daylighting entering existing buildings, the BRE Report uses the vertical sky component (VSC) on the window wall. This is one of the quantities calculated in the Point 2 report.
- 2.2.2 The BRE Report sets out two guidelines for vertical sky component:
1. If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window.
 2. If the vertical sky component with the new development is both less than 27% and less than 0.8 times its former value, then the area lit by the window is likely to appear more gloomy, and electric lighting will be needed for more of the time.
- 2.2.3 The Point 2 report gives tables of vertical sky component 'before' and 'after' for the various surrounding windows.
- 2.2.4 The BRE Report also gives guidance on the distribution of light in the existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This guideline has also been addressed in the Point 2 report. The areas receiving direct skylight will depend on room layout, and the BRE Report does state that where room layouts are not known, the calculation cannot be carried out.
- 2.2.5 The Point 2 reports appear to have used known room layouts for The Denizen, Tudor Rose Court and The Cobalt Building. At other properties assumed layouts appear to have been used. Results using assumed layouts may carry considerable uncertainty.
- 2.2.6 In the separate "Radiance Report" Point 2 have calculated the average daylight factor (ADF) to rooms in surrounding buildings. The ADF is a measure of the amount of daylight in an interior. It depends on the room and window dimensions, the reflectances of interior surfaces and the type of glass, as well as the obstructions outside.
- 2.2.7 Appendix F of the 2011 second edition of the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' second edition states that 'Use of the ADF for loss of light to existing buildings is not generally recommended. The use of the ADF as a criterion tends to penalise well daylighted existing buildings, because they can take a much bigger and closer



obstruction and still remain above the minimum ADFs recommended in BS 8206-2. Because BS 8206-2 quotes a number of recommended ADF values for different qualities of daylight provision, such a reduction in light would still constitute a loss of amenity to the room.

Conversely if the ADF in an existing building were only just over the recommended minimum, even a tiny reduction in light from a new development would cause it to go below the minimum, restricting what could be built nearby.'

- 2.2.8 However, Appendix F of the second edition of the BRE Report also suggests that there are some situations where use of the ADF to assess loss of light could be appropriate. This includes where an existing building is one of a series of new buildings that are being built one after another. Since The Denizen has recently been constructed, the ADF values given are reviewed as part of this report. Results for other buildings are less relevant and have not been considered as part of this review.
- 2.2.9 The latest third edition of the BRE Report no longer recommends the use of the ADF in any context. However, since the previous version of the report used this methodology it is useful to directly compare with the results for the revised scheme.
- 2.2.10 The former British Standard BS 8206-2 recommends the following minimum values for ADF:
- | | |
|--------------|------|
| Bedrooms | 1.0% |
| Living rooms | 1.5% |
| Kitchens | 2.0% |
- 2.2.11 These are minimum values. The former Standard states that if a space has an ADF of 5% it will not normally need supplementary electric lighting provided the uniformity is satisfactory, and that a space with an ADF of 2-5% will normally need supplementary electric lighting.
- 2.2.12 Where a room has a shared use, the former British Standard states that the higher minimum value should apply. However, local authorities frequently accept the living room standard for a shared kitchen/living room, as a small kitchen would not be considered as a habitable room. This is a practical approach, as it is seldom in the final resident's interest to have a closed off, small kitchen which is completely artificially lit in order to force compliance with the Standard for the living room. In this case an ADF of 1.5% or more might be acceptable.
- 2.2.13 Point 2 have stated the factors used for reflectance and transmittance in the calculation of the ADF in Radiance. These generally appear reasonable. However, the total of the transmittance and reflectance values given for windows does not make sense. It is assumed the reflectance value stated is the proportion of light reflected that is not transmitted.

2.3 Loss of sunlight to dwellings

- 2.3.1 The BRE Report recommends that in existing buildings sunlight should be checked for all main living rooms of dwellings, and conservatories, if they have a window facing within 90° of due south. Access to sunlight should be calculated for the main window of each of the above rooms which faces within 90° of due south. If the centre of the window can receive more than one quarter of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March, then the room should still receive enough sunlight. Any reduction in sunlight access below this level should be kept to a minimum. If the available sunlight hours are both less than the amount above, less than 0.8 times their former value, and annual probable sunlight hours more than 4% lower than



previously, then the sunlighting of the existing dwelling may be adversely affected. This guideline is used in the Point 2 report.

2.4 Loss of sunlight to gardens and open spaces

- 2.4.1 The BRE Report gives guidance on loss of sunlight to main gardens and open spaces. It states that in order to appear adequately sunlit at least half of the area should receive at least two hours of sunlight on 21st March. If a new development reduces sunlight to a space below this and the area able to receive two hours of sunlight on 21st March is less than 0.8 times the value before, the loss of sunlight is likely to be noticeable.
- 2.4.2 The Point 2 assessment appears to include the nearest open spaces with the potential to be impacted.

2.5 Environmental impact assessment

- 2.5.1 The Appendix 1 of BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' (Second Edition) also gives guidance on assessing the environmental impact of a proposed development. Where the loss of skylight or sunlight fully meets the guidelines in the document, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines, and a larger number of windows or open space area are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.
- 2.5.2 Where the loss of skylight or sunlight does not meet the guidelines in the BRE Report, the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:
- only a small number of windows or limited area of open space are affected
 - the loss of light is only marginally outside the guidelines
 - an affected room has other sources of skylight or sunlight
 - the affected building or open space only has a low level requirement for skylight or sunlight
 - there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary.
- 2.5.3 Factors tending towards a major adverse impact include:
- a large number of windows or large area of open space are affected
 - the loss of light is substantially outside the guidelines
 - all the windows in a particular property are affected
 - the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, for example a living room in a dwelling or a children's playground.



2.5.4 As part of this review impacts have been assessed based on the results given in the revised Point 2 material.

3 Loss of daylight and sunlight to existing dwellings

3.1 The site and surrounding areas

3.1.1 Figure 1, adapted from the Point 2 report, shows the development site and surrounding areas.



Figure 1. Plan showing the development site nearest surrounding buildings.

- 3.1.2 The nearest residential dwellings to the development site, the Welsh Presbyterian Church and the Prior Weston Primary School have been included in the Point 2 report.
- 3.1.3 The building to the south west on Bridgewater Street appears to be office spaces and has not been considered in the Point 2 assessment.
- 3.1.4 The number of open spaces analysed for loss of sunlight appears reasonable.
- 3.1.5 The results for each building are discussed below.



3.2 Tudor Rose Court

- 3.2.1 Results presented in the Point 2 report suggest that loss of daylight would meet the BRE guidelines.
- 3.2.2 The Point 2 report appears to use known layouts of the building. Living room windows would face northerly or meet the BRE guidelines for loss of sunlight.

3.3 The Cobalt Building

- 3.3.1 The Cobalt Building is located directly to the west of the development site.
- 3.3.2 The revised Point 2 report states that further research has been undertaken into the internal layout at the property. This appears to indicate that more accurate knowledge of room layouts has been used compared to the previous report.
- 3.3.3 The results presented suggest that seven of the 149 windows analysed would be below the VSC guidelines. The values would be marginal to the targets with relative reductions of VSC between 20.5% and 22.1% compared with the target of 20%. There would also be a number of windows which marginally meet the guidelines.
- 3.3.4 24 rooms of the 106 analysed would be below the daylight distribution guideline. 20 of these are bedrooms. The BRE Report states that bedrooms should be analysed, although they are less important. Three living areas and a kitchen would be below the guideline with areas able to receive direct skylight reduced by between 22.7% and 25.3%, compared to the guideline 20%.
- 3.3.5 In terms of overall numbers of windows and rooms below the BRE guidelines, the revised results presented are an increase compared to the previous Point 2 report reviewed (which used assumed layouts and suggested one window marginally below the VSC guidelines and 18 rooms below the daylight distribution guideline). The difference in results compared to the previous scheme appears to be at least partly because more accurate layouts have been used.
- 3.3.6 The loss of daylight impact would be considered minor. Although there are a number of windows / rooms below the BRE guidelines the results tend to be marginal to the targets. Worst-case daylight distribution results are to bedrooms which the BRE Report does state are less important in this context.
- 3.3.7 Loss of sunlight would not be an issue since windows with a view of the development face north of due east.

3.4 Ben Jonson House

- 3.4.1 Ben Jonson House is to the south of the site. The results suggest that all windows and rooms would meet the BRE guidelines. Some windows are marginal to the vertical sky component targets but are located under overhangs which can restrict daylight provision. Windows without the overhangs comfortably meet the guidelines.
- 3.4.2 Loss of sunlight would not be an issue since the windows face northerly.



3.5 Breton House

- 3.5.1 Breton House is to the east of the development site. The results presented suggest the BRE guidelines for loss of daylight and sunlight would be met.

3.6 The Prior Weston Primary School

- 3.6.1 The revised Point 2 report now includes results for this school, located to the north east of the proposal site. The nearest south west facing façade to the development site has been analysed.
- 3.6.2 The results suggest that all windows would meet the VSC guidelines. One room would be below the daylight distribution guideline with a large relative loss of area able to receive direct skylight. The windows to this space are located under an overhang and the room layout has been estimated by Point 2. External photographs of the school suggest this area is the staff entrance and therefore may have less requirement for daylight.

3.7 Cuthbert Harrowing House

- 3.7.1 Cuthbert Harrowing House is to the north of the development site.
- 3.7.2 The results suggest that four windows would be below the VSC guidelines. These would have very low existing values of VSC and the revised Point 2 report confirms that they are small windows above doors, but directly under an overhang. The BRE Report suggests that overhangs can restrict light from higher angles and force a reliance on an area directly opposite. The BRE Report suggests that the calculations could be repeated without the overhangs in place to assess their impact. The revised Point 2 report states "The BRE Guidelines and the BRE Review recommended the removal of balconies and/or overhangs to resolve the impact; a strategy decided against for full disclosure." Without the overhangs in place the window may be expected to meet the guidelines. In any case, since other windows, including what appears to be the main window (assuming the room lit by the small window is also lit by other windows), meet the VSC guidelines, loss of daylight would be expected to be small.
- 3.7.3 The revised Point 2 report now includes tabulated daylight distribution results, although these are based on assumed layouts and therefore carry uncertainty. Three rooms on the lower ground floor would be below the guidelines. These are located below overhangs. The calculations have not been repeated without the overhangs in place but may be expected to meet the guidelines without them.
- 3.7.4 The loss of daylight impact is assessed as minor.
- 3.7.5 Loss of sunlight would meet the BRE guidelines.

3.8 Bowater House

- 3.8.1 Bowater House is to the north of the development site. Results suggest there would be seven windows (that currently receive little daylight) below the VSC guidelines. The revised Point 2 report confirms that these are similar to the windows below the guidelines at Cuthbert Harrowing House. The daylight impact would be assessed as minor.
- 3.8.2 The revised Point 2 report includes tabulated results for daylight distribution based on assumed layouts. Results suggest the BRE guideline would be met.
- 3.8.3 Results suggest loss of sunlight would meet the BRE guidelines.



3.9 Welsh Presbyterian Church

- 3.9.1 This church is located to the north of the proposal site, behind The Denizen.
- 3.9.2 The results presented in the revised Point 2 report suggest that three windows would be below the VSC guidelines. These are located below an overhang which can restrict daylight provision. The results have not been repeated without the overhang in place, but it appears that two of the windows light a room which would be lit by other windows meeting the guidelines and the other lights an assumed toilet. Daylight distribution would be met. The impact would be assessed as minor only if the rooms impacted have a strong requirement for daylight from the windows below the guidelines.
- 3.9.3 Results suggest the minister's residence would meet the BRE guidelines.
- 3.9.4 Loss of sunlight would meet the BRE guidelines.

3.10 The Denizen

- 3.10.1 The Denizen is directly to the north of the development site and has recently been constructed. There would be losses of daylight outside the BRE guidelines.
- 3.10.2 47 of the 145 windows analysed would be below the VSC guidelines (compared with 56 windows for the previous design). There would be windows below the guidelines on the ground to ninth floors, but the sixth and seventh floors would be particularly impacted with ten and eleven windows below the guidelines respectively (compared to twelve and eleven windows previously). The relative losses of VSC to the windows impacted would generally be around 30% on these floors, compared to the guideline 20% and 40% for the previous design. There is a loss of over 50% VSC to one window, but this is to a living area lit by other windows which would meet the guidelines. Most of the windows impacted are to bedrooms, although some living room windows are affected, including a studio on the seventh floor where all three windows would be below the guidelines, with relative losses of VSC between around 28% and 33% (compared to 39% and 47% for the previous design). The updated design has therefore generally decreased the loss of daylight, but losses are still below the BRE guidelines.
- 3.10.3 The results presented suggest that 25 of the 61 rooms analysed would be below the daylight distribution guideline. This is the same as the previous design. 24 of the rooms impacted are bedrooms. The BRE Report does state that daylight distribution to bedrooms is less important.
- 3.10.4 The rooms on the seventh floor would see the largest relative reductions in the area able to receive direct skylight. Four rooms would be below the guideline, including a studio where the area able to receive direct skylight is reduced by around 63% (compared to nearly 75% with the previous design). This room would also have all three of its windows below the VSC guidelines, as discussed in 3.9.2. Two bedrooms would see a reduction over 50% (60% previously) with a further bedroom seeing a 29% reduction. The BRE guideline is 20%.
- 3.10.5 The ADF results presented in the "Radiance Report" reinforce the above results that although there would be losses of light on the ground to eighth floors, the largest impacts would be seen on the sixth to eighth floors. Absolute losses of ADF vary between 0.1% to 0.3% to some rooms on these floors (compared to 0.2% to 0.6% for the previous design). One bedroom on the eighth floor which would meet the bedroom 1% ADF recommendation currently would be reduced to below the recommendation with the proposed development in place.



- 3.10.6 There is therefore a daylight impact to The Denizen. Results suggest this would vary up the building with minor impacts on the lower floors. An additional document by Point 2 summarising the impacts appears mostly reasonable. The impact would generally be moderate on the sixth to eighth floors where there are large losses of daylight to bedrooms. The result for the worst-case living area on the seventh floor, which would be below both the VSC and daylight distribution guidelines, would be somewhat improved with the revised design, but would still be below the guidelines. We would suggest the impact here is at least moderate.
- 3.10.7 Some of the windows impacted are to balcony areas and the design of the building has windows set back into the façade under a small overhang. Overhangs can restrict daylight from higher angles and force a reliance on an area opposite. The BRE Report gives further advice in the case of overhangs and suggests the calculations could be repeated without them to check their impact. This has not been undertaken by Point 2. However, since the distance into the facade is shallow, the removal of the overhangs may not make a significant difference to the overall results.
- 3.10.8 The Point 2 report states that the windows to The Denizen are sited on the boundary and therefore restrict access to daylight. Appendix F of the second edition of the BRE Report gives guidance to further assess cases where an existing building has windows that are unusually close to the site boundary and may take more than their fair share of light. It suggests targets could be based on a "mirror-image" of the existing building an equal distance away on the other side of the boundary (in this case the middle of Brackley Street). This guidance has not been mentioned in the Point 2 report and "mirror-image" results are not presented.
- 3.10.9 For loss of sunlight the results in the revised Point 2 report suggest that two living areas would be below the BRE guidelines for winter sunlight. The loss of sunlight impact is assessed as minor.

3.11 Loss of sunlight to open spaces

- 3.11.1 Here the BRE guidelines recommend that at least half a garden or amenity area should receive at least 2 hours of sunlight on March 21. If, in an existing outdoor space, the area receiving at least two hours of sunlight is less than this and less than 0.8 times the former area, then the loss of sunlight is significant.
- 3.11.2 The Point 2 report appears to assess an appropriate number of open spaces. All areas analysed would meet the BRE guidelines.
- 3.11.3 The result is marginal to the guideline at the space in front of Cuthbert Harrowing House with an area able to receive at least two hours of sunlight after development 0.84 times that before.
- 3.11.4 The entire roof terrace at the Prior Weston Primary School is assessed as one area. The results presented suggest there would be an area to the north west corner, by building massing at the school, which would be able to receive at least two hours of sunlight before, but not after development. If the roof terrace were split into different assessed areas, this western side should still be adequately sunlit.



4 Conclusions

- 4.1.1 This report has reviewed the Point 2 reports '1 Golden Lane, City of London: Daylight, Sunlight and Overshadowing Report', Version 3, dated September 2022 and 'Radiance Report – The Denizen' Version 2 dated September 2022. The assessment has been carried out against the guidelines in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'.
- 4.1.2 This report updates our previous review with the updated versions of the Point 2 material for a revised design of the proposal.
- 4.1.3 There would be a minor daylight impact to The Cobalt Building; seven windows would be below the VSC guidelines, and 24 rooms would be below the daylight distribution guideline. The results tend to be marginal to the targets. Worst-case daylight distribution results are to bedrooms which the BRE Report does state are less important in this context. Compared to the previous scheme this is an increase in the number of windows and rooms being below the guidelines. This appears to be due to more accurate layouts being used.
- 4.1.4 The Point 2 report suggests that one room at the Prior Weston Primary School would be below the daylight distribution guideline. However, external photographs of the school suggest this area is the staff entrance and therefore may have less requirement for daylight.
- 4.1.5 At Cuthbert Harrowing House and Bowater House results suggest there would be some currently poorly daylighted windows below the guidelines. The revised Point 2 report confirms that they are small windows directly under an overhang. If the calculations were repeated without the overhangs in place (as suggested in the BRE Report but not carried out by Point 2) the windows may be expected to meet the guidelines. In any case, since other windows, including what appears to be the main window (assuming the room lit by the small window is also lit by other windows), meet the VSC guidelines, loss of daylight would be expected to be small. Three rooms on the lower ground floor, under overhangs, at Cuthbert Harrowing House would also be below the daylight distribution guideline. The loss of daylight impact would be assessed as minor.
- 4.1.6 At the Welsh Presbyterian Church there would be a minor impact if the rooms lit by three windows below the VSC guidelines have a strong requirement for daylight.
- 4.1.7 The largest impact to daylight would be to the recently constructed The Denizen. The updated design has generally decreased the largest losses of daylight, but there are still 47 windows and 25 rooms below the BRE guidelines. Results suggest the impact would vary up the building with minor impacts on the lower floors and at least moderate on the sixth to eighth floors where there are large losses of daylight to bedrooms. A worst-case living area on the seventh floor would still be below the VSC and daylight distribution guidelines with the revised scheme, although the values would be somewhat improved. We would suggest the impact is at least moderate for this room. Two living areas would be below the winter sunlight guidelines. The loss of sunlight impact would be assessed as minor.
- 4.1.8 Loss of sunlight to nearby open spaces would meet the BRE guidelines.

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Simon Frew

Address: 345 Ben Jonson House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for this development will have a negative impact on The Barbican. The increase in height will block light & the terraces increase noise & disturbance. Please reject these plans.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Gaventia

Address: 515 Willoughby House Barbican London.

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I object to any alterations that affect the character of this building and street and particularly to any cutting back of the landscape tree which is a prominent and distinctive feature of Golden Lane

From:
To: [PLN - Comments](#); 1 Golden Lane EC2Y 8AH
Subject: 27 April 2022 19:05:25
Date:

THIS IS AN EXTERNAL EMAIL

Dear sirs

We are writing to complain about the height of the extension to the building at 1 Golden Lane which will remove light from the Cobalt building, and is too over-powering for the street and neighbourhood.

We are also worried about the increase in traffic and noise and hope that this will be diverted away from Bridgewater Square. The construction traffic for the Denizen building was particularly unwelcome.

Yours

Margaret Gadsden
Christopher Gadsden

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr William McLean

Address: 312 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My initial observations on the original plan were that I favoured an environmentally sensitive re-use of the building rather than its demolition. However, I object to the latest planning application for the building on the following grounds.

- As a resident of Ben Jonson House, immediately opposite the refurbished building, I will lose approximately 30% of the visibility of the sky from my windows and subsequent deprivation of light. This is a result of the intention to increase the building height by over 29 metres. The reduction in light will be further exacerbated by the fact that the building line will be brought forward towards my apartment by over 3 metres. Both a bedroom and a living area would be affected by this reduction in light.
- The new application includes roof terraces immediately opposite my apartment, with likely noise, disturbance and reduction in privacy.
- It appears that the plan includes bicycle ramps and bin areas immediately opposite Ben Jonson House and this will increase the likelihood of noise.
- The much more extensive remodelling of the building facade, compared with the original plan, will create lengthy disturbance during the building process.
- All of the above are likely to reduce the value of the property for future sale or rental.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Nadine Forster

Address: FLAT 516, BEN JONSON HOUSE, BARBICAN BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: My kitchen is opposite 1 Golden Lane, so is one of my bedrooms. At the moment there is enough natural light coming through the windows. I'm really worried that this would change with a possible height and width extension of No. 1 Golden Lane.

I am also worried that there would be noise disturbance by people using the planned roof terraces.

Also I read that the existing ramp that a lot of parcel delivery people use to get to the podium from street level at 1 Golden Lane would be removed. That is another point that worries me. How will I get my fresh supermarket deliveries?

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Louise Watson

Address: 225 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This is a listed building and it would be detrimental to a building of this type to suffer such modifications as have been proposed.

It's like drawing a moustache on the Mona Lisa.

As a leaseholder in Ben Jonson House, I am appalled that these proposals have made it this far. To increase the building's height and width, would both destroy the character of the building itself as well as having a significantly detrimental impact access to natural light, overshadowing as well as generating increased noise.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Jenny Watson

Address: 106 Mountjoy House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to strongly object to the proposal to pollard or otherwise prune and move the large trees and existing trees which accompanies this application. There are few enough decent sized trees in the city anyway. Let's keep the ones we have. They help to minimise pollution and provide a wildlife haven. I'm also sure that people would rather look out onto a tree than yet more concrete.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Nargis Christopher

Address: Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Those trees took years to grow - please do not damage or destroy them.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Kathrin Speidel

Address: 88 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the plans.

In front of 1 Golden Lane stands a beautifully matured lime tree like a landmark. It took more than 30 years to grow to its majestic size. It actually is a very rare specimen in the City giving food and space to all kind of wildlife.

How can it be that in 2022 it is even being considered to prune such a nice street tree? In a time when we learnt after the pandemic how important nature and trees are for our mental health and when we know that we need to give space to nature and biodiversity also in cities to stop climate change.

Just a bit further on in front of the new Denizen block a street tree was pruned and now looks sad and injured.

Furthermore the plan is to replace the Turkish hazel next to the lime tree as well as an Elder tree on the South side reaching the ramp of the Barbican. Both are well matured trees. I do not see the point in replacing them when newly planted street trees need so much maintenance and take so much time to be established.

The planners worry that the trees are "creating a very dark shaded public realm space beneath, which will only get worse over time". The trees create a pleasant cool microclimate which will be greatly appreciated in the hot summers to come. It is always very nice coming out of the grey grimy (due to traffic) Beech street tunnel onto Golden Lane to be greeted by the freshness, colour and good smell of the Lime tree and Turkish hazel.

Leave street trees alone! Give them Tree Preservation Orders!

Otherwise the plans of Cripplegate house look like it will become quite a monstrosity. I hope there will be enough light for all the office workers inside. The extra very darkly coloured floors on top will make the appearance of the facade look awkward.

The trees on the other hand beautify and adorn the facade as well as creating a pleasurable entrance area to the building. (If bicycle racks are seen as clutter, they could be located underneath the ramp possibly.)

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Nicholas Tait

Address: 25 Bayer House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The building sits between two Grade II/II* estates, recognised by their status as a combined conservation area, and shared origins as being closely related and forming an area of significant historical importance. Vertically extending one of the few buildings that lie between the estates interrupts the relationship between the two and diminishes the standing of both.

In addition, the extended height will impact on the amount of light to both estates as well as to the areas at ground and podium level that surround the building, including Fortune Street Park, one of the few green spaces locally. This is a reduction in amenity.

There are changes to the surroundings that impact established trees. There are already very few trees in this area and to remove, or even reduce the size, of any is unacceptable.

Replacement planting will not provide the environmental benefit that established trees provide.

From:
To:
Subject: 22/00202/LBC and 22/00202/FULMAJ
Date: 16 April 2022 08:27:50

THIS IS AN EXTERNAL EMAIL

f.a.o. Ms Amy Williams

Would you please add these comments to others you receive about No. 1 Golden Lane.

Please acknowledge receipt.

I object to the plan to interfere with the listed Golden Lane eastern facade by inserting two doors.

One is to give access to the community room, the other merely to balance it.

The community room

could be reached by a new door in Cripplegate Street. The “balancing” door is unnecessary, as the

plans show a new door into the front cafe just round the corner in Brackley Street.

I object to the proposed increase in height, which would adversely affect residents on all four sides of the building.

Early plans for the Denizen included two more floors, but to maintain continuity of the skyline, the City insisted it

be no higher than No.1 Golden Lane. It follows that the City cannot now allow No.1 to be higher than the Denizen.

Hazel Brothers

86 Breton House

Barbican EC2Y 8PQ



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The tree works are unnecessary, the facade does not need 'opening up' as the nearest tree branch is more than 10 m from the building.

The works will destroy the appearance of a beautiful tree that is a source of shade, and nectar for pollinators.

Removing the Turkish Hazel is unnecessary and reduces public amenity.

Pruning will weaken the tree and may reduce its future life and ability to produce flowers.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed building is not at all in keeping with the original or the neighbouring buildings or the area. It is a completely unacceptable design of irrelevant colours and materials. Creating outside space for people to congregate and work from, right opposite established, existing homes is not acceptable.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Dawn Frampton

Address: 28 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

The loss of light, whether that is direct sun or daylight, which the additional floors will create to all the homes that surround the building. The building as it stands sits completely surrounded by housing. Everything as it currently stands complements itself in size and structure. There is no need to add additional floors to create more workspace in what is ultimately a residential area, particularly when the majority of companies in the City are working to a new way of hybrid working pattern following the pandemic. There are copious amounts of empty office space now situated within the square mile.

Based on my concerns of the loss of light, I visited the drop-in sessions and was bamboozled by the percentages thrown at me. I was told at the same time that my block, Cuthbert Harrowing House on Fann Street, was not really part of the consultation as such as we are not in close proximity to the building. Although if built Cuthbert Harrowing House will lose a substantial amount of sunlight as it rises up in the morning particularly in the winter months when the sun is at its lowest and is when it is most needed by residents for their well-being. As we are a small block, we will always be looking up for the natural sunlight and it will arrive at a considerably later part of the day if these additional floors are built. I have taken a series of photos during February and March of this year to show how this will impact us and I am happy to share them.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Dawn Frampton

Address: 28 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

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Based on my concerns of the loss of light, I visited the drop-in sessions and was bamboozled by the percentages thrown at me. I was told at the same time that my block, Cuthbert Harrowing House on Fann Street, was not really part of the consultation as such as we are not in close proximity to the building. Although if built Cuthbert Harrowing House will lose a substantial amount of sunlight as it rises up in the morning particularly in the winter months when the sun is at its lowest and is when it is most needed by residents for their well-being. As we are a small block, we will always be looking up for the natural sunlight and it will arrive at a considerably later part of the day if these additional floors are built. I have taken a series of photos during February and March of this year to show how this will impact us and I am happy to share them.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Dawn Frampton

Address: 28 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

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Based on my concerns of the loss of light, I visited the drop-in sessions and was bamboozled by the percentages thrown at me. I was told at the same time that my block, Cuthbert Harrowing House on Fann Street, was not really part of the consultation as such as we are not in close proximity to the building. Although if built Cuthbert Harrowing House will lose a substantial amount of sunlight as it rises up in the morning particularly in the winter months when the sun is at its lowest and is when it is most needed by residents for their well-being. As we are a small block, we will always be looking up for the natural sunlight and it will arrive at a considerably later part of the day if these additional floors are built. I have taken a series of photos during February and March of this year to show how this will impact us and I am happy to share them.

From: PlnComments@cityoflondon.gov.uk
To: [PLN - Comments](#)
Subject: Comments for Planning Application 22/00202/FULMAJ
Date: 28 April 2022 16:24:54

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

Comments were submitted at 4:24 PM on 28 Apr 2022 from Ms Maxine Sacks.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR
Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions;

Proposal: altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works. |cr|

Case Officer: Amy Williams
[Click for further information](#)

Customer Details

Name: Ms Maxine Sacks
Email: [REDACTED]
Address: 228 Ben Jonson House London

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I visited the exhibition about the Golden Lane development and I felt that the plan was well thought out. A lot of elements impressed me. It is good that the Cripplegate Institute will be preserved intact except for the addition of the accessible entrance. The new building looks right for the site. The colour works well and the arches match the shape of the Barbican arches. It is good that the building will not increase car traffic as the use of bicycles will be encouraged by parking facilities. The retention of some of the current structure should speed up the build. I was confused by the plan for a community office, but I am sure that its purpose will become clear when it is in action. I was also not sure why the building has to be made taller but it will still be shorter than a lot of buildings in the area and I understand that it has to be commercially viable. On balance I feel optimistic about the plan.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Jane Carr

Address: 50 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object to the proposed development. It amounts to an over-development of office space in a location that is surrounded by residential property.

With the post-Covid change to working patterns it is clear that additional office space is not required for the foreseeable future, if ever. If a refurbishment is necessary this can be done without the addition of extra floors.

It will cause a loss of light to both surrounding properties and the well established trees. These trees are very important to local residents and their well being.

Local residents have many varied but valid objections to this development but yet again the City of London is favouring business over its residents.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Dr Peter Stewart

Address: 222 BenJonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is no justification to prune this majestic tree. It has no immediate impact on the adjacent building. It provides one of the only green vistas for scores of flats in the immediate vicinity. Please DO NOT proceed with this unnecessary butchery. Thank you

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: FLAT 192 SHAKESPEARE TOWER London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed public realm landscaping proposals at the front of the building in Golden Lane. The Tilia street tree should not be pruned at all nor should the Corylus be removed. Hidden away in the documents is the proposal to raise the crown of the Tilia to 5 m. This could mean about 50% of the canopy would be removed - all for a short term marketing ploy on behalf of the developer to 'open up' the facade. The nearest tree branch to the facade is more than 10 m away and the facade is not obscured. This tree is elegant, beautifully shaped; a real asset to the street scene, providing shade, carbon capture and air quality benefits. Its scented flowers are a valuable resource for pollinators. The shock of 'pruning' may prevent it flowering for years to come - a huge loss of forage for local bees. And there is no need to touch it in any way.

The argument to remove the Turkish hazel is also spurious. The tree is not interfering with the growth of the Tilia. The developer again wants a short term opening up of the entrance and the ability to reconfigure the planters. The idea of adding a bed beneath the Tilia is ludicrous - nothing will survive and the City Gardens team, who will be expected to maintain this unsustainable planting, will be saddled with expensive maintenance that is doomed to failure.

There should be no interference by the developer in the public realm here at all. These plans are short term and unfeasible. Long after the developer has sold on the building, residents, occupiers and passers by will have to bear the aesthetic and financial cost of these ill considered and inappropriate proposals. A volunteer community group, Friends of City Gardens are keen to take over maintenance of the existing planters in Golden Lane and to create a sustainable and biodiverse planting scheme. They should be encouraged to do so.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There is a plan to prune a beautiful tree which is a perfect shape and size. Please do not do this - we are all supposed to be planting/protecting trees in this jubilee year

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Aleksei Gornoi

Address: 8 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to the proposed changes to the public realm associated with the application. The developer is proposing to remove the hazel and elder trees and severely prune the lime tree on spurious grounds.

Whilst the arboricultural impact assessment indicates resolutely that the work "will not result in a significant, long-term, or irreversible impact", the removal of the few trees we do have in the area will clearly result in some level of negative ecological impact (including to pollination, birdlife, biodiversity, and the air quality around the Beech Street tunnel), and is simply not necessary.

The developer's landscape statement posits that the landscaping work is justified because "the tree canopies are completely blocking the facade, thereby creating a very dark public space, which is likely to get worse over time". These sound very much like subjective and speculative statements from someone who neither lives nor works in the area, and whilst opening up the facade further may make for nicer photos to market the property, it is hard to see how it would justify the negative ecological impact for the City.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mrs Diana Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:

We live in the middle of the Ben Jonson House block in the Barbican, and our bedroom and dining room directly overlook Golden Lane and the building at Number 1.

We are extremely concerned after reading the plans for the proposed development, on a number of points as follows:

The proposed increase of just under 70 feet to the height of the building, together with the extension at the front middle section from the second floor upwards, will significantly reduce the level of light coming into our home. This development is so close to our home that the reduction in light will be disastrous for us.

The addition of roof terraces on which people will gather will create additional noise and disturbance when used - and Golden Lane does amplify sound when there is noise at the moment, so this is a real concern to both our rest and enjoyment of our property

Yet more bicycle racks and refuse containers in front of Ben Jonson will create further eyesore and disturbance.

The proposed development is not appropriate for a residential area, where it will reduce light, create noise disturbance, and degrade the scene to a point where our enjoyment of our home is

reduced and the market value of our home will inevitably be reduced.

In addition, this moves away from the sympathetic previous developments which preserved the outside history of the building, which used to be a theatre

Please, please decline the proposed development on the basis that this will negatively impact residents in a number of ways. Internal development while preserving the exterior is the only acceptable option, and the proposed development is a disaster for both residents and also for the city to preserve our (rare) historical buildings.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr John Hayes

Address: 127 Defoe house Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I have reviewed the plans and find that they will significantly diminish the public realm. I use pedestrian route in front of 1 Golden Lane multiple times daily, with my young child - taking her to nursery and returning home and or taking her to the playground on Fortune Street Park, the supermarket, etc.

The proposed development looks as though it will cast significant shadow over the pavement and the very substantial reduction to the truly beautiful trees on the street cannot be allowed in this day and age - it is most unenlightened to have it in the proposal.

Thanks.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr John Ramsey

Address: 717 Frobisher Crescent Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The site is overdeveloped, barely taking into account the huge impact on its neighbours and does not enhance the listed part of the building which is unique and special. The cumulative impact of this as well as the new residential tower on Golden Lane, by the same architect, should be taken into account.

The visual impact is significant. It is misleading to refer to a 3 story extension the height is over 50m and equals that of Great Arthur House. The most sensitive and low carbon approach would be to improve the 1980's building without adding 4.5 additional storeys.

The requirement to maximise financial return seems to over-ride the need to respect the local context.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Zonghui Guo

Address: 37 Clarendon Court 43 Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Would be great to have the green space and more trees

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms R V

Address: 323 BJH London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Building is big already and should not be made taller. Neighbouring flats will suffer. This area is too over built.

Trees must stay.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Miss Samantha Male

Address: Flat 15, Great Arthur House, Great Arthur House, Great Arthur House Great Arthur House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

At a consultation session the proposed design was presented as only an additional 3 levels yet, being double height levels, they'll result in 50m over the existing building which'll result in significant visual impact. The design doesn't enhance the listed frontage of the building, it appears as a top-heavy bolt-on and I question whether why the City are considering a proposal that increases the mass of the existing building.

There'll be loss of light, vista, and yet more disruption and inconvenience to surrounding residents and to the Prior Weston & Richard Cloudesley schools. It must be considered that foremost, this is a residential area. Creating more office space when there are multiple sites nearby, not at full occupancy, is unjustified.

As many others have cited, I also object to the trimming of any trees. These should be protected and maintained.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Save our beautiful tree!
Date: 08 June 2022 12:39:33

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

From: Amanda Muggleton
Sent: 02 May 2022 15:37
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Save our beautiful tree!

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

On behalf of my 97 year old father and myself we implore you to leave this beautiful tree alone. My parents Edna and Charles Muggleton were one of the first people to move into the Barbican. That tree has been there for as long as we can remember. We have watched it grow all these years into the magnificent tree it is today. Why on earth in these days of global warming would you want to interfere with this beautiful tree that has given so much pleasure for so long and can go on giving pleasure if left alone? You and I both know that pruning the tree to such limits will not do it any good at all. We also know how property developers can make mistakes and have little accidents along the way. Killing a tree to them would mean nothing. A quick apology is all they would give us. 'It was an accident so sorry'

Why oh why must they extend the front of this attractive building anyway? It stands with pride as it is. There are too few trees in this concrete jungle as it is. PLEASE LEAVE IT ALONE.

Yours very sincerely
Amanda L Muggleton

308 Ben Jonson House
The Barbican EC2Y8NQ
Sent from my iPad

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Rebecca Smithers

Address: 317 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am a resident of Ben Jonson House - adjoining One Golden Lane - and am writing to you to express my opposition to this proposal in the strongest possible terms.

In my opinion the proposed development and extension upwards is inappropriate in scale and proximity, being so close to existing residential buildings, including the important Grade II-listed Barbican. To call it a carbuncle is an under-statement.

We in Ben Jonson House and Breton House will be adversely affected by light pollution, overshadowing and loss of daylight and sunlight. The proposed increase in height and mass are inappropriate and out of scale with the original building. We live there all the time while office workers will not occupy the building 24/7. This development represents an assault on our privacy and peace and quiet. We have already been assaulted on all fronts by other developments on the fringes of the Barbican.

Please consider the views of residents when assessing this application. I urge you to reject it.

Thank you.

Rebecca Smithers

From: [PLN - Comments](#)
To: [REDACTED]
Subject: FW: No 1 Golden Lane tree
Date: 24 May 2022 11:38:00

From: john vaughan
Sent: 23 May 2022 11:27
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: No 1 Golden Lane tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

It has just come to my attention that the tree in front of no 1 Golden Lane is due for destruction.

I am mortified that a beautiful healthy tree that gives great pleasure to residents and city workers is going to be destroyed in order to enhance the entrance of number 1 Golden Lane - despite the fact the tree has been there for many years.

Not content with taking away light from my apartment it would seem I am to be deprived of the pleasure of a tree that I have watched grow over the years and have taken delight in observing seasonal changes.

The intention to remove the tree is, in my opinion, an act of vandalism and I would very much appreciate your views on this matter

Thank you

John Vaughan

From:
To:
Subject: Objection to Planning Application (ref. 22/00202/FULMAJ) - 1 Golden Lane, London EC1Y 0RR
Date: 18 April 2022 17:10:22

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam,

As a resident of Ben Jonson House, which overlooks the site of the above-referenced Planning Application (specifically, Cripplegate House, 1 Golden Lane, London EC1Y 0RR), I wish to object to the submitted Planning Application on the following grounds:

- 1) The additional height of the proposed development (in excess of 20 metres) would result in a significant loss of natural light to my flat;
- 2) The Planning Application includes proposals for new roof terraces, which would result in significant noise disturbance to myself and my wife (who has a chronic medical condition).

Please also note that a substantial number of flats in Ben Jonson House and Breton House will be similarly affected by the proposed development.

I would therefore ask you to reject this planning application in its current form for the reasons stated above.

Yours faithfully,

Mr P. A. Trent FCCA
329 Ben Jonson House
Barbican
London EC2Y 8NQ.

Begum, Shupi

From: Helen Hulson [REDACTED]
Sent: 01 June 2022 12:47
To: Williams, Amy
Subject: Planning Application for Cripplegate House 1, Golden Lane 22/00203/LBC

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

Re: 22/00203/LBC

I wish to object to the Planning Application made by Castleforge for No.1 Golden Lane.

1. No. 1 Golden Lane is a commercial island with residential blocks on every side, all of which will be adversely affected by the plans currently submitted. If permitted, it will have a permanently damaging effect on our amenities at Ben Jonson House and will destroy our outlook on a well loved and respected heritage asset.

I realise that it is part of the planning policy of CoL to encourage commercial developments, but is it the intention was to apply the policy indiscriminately? It seems clear that the particular location of this site makes it completely unsuitable for the commercial expansion proposed. It will overshadow neighbouring residential blocks and considerably reduce visibility of the sky. I would hope that the government's recent announcement in the Queen's Speech, of a change of approach to development proposals affecting local residents, will help to inform the Planning Committee's decision in this case.

2. The proposals for 1 Golden Lane lack a proper understanding of the listed part of the building and the necessity not to detract from it. Cripplegate House was originally designed and built to provide educational facilities for the community and the importance attached to this purpose is reflected in the quality of the original architecture. The fact that the façade was listed when the building was converted to a commercial use at the end of the 20th century recognised its significance, both aesthetically and in terms of its heritage. It is clear that the modern façades on the South, West and North of the current building show a proper understanding of the need to be in harmony with the listed East façade, by reflecting it in materials and form. By contrast Castleforge appear to have discarded any attempt to relate the new to the old.

Furthermore, they fail to take into account the fact that this building is bordered by the Barbican Listed Estate and Conservation area to the South and East and will affect the Golden Lane Listed Estate and Conservation area to the North. I understand that listed status is intended to provide protection from adverse impact by neighbouring development proposals. The roofline between the two estates, as viewed from Fortune Park, has been carefully considered and should not be permitted to exceed the height of the Denizen, which was restricted to the current height of 1 Golden Lane.

3. The flats in Ben Jonson House with living rooms and bedrooms facing 1 Golden Lane, number about 90, with a total of 210 windows. For all of us there will be a substantial reduction in light from the sky when it is obstructed by the huge upper extension. Currently the sky is visible through the upper quarter of my windows, but the proposed extension will virtually obscure it. I am also very concerned about the imposition of numerous terraces which will inevitably have an impact on noise levels because voices are very audible in this particular built environment. These terraces will overlook about 120 bedrooms.

4. In terms of consultation, I have looked again at the Webinar (v. link below) produced by the developers, Castleforge, for the purpose of persuading local residents that the development was beneficial. There was relatively little reference to the extent of the raised height, or of the proposal to bring forward the facade facing Ben Jonson House by 11 feet. The current facades, which refer respectfully to the listed facade in terms of materials and form, were described as dated. The planned new façades appear neither to relate to the existing listed façade nor to any

of the surrounding buildings. By contrast, the developers placed much emphasis on the introduction of greening elements through vertical screening, landscaped terraces and improvements to landscaping around the building. There were also references to communal benefits in the form of a Library of Things, Maker Space and a Meeting Room (I am not aware of any serious need for these additional facilities). Altogether, what we were being offered was pitiful compared with what was to be taken from us. The proposal to crop back the beautiful and healthy mature tree in front of the building is yet another example of the developer's lack of sensitivity.

<https://vimeo.com/656938059>

5. This building, which was marketed to Castleforge as a purchase with "floors fully fitted to a high grade specification available in 'Plug and play' condition with all furniture in situ", has been subjected to more than 2 months of gutting, together with radical plans for altering the exterior. This is far from the sustainable approach of which the developer boasts and to which the City of London subscribes. This proposal evidently runs counter to several important CoL policies, as already specified in the Barbican Association submission to the Planning Department.

I ask you, on behalf of myself and my neighbours, to reject this proposal in light of the total absence of understanding with regard to listing issues, the particular circumstances of this site and the damaging effect it will have on residents in immediately neighbouring properties on all four sides.

Yours sincerely,

Helen Hulson
523 Ben Jonson House
EC2Y 8NH

From: [Linda Stubbs](#)
To: [PLN - Comments](#)
Subject: No 1 Golden Lane
Date: 25 April 2022 20:47:13

THIS IS AN EXTERNAL EMAIL

From Linda Stubbs
534 Ben Jonson House
EC2Y 8NH

The building is listed as of special architectural and historical interest.

An alteration has been made on the front facade (an extra doorway inserted) which should not be allowed.

There will inevitably be overlooking and overshadowing from the new planned extensions. Great pains have been taken to scientifically demonstrate that this is not the case but in actuality it will be the case because the bulk of the building, and its height WILL overshadow the many homes surrounding the building. There will, inevitably, be extra, unwanted noise from the outdoor areas however cushioned by greenery because all noise in the area is subject to canyonisation and ricochet.

The community area is very small and can in no way compensate for the extra bulk of the proposed changes.

It has been noticed that there are plans to change the shape of the beautiful tree at street level at the bottom of the Ben Jonson ramp for some unknown reason. This should not be allowed to happen. It is the tree's natural shape. The tree is important to and beloved by all who see and pass it.

Yours faithfully,

Linda Stubbs

Sent from my iPad

Begum, Shupi

From: Linda Stubbs [REDACTED]
Sent: 27 September 2022 10:10
To: PLN - Comments
Subject: 2200202/FULMAJ and the 22/00203/ LBC

THIS IS AN EXTERNAL EMAIL

As the intention to insert new doors in a listed facade still stands I repeat my original objection and request that the applications be refused.

Linda Stubbs

Sent from my iPad

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Amanda Chorn

Address: 905 Frobisher Crescent Barbican Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objection to the drastic reduction of the crown of the silver lime and removal of the Turkish hazel at the front of the building - both are the City's street trees. Jake Tibbetts, City Gardens manager, says the lime is an important source for all kinds of pollinators and drastically cutting it back could send it into shock and killing it.

Again another insensitive, crass development in the City flying in the face of climate change and the need to preserve trees.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Trees on Golden Lane
Date: 25 April 2022 11:40:45

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

From: David Murray
Sent: 21 April 2022 19:40
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Trees on Golden Lane

THIS IS AN EXTERNAL EMAIL

Amy

I am a resident of Breton House ... the beautiful tree that separates Breton from no1 Golden Lane is an absolute joy. I strongly object to the idea of altering its splendid, natural form ... in a very urban environment it is a wonder to behold, and also acts as a natural screen between our building and others ...

Pls don't let developer greed outweigh natural beauty.

David Murray
7 Breton House

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 1):

Despite numerous conversations and 'consultations' with Castleforge Partners in which myself and other residents made clear our concerns about the proposed height and massing of the building and its adverse impact on our lives, the developer continued to pursue the plans regardless.

The proposed extension upwards of four-five floors is completely disproportionate to the current building. It will destroy the character of the listed frontage, as well as have an adverse affect on the character and heritage of the Barbican.

- The extension will reduce the sunlight and the daylight, as well as cause a loss of privacy and light pollution. The children in the nearby primary school will lose their afternoon sunlight and daylight. I see so much sky from my flat, especially above the roofs of the listed part of the building
- all this will be lost forever.

I also strongly object to the proposed terraces on the floor 8, 10 and 12. Unlike what's said in the proposal, these terraces will overlook the residents bedrooms, including my own. Level 8 terrace, in particular, is barely higher than the level of my bedroom in Breton House, not to mention the

bedrooms in Ben Johnson. Having open terraces will mean a complete loss of privacy as well as additional noise when terraces are in use, or when they are being maintained. Positioning them (barely) above the adjacent buildings as is being argued in the application will not help, instead, it will heighten the sense of being looked on from above, while at the same time not being able to see who is looking.

The Denizen development had to keep their roof height in line with that of 1 Golden Lane. Surely, it would be unfair if the same standards were not upheld for this proposal?

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 2/continued from the previous objection entry):

I am very concerned to see in the landscape plan that the cobble stones which could date from 19c. or even earlier will be removed. [interesting to note that the landscape plans are addressed to 1 Golden Lane freeholder, Avasha Ltd, registered in the Isle of Man, as well as the Seychelles].

I object to the plans to place the rubbish bins on the south side of Cripplegate Street, which will require them to be wheeled some distance across the street causing unnecessary noise and smell nuisance. Previously all waste was collected from Brackley Street.

The site has already started causing noise nuisance - it has been unbearable to work from home since the 'soft strip' started, and this is currently taking place on the south side of Cripplegate Street.

A large part of the building will be demolished - this is not sustainable nor is it 'green'. It will cause two-three years of severe noise disruption and pollution to the neighbourhood.

And, finally, I object to the cynical language used by the Castleforge Partners to attempt to mask their profit motive with greenery and sustainability, questionable assertions about the needs of office workers, and a 'community space' for which there is no need and which will not ameliorate the damage caused by this overdevelopment. At a moment when there are so many empty office blocks in the square mile and elsewhere, and when our working practices are changing, allowing such a disproportionately large project to go ahead will set a rather worrying (and disappointing) precedent. The roofline ought to be kept in line with the Barbican and the Denizen development, who had to keep their height in line with 1 Golden Lane.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane - 22/00202/FULMAJ and 22/00203/LBC - OBJECTION
Date: 29 September 2022 18:08:33

THIS IS AN EXTERNAL EMAIL

Hello,

I would like to object to the revised plans for both 22/00202/FULMAJ and 22/00203/LBC. I have seen both of the revised plans, and am quite disappointed by the meager changes which have done nothing to substantially change my opinion on the proposal. My earlier objection is repeated and I ask that the application be refused.

Additionally, I would like to seek clarification from the planning department regarding the communication with the applicant and its representatives, as I would like to understand how this communication led to such minor revisions that do not address the majority of concerns raised by the comments?

I hope that a FoI request will not be necessary.

Thank you.

Kind regards, Margareta Kern
37 Breton House, Barbican, London EC2Y 8DQ

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

Having reviewed the application for the Proposed Development of Cripplegate House, I wish to object to the current plans. My flat is located on the ground floor of The Cobalt Building (10-15 Bridgewater Square, London, EC2Y 8AH) facing onto the intersection of Viscount Street and Brackley Street. In summary, I believe the proposal to increase the height of the building will reduce the light in my flat. The proposed community usage of the building, in addition to its commercial use, will result in increased noise, traffic and pollution. It will negatively impact the overall residential amenity and my right to quiet enjoyment.

My objections to the Proposed Development are as follows:

- 1) **Residential Amenity (noise and light pollution):** The application seeks approval to add an additional three storeys of office space on top of the existing building – a 40% increase to the building's current size. This will result in a significant increase in activity in the area with a long-term deleterious impact on the amenity enjoyed by myself and fellow residents of the Cobalt Building.
 - a. A new street level 'inclusive access' entrance to the Proposed Development at the corner of Viscount Street and Brackley Street, along with a service entrance and access to a basement cycle park from Viscount Street, will result in a significant increase in traffic. The proposed servicing and cycle access will be in proximity to the proposed servicing / refuse collection location. The Denizon has a similar service entrance facing onto Brackley Street resulting in increased traffic from deliveries and refuse collection required to service its 99 flats. The narrow roads of Brackley Street and Viscount Street have already become thoroughfares, with additional noise and pollution. This will be exacerbated by the Proposed Development.
 - b. The creation of a new cultural space (identified as having potential for several different cultural / community use functions) has proposed usage 'at all hours.' This is not acceptable for a building that has residential homes in immediate proximity on two sides. Even controlled usage hours would need to be closely monitored to limit noise and excessive light spill.
- 2) **Daylight and Sunlight:** The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of the building – including my flat.
 - a. Point 2 Surveyors assert that the Proposed Development is fully compliant with BRE guidelines in relation to daylight and sunlight for the Cobalt Building. However, in Appendix 4 (Technical Analysis) of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report, many of the rooms in the Cobalt Building show a percentage loss of VSC.
 - b. Appendix 4 is of little help as it does not state which windows correspond to which flat or floor level in The Cobalt Building (and all other buildings). Room usage is assumed in the main. My lounge and two bedrooms in my flat face onto

Viscount Street. A loss of light in the lounge and bedrooms will impact the living conditions and enjoyment of the flat.

- c. The overshadowing assessment results identify the section of the Cobalt Building facing onto Viscount Street (where my flat is located) as receiving less than 2 hours or more of direct sunlight on the Spring Equinox 21st March. I am extremely worried that this precious amount of sunlight will be further reduced by the Proposed Development. Sunlight is also an important source of heat energy, so any loss will necessitate an increased use of electricity to heat the flat – with a concomitant increase in utility bills.
 - d. Point 2 suggests that as the new footprint for the Denizon is stepped significantly forward from the previous building line, it is appropriate to consider alternative target values within the BRE guidelines. If adopted, this would permit a never-ending extension of what is allowable, turning the area into a concrete jungle.
 - e. During the planning process for The Denizon, CoL commissioned BRE to review Point 2's light assessment report, challenging Point 2's conclusions. I therefore lack confidence in Point 2's assessment of daylight, sunlight and overshadowing in its assessment of 1 Golden Lane.
- 3) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats above mine in the Cobalt Building. The developers state that they intend to introduce measures to reduce opportunities for overlooking but I question what measures can be fully effective and maintained in the longer term. Terraces are another source of unwelcome noise impact – no matter which direction the seats face.
- 4) **Disturbance from construction:** The Denizon is only recently complete. Residents will now face a further two years of noise, access problems and general nuisance during the construction period for the Proposed Development. With increasing numbers of people working from home as a legacy of the pandemic, the CoL must set strict guidelines for the developer to adhere to which allows for quiet periods during the working day so residents can work without undue disturbance from the construction. Precedent has been set locally (cf. Willoughby House, Barbican).

I understand that the draft City Plan 2036 has numerous planning policies relating to Overlooking, Daylight and Sunlight, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents. I request that my objections are seen in the context of these policies.

Your sincerely

Marie Morley

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

I am following up on my initial objection to the Proposed Development of Cripplegate House, submitted on 24 April 2022. At the time I was unaware of which room numbers in Appendix 4 of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report correspond to the rooms in my flat. I now have that information and wish to add the following comments to my initial concerns.

Loss of Daylight and Sunlight:

The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and result in less sunlight being received by the flats on that side of the building where my flat is located.

1. Denizon

- a. The construction of the Denizon reduced the day and sunlight in my flat. This loss will be compounded by the Proposed Development. There will be a significant and deleterious impact on the living conditions in the flat.
- b. The VSC loss on the rooms in my flat were:
 - R2/100 – 46.3% (bedroom)
 - R3/100 – 11.2% (bedroom)
 - R4/100 – 6.4% (lounge)
 - R5/100 – 21.3% (lounge)

2. No 1 Golden Lane

- a. Appendix 4 of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report on the impact of the Proposed Development show VSC losses on the rooms in my flat of:
 - R4/20 – 3.9 (lounge)
 - R4/20 – 16.8 (lounge)
 - R5/20 – 17.2 (bedroom)
 - R6/20 – 18.8 (bedroom)

I hope you can see the amount of light that will be lost from my flat from having a second massive structure overlooking it. I hope you will take my concerns into consideration when reviewing the developer's plans.

Yours sincerely,

Marie Morley

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

Having reviewed the application for the Proposed Development of Cripplegate House, I wish to object to the current plans. My flat is located on the ground floor of The Cobalt Building (10-15 Bridgewater Square, London, EC2Y 8AH) facing onto the intersection of Viscount Street and Brackley Street. In summary, I believe the proposal to increase the height of the building will reduce the light in my flat. The proposed community usage of the building, in addition to its commercial use, will result in increased noise, traffic and pollution. It will negatively impact the overall residential amenity and my right to quiet enjoyment.

My objections to the Proposed Development are as follows:

- 1) **Residential Amenity (noise and light pollution):** The application seeks approval to add an additional three storeys of office space on top of the existing building – a 40% increase to the building's current size. This will result in a significant increase in activity in the area with a long-term deleterious impact on the amenity enjoyed by myself and fellow residents of the Cobalt Building.
 - a. A new street level 'inclusive access' entrance to the Proposed Development at the corner of Viscount Street and Brackley Street, along with a service entrance and access to a basement cycle park from Viscount Street, will result in a significant increase in traffic. The proposed servicing and cycle access will be in proximity to the proposed servicing / refuse collection location. The Denizon has a similar service entrance facing onto Brackley Street resulting in increased traffic from deliveries and refuse collection required to service its 99 flats. The narrow roads of Brackley Street and Viscount Street have already become thoroughfares, with additional noise and pollution. This will be exacerbated by the Proposed Development.
 - b. The creation of a new cultural space (identified as having potential for several different cultural / community use functions) has proposed usage 'at all hours.' This is not acceptable for a building that has residential homes in immediate proximity on two sides. Even controlled usage hours would need to be closely monitored to limit noise and excessive light spill.
- 2) **Daylight and Sunlight:** The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of the building – including my flat.
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 - e. During the planning process for The Denizon, CoL commissioned BRE to review Point 2's light assessment report, challenging Point 2's conclusions. I therefore lack confidence in Point 2's assessment of daylight, sunlight and overshadowing in its assessment of 1 Golden Lane.
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I understand that the draft City Plan 2036 has numerous planning policies relating to Overlooking, Daylight and Sunlight, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents. I request that my objections are seen in the context of these policies.

Your sincerely

Marie Morley

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Yiming Zhong

Address: 53 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Being a resident living right opposite to the building in question, and especially on the lower floor, I am strongly against this planning.

As is well and reasonably argued in the previous comments, the vicinity is already abound with empty office spaces. This building project will significantly block the light of the surrounding residential buildings and the precious public green space Fortune Street Park. Noise pollution will not cease with the construction, but will be a continuous problem together with the future light pollution and the loss of residential privacy.

I would like to bring tis negative impact to the residents' mental wellbeing. Once the existing light, view, quietness, and privacy are deprived, the harm will be deep and long-lasting.

Also on the vandalism of the tree in front of the building. This very tree, together with the building surface, provides shelter for a great number of local birds and has been an essential part of their life as well. Butchering the branches of this tree will cruelly harm the living condition of local birds and other small animals.

Please take serious consideration of all these harms the office building planning can do to both the people and environment of this area. Please listen to the voice of the neighbourhood and stop this totally unnecessary project.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 October 2022 17:43:16

From: MP Ecosse <[REDACTED]>
Sent: 25 August 2022 12:10
To: Williams, Amy <[REDACTED]>
Cc: Pln - CC - Development Dc [REDACTED]
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I own Flat 59 Breton House which is directly opposite 1 Golden Lane.

I am very concerned for a number of good reasons:

- My studio flat faces directly onto this site. There is no other outlook to the flat than that onto Golden Lane, so in other words there would be no escape from whatever might occur on Golden Lane. I have lived in Willoughby House and also in Speed House, and in both cases there was a lot of noise disturbance at the rear, but the garden facing side was relatively un-affected.

- I am hoping to use my studio flat as a pied-a -terre when I retire, but this development could rule that plan out, much to my disappointment.

- I think that adding anything to the height of the current structure would on balance not be the right thing to do: it would certainly take light and sky away from residents of Breton House; it would not respect the height of the adjoining "Denizen" building; it would detract from the Victorian aspect of the current 1 Golden Lane building - which despite the 2 mansard floors still retains its pleasing character.

- Surely the expansion to the back would already cater for the creation of a more modern space for the offices, without the need to go higher - which to be honest is more of a "vanity" feature for the developers..." a roof terrace".

- the use of the proposed roof terrace is likely to cause noise disturbance and loss of privacy to residents of Breton, Ben Johnson et al. likely outside of office hours too.

- I am also worried about the increase in footfall and traffic noise that this expansion of the premises is likely to cause.

- I bought in Breton because this side of the Barbican, adjoining Islington has always seemed quieter - and more genuinely residential than other surrounding areas ...it would be a pity to lose this relatively peaceful character of the area.

Thank you very much,

Best regards,

Michael Smart

59 Breton House,

Barbican,

London EC2 8DQ

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Hazel Brothers

Address: 86 Breton Hous Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The developers called their huge changes to No. 1 Golden Lane "refurbishment" so we can guess what "light pruning" will look like.

The Tilia/silver lime tree is not theirs - they should leave it alone.

The area is due to lose all the trees and other vegetation on Breton and Ben Jonson highwalk for podium renewal, so this tree will be all the more valuable.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Proposal to demolish Tree @ 1 Golden Lane - OBJECTION
Date: 08 June 2022 12:37:32

From:
Sent: 29 April 2022 14:25
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Proposal to demolish Tree @ 1 Golden Lane - OBJECTION

THIS IS AN EXTERNAL EMAIL

I object to the proposal to reduce the tree outside the UBS Building (1 Golden Lane) by 50%.

City of London is supposed to be a Green Champion. So do not give Developers permission to de-construct this tree.

I am not an expert, but it looks like a Plane Tree - these are supposed to have a positive impact on extracting pollutants.

I doubt the Developers live around Golden Lane. I am a resident and the Tree MUST stay and be protected. I suggest you put a Tree Preservation Order in place.

thanks

Barbara Brownlee
No 99 Breton House, Barbican, London EC2Y 8PQ

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: Objection FW: 22/00202/FULMAJ and 22/00203/LBC - 1 Golden Lane
Date: 04 April 2022 17:25:00

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

From: Frederick Rodgers <
Sent: 01 April 2022 10:10
Subject: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Although we have had significant contact with representatives of Castleforge Partners, including a director, its architects and PR agents, the first indication of the proposals for waste storage and removal I'm aware of is in Velocity Transport Planning Ltd's Operational Waste Management Strategy. I would like to know how the Strategy avoided adverse scrutiny in pre-application meetings.

The availability of notes and minutes of all pre-application meetings is something I hope will soon be addressed by City Corporation. In the meantime, the Strategy references City Corporation's Community Facilities Manager and I trust this is only in respect of measurement of quantities of waste, as this is the very person in Cleansing Services who would respond to consultation on the Strategy.

Of course, waste disposal has been an issue at CoLPAI and at the Denizen, where dp9 were also involved. At the latter, between City Corporation's responsible officers and the architects, no provision was made for a dropped kerb outside the bin storage area. As a result the refuse collection operatives are required to wheel bins further along the Brackley Street footway than the supposed ten metre limit or simply drop the bins off the newly installed kerb.

What is proposed in the Strategy is totally unacceptable. Residents in The Cobalt Building, Bridgewater House, Ben Jonson House and even Breton House are suddenly expected to endure the noise from the movement of several bins over significant distances twice daily and also the noise and odours from the daily - for up to three hours or more - storage of bins on the south side of Cripplegate Street. Then there is the noise of the bins being emptied into RCVs.

Up until UBS vacated the building, all waste was collected in Brackley Street. Whilst this involved a lot of noise, waste was removed directly from the building into RCVs etc. There is no reason why this system can't be continued. It would also have the advantage of avoiding RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed, as will be proposed in the forthcoming public consultation. RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns.

I appreciate that you are consulting with Cleansing Services on the Strategy but this seems likely to be a waste of time and resources. A complete rethink, as above, is necessary.

Best regards,

Fred Rodgers

Chair, Breton House Group
100 Breton House
Barbican
London
EC2Y 8PQ
UK

Ms. Amy Williams
Case Officer
City of London Corporation
Guildhall
London
EC2P 2EJ

By email to: amy.williams@cityoflondon.gov.uk & PLNComments@cityoflondon.gov.uk

Dear Ms Amy Williams,

- Your reference: 22/00202/FULMAJ
- Alternative reference: PP-11012281
- Site address: Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

We strongly object to the Planning Application submitted for the above Redevelopment/ Refurbishment and would ask that you reject the Application in its present form.

We are Leaseholders and Residents of an Apartment on the top floor of The Cobalt Building which is the nearest building to Cripplegate House. We are the nearest Residents to the Redevelopment, along with Apartments below us, where Viscount St narrows between the two buildings. Our Apartment faces the Western and South West sections of the proposed Redevelopment. Our Habitable rooms (Bedrooms, Kitchen, Living room) along with Amenities space on our Terrace are only 8m distance from the Western façade of the proposed Redevelopment. Moreover, almost three quarters of the length of the Western elevation of Cripplegate House directly faces the Habitable rooms and amenity space in our property. The same applies for all Leaseholders/ Residents immediately below us.

As such, the proposed Redevelopment of Cripplegate House has a significantly material adverse impact on us and we strongly object to the Planning Application on several grounds:

1. Overbearing and Intrusive Uplift in Massing, Height and Bulk, as well as its Siting.
 - The highest part of the existing Cripplegate House (plant) is at a considerable distance from us and it is not visible to us. The pitched roof on the Western façade is barely a few metres higher than the Cobalt Building and is complemented by a flat to gently rising roof section which is lower than the pitch roof. Our Bedrooms have an unobstructed view over the roofline of part of the existing Building (see Photo attached) which is at a height broadly comparable to Cobalt. Furthermore, the pitched sections of the existing roof ensure that we have additional visible skyline towards the East. This roof line is sympathetic to Cobalt (see “Existing-North Elevation Long”).
 - Under the proposed Redevelopment, we would be confronted with a visible and monstrous increase in height along the Western façade of up to 21m, as well as a further 5m for Plant. This cliff would start only 8m distance from our Habitable rooms, and windows and doors to them. The proposed highest floors would be at a distance of only either 9m or 11m. Moreover, this increase in height, and

consequential uplift in massing and bulk of a rectangularly designed block, would cover virtually the entire length of the Western elevation of Cripplegate House. The Redeveloped Building would dwarf Cobalt in close proximity to it (see “Proposed Section AA-Long”), standing at more than 1.5X Cobalt height on the Western facade. This would be overbearing and highly intrusive for us (and for Cobalt Residents below us). Our unobstructed and identified views towards the East and of the skyline would disappear. Moreover, through Overshadowing, there would be a significantly deleterious impact on Sunlight, Daylight and our right to light as covered later.

- Furthermore, such Redevelopment would be entirely out of Character with the buildings immediately surrounding it, all of which are lower level Residential blocks. The increase in height, mass and bulk, is clearly driven by the Developer’s desire for a significant gain in the Plot Ratio but the proposals are egregious, especially in siting them so close to the nearest Residential Cobalt Building. The architectural design should be “appropriate to its neighbours” (Policy S8), whereas the proposed design isn’t, especially in relation to Cobalt.
- During the public consultation on 25th Jan 2022, neighbouring Residents repeatedly objected to the increase in height, mass and bulk but we have been ignored in the Application. If anything, the proposed increases in height, mass and bulk have moved closer to Cobalt!

2. Overlooking and loss of Privacy

- Our Habitable rooms will be overlooked considerably for the first time. Today, our bedrooms largely face an unglazed bricked section of the Western elevation of 1 Golden Lane or a glazed stairwell with very limited footfall (see Photo). Elsewhere, the only windows at 1 Golden Lane facing our Habitable rooms have housed Filing cabinets or Servers. Moreover, the height of the existing Cripplegate House relative to Cobalt is such that we do not have overbearing offices looking down on our Habitable rooms or on our terrace (Photo attached). Accordingly, we enjoy substantial Privacy in our Apartment, including our amenity space, from occupants of 1 Golden Lane.
- Under the proposed Redevelopment, our entire Apartment, including all Habitable rooms and amenity space, will be overlooked extensively through a string of office windows barely 8m away, resulting in an unacceptable erosion of Privacy and our right to enjoy our home without undue intrusion. The glazing on two floors would look directly across to our Habitable rooms and Amenity Terrace space. This is compounded by the proposed increase in height through additional floors, all of which have extensive Glazing and are set back minimally. Similarly, other Residents below us in Cobalt would be adversely impacted through Overlooking given the proposed Glazing.
- In this regard, the Planning Application is misleading and economical with the truth. It emphasises that the proposed level of Glazing along the West elevation would be reduced compared with existing, whereas the detail shows that is barely the case, even under favourable assumptions (“To the West façade there is predicted to be a reduction of 1sqm due to fritting within glazing panels”). Moreover, this comparison

deliberately obfuscates current Glazing for a stairwell, filing and server rooms, with that for busy offices and these are markedly different in their impact on neighbouring Residents. The Glazing is proposed to be fritted but that comes in many guises and no specification is provided.

- The adverse impact is accentuated by the proposed terraces in close proximity to our Apartment and amenity space which we object to. In particular, the proposed terrace on the 8th floor which is 1m wide would have a clear line of sight into our habitable rooms and the entire length of our terrace only a few metres lower, significantly degrading our Privacy, by overlooking from less than 10m away. We object to the Terrace proposed for the 8th floor. We also note the absence of landscaping proposed along the Western façade of that Terrace, possibly because of the limited width of the Terrace, but also of the higher Terraces facing West.
- It is hard to argue that the extensive Glazing proposed, intensified by additional higher floors and terraces, would do anything other than significantly overlook the entire length of our Apartment with a consequential loss of Privacy in all our Habitable rooms and amenity space.

3. Overspill of Lighting

- This also means that there would be significant Overspill of lighting from the offices in Cripplegate House into our Habitable rooms, including bedrooms, causing a nuisance through light intrusion from barely a few metres away. The proposed Terraces would serve to accentuate this nuisance.
- The studies appended to the Planning Application are misleading since they assess the overspill impact from further along Viscount Street where the distance is greater between Cobalt and Cripplegate buildings; the distance between the buildings decreases as you move South along Viscount street. We also note that the benchmark criteria used for light pollution in the documents refers to an environment “with high levels of night time activity” whereas the narrow Viscount street is a quiet residential street. Furthermore, the documented calculations are based on assumptions (“The internal lighting strategy...has not yet been fully specified. We have therefore made best estimates and assumptions...”; “...in absence of detailed glazing specifications...”; “...assuming Blinds are put in place...light levels will “standardly” be within guidance “). Despite these assumptions calculated to minimise the assessment of likely Overspill impact, and an inappropriate vantage point for the calculations, the Overspill effect is barely under the threshold. None of this is an acceptable basis for drawing the erroneous conclusion reached in the studies that light levels to nearest areas of Cobalt are unlikely to exceed threshold. On the contrary, they suggest the very opposite.

4. Right to Light, Daylight, Sunlight and Overshadowing

- With the proposed significant increase in height, mass and bulk in close proximity to Cobalt, our Residence will be inevitably subject to major detrimental impact on

daylight and sunlight arising from Overshadowing. We have already referenced the materially adverse impact on visible skyline from our Habitable rooms. A similar situation appertains to the detrimental impact on Sunlight and Daylight for us.

- Again, the VSC calculations are misleading as they are measured from a vantage point (E1) at the widest distance between Cobalt and Cripplegate. Furthermore, all of the calculations reference drawings which show the increase in height, bulk and mass of the proposed 9-12 floors being set back by more than in the Planning Application along the Western elevation. As a result, we question their validity. Moreover, they do not support the bold assertion that “Cobalt is not impacted”. This is simply not the case. The tables show that for a large number of windows and glazed doors to habitable rooms in Cobalt, including ours, the VSC is less than 27% and is approximately 20% reduced as a result of the proposed Redevelopment on virtually every floor in Cobalt. More appropriate measurements from the correct vantage point and from the correct distance as per the drawings submitted in the Application would inevitably increase the adverse impact to comfortably more than 20%. This is not surprising, and is a matter of common sense, given the extent of the Redevelopment and testifies to the significant adverse impact on light for our Residence and for others in Cobalt.
- The same applies for the average daylight factor (“ADP”) and the annual probable sunlight hours (“APSH”) for our Habitable rooms. Indeed, the impact on our amenity space, e.g. terrace outside our habitable rooms, is simply ignored, reluctantly acknowledging that loss of sunlight is likely to be noticeable / material in Eastern Terraces.

5. New Entrance on Viscount Street.

- We note that two new entrances are being created in close proximity to Cobalt, one at the north west corner of Cripplegate along Brackley street, and the other on Viscount Street immediately opposite the Cobalt Building. We also note that the Viscount Street entrance will be used for bins. Inevitably, this will increase the impact on Cobalt residents through refuse collections and the use of the site entrance. Compared with the present arrangements, the enhanced disturbance and noise for us in Cobalt constitutes another part of our objection to the Planning Application.

6. Consultation process

- At the public Consultation on 25th Jan 2022, many neighbouring residents repeatedly objected to the raising of the height of Cripplegate in the proposed Redevelopment. The Consultation document attached to the Planning Application gives testimony to this and adds to it in written statements. We also raised our objections and confirmed them in writing to the development team. All of these

objections have been ignored in the Application. If anything, the increased height has moved closer to us in Cobalt than suggested at the public Consultation.

- We asked by email dated 26/01/22 for studies on overshadowing, sunlight, daylight (and earlier on overlooking) to be forwarded to us which were promised but never delivered. The first time Residents have seen these is via the Planning Application. thereby limiting the time available for scrutiny and independent examination.
- For these reasons, we are of the view that the Consultation is flawed. The Planning Committee should not be lulled into a false belief otherwise. The Developers have sought to portray a misleading impression of distance from Cobalt, impact on daylight/sunlight, overshadowing and light spillage, and the results of the studies should be treated sceptically and with caution.

For all of the reasons set out above, we would urge the Planning and Development committee to reject the Planning Application in its present form for Cripplegate House.

Yours sincerely,

N Shah & H Shah

Flat 56, The Cobalt Building





From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Cripplegate House, 1 Golden Lane
Date: 08 June 2022 12:36:08
Attachments: [image001.png](#)

From: Bev Bytheway
Sent: 26 April 2022 17:34
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Cripplegate House, 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

I am writing to register my objection to the proposed redevelopment of Cripplegate House, No 1 Golden Lane

I object to the proposed tree works, which seem entirely unnecessary.

The Silver Lime is a beautifully shaped tree and a vital source of shade and nectar for pollinators. The trees are positioned along Golden Lane and are not part of the footprint of the Cripplegate Building. They should be left alone to perform their remarkable functions in supporting wildlife and cleaning pollutants from the air.

Valuable trees have already been lost by recent developments along Golden Lane. Both the Denizen and the COLPAI developments have resulted in the felling of existing mature trees. There has been a substantial loss of habitat already, which has not been replaced by the low priority green space of these developments. In fact the new residential tower of the COLPAI development has no green or outside space at all. This is also a Hawkins\Brown project.

The loss of mature trees is an irresponsible and negligent act, given the current Climate crisis and the growing intelligence around the vital importance of trees to the urban environment.

The City of London is committed to Carbon-zero targets and is in the process of publishing its own bio-diversity action plan, so this proposal to edit trees seems to go against everyone's better judgement.

I find it strange that the new Denizen building next to Cripplegate House has taken its design references from Cripplegate House, especially in the tiering of the upper floors to match. I think this was a condition of the then planning process. So again, it makes nonsense of the process, now that the Hawkins/Brown proposal aims to raise the upper levels of the building and pay little respect to its neighbour.

It is a pity that all of these new developments concentrated along Golden Lane have paid little respect to the public amenity of the Golden Lane Street. Each project has its own rationale, which makes no reference to its neighbours. I sincerely hope that the development of Cripplegate House will not be allowed to blight the street further by the removal and severe pruning of any trees.

Bev Bytheway

Golden Lane Estate

3 Basterfield House

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Cripplegate House
Date: 06 June 2022 17:48:47

THIS IS AN EXTERNAL EMAIL

FAO Amy Williams

I wish to make objections to the granting of Planning Consent to application 22/00202/FULMAJ and Listed Building Consent application 20/00203/LBC both for Cripplegate House, 1 Golden Lane London EC1Y 0RR.

I am against the new Roof extension as the extra height will stop direct Sunlight entering my Flat in Cuthbert Harrowing House. Currently I get direct Sunlight to the upper floor from about 20th February to about 12th April and the lower floor from early March to late April and again for about 2 weeks in mid May and I would expect to get a similar amount in September and October. The direct Sunlight lasts for about 2 hours daily. For the periods May, June, July and August I get very little or no direct Sunlight into my Flat. Currently in a year I would get a maximum of about 450 hours direct Sunlight, weather permitting, and with this proposed extension I would lose 390+ of those hours.

I believe that it has been proven that the Early Spring Sunlight has Mental and Physical benefits which would be denied to the residents of my block. Also this year the extra warmth generated by this direct Sunlight saved over 50% on heating costs when compared with the days when it was cloudy and with current heating prices this was a saving of up to £5 per day. If, as expected, the energy costs rise again later this year this will be a very substantial amount. All the Flats in my block and most of the Flats on Golden Lane Estate are in Band E so are not entitled to the extra relief for Social Housing Residents.

I believe that this denial of direct Sunlight is against Policy D6 D of LP 2021 and BRE Guidance. I would like to refer you to: Ministry of Housing, Community & Local Government report APP/N5660/V/20/3254203 & APP/N5660/V/20/3257106, with reference to 8 Albert Embankment. Page 160, Consideration 2, paras 712 onwards, are about the loss of Light and direct Sunlight.

Everything I have put above will have a similar effect on the other 17 Flats in Cuthbert Harrowing House and a number of other flats on Golden Lane Estate.

I am also against the extension on the grounds that it will detract substantially from the visual effect of Cripplegate House has. As a listed building it holds its own with the Listed Estates of Barbican and Golden Lane and in some ways it has aged better than the Estates, it would be a pity to spoil its look with a modern extension.

Francis Stevenson,

4, Cuthbert Harrowing House,
Golden Lane Estate
London EC1Y 0RB

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Benjamin Mohamed

Address: 88 Defoe House, Barbican Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The trees outside Cripplegate House, Golden Lane, include a lovely mature tree with a beautiful canopy affording shade, shelter to birds and insects. They low maintenance and they doing their part to combat CO2 emissions. They are habitat to birds, insects, squirrels and supports pollinating bees. They are a source of mental well-being for residents especially for Bryer Court and Ben Johnson House in the Barbican Estate. Developers have no obligation thereafter to maintain public ground once they've profited. We should support nature and not permit those with short-term interests to alter our neighborhood for the worse. Please do not allow developers to make things worse by hacking away at these lovely trees.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Liz davis Davis

Address: 4 bayer house Golden lane estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I pass this tree at least once every day and it gives me great pleasure. From the street and up the walk way to the Barbican. It's perfect full natural shape fits this space perfectly and is so rare. Most trees have been pruned. In winter beautiful as bare twigs in spring the minute leaves burst of lime green and THE BEST full summer when it bursts into flower the perfume knocks you sideways. Inter der linden

There is no reason to take this pleasure away from all residents. We live surrounded by tower blocks and everything green is SO life giving to us the birds and wildlife that manage to survive here. Please leave it in all its majesty it is causing no harm

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Matt Lambert

Address: 22 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to the tree on Golden Lane being cut back.

I also thoroughly object to to the extensions/modifications to the top of the building. It will severely impact he amount of sunlight my flat receives.

Regards

Matt Lambert

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Terry Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear Sir/Madam

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers' vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

Prince Charles yesterday commented on the need to replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Mélanie Rey

Address: 24 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As a resident of Speed House, Barbican, I am writing to you to express my opposition to this proposal in the strongest possible terms.

The proposed project is inadequate in many ways.

1. The addition of four additional storeys will cause a substantial loss of daylight and sunlight, on top of potentially increasing light pollution.
2. The scale of the redevelopment is disproportionate and out of scale with the original building, this is especially problematic for a site adjacent to residential Grade II-listed buildings. It is very much in the interest of the City to better protect the character of this unique neighbourhood.
3. Adding roof terraces directly facing residential buildings will result in loss in privacy and noise pollution, in particular for residents in Ben Jonson and Breton House.
4. Removing the hazel and elder trees, and pruning the lime tree will cause a permanent loss for the local community, a clear damage to the landscape and will negatively affect biodiversity. Even worse, this damage will be done for no valid reason.

Priya Shah
28 Cobalt Building
Bridgewater Square
London EC2Y 8AH

City of London Planning

20 April 2022

Dear Ms Williams,

Planning reference: 22/00202/FULMAJ
Cripplegate House 1 Golden Lane London EC1Y 0RR

I am the Leaseholder of Flat 28, Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH. The Cobalt Building is in close proximity to the rear of Cripplegate House on the Viscount Street side and I use Viscount Street to drive my car in and out of my parking space in the Cobalt Building. Having reviewed the application for the redevelopment of the above property I wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area as Cripplegate House is turned into flexible office space and thus create a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practise be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment not only to the Cobalt Building but also for Bridgewater House and the Bright Stars Nursery. In addition, I note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. These will result in a significant increase in traffic with resulting noise impact on our residents.
- 2) **New refuse collection at Viscount Street - Besides noise pollution, this will result in increase** vermin especially given the close proximity of the site to the Barbican Wildlife Gardens.
- 3) **Air pollution, traffic and congestion** – As mentioned above, following the closure of the entrance to Bridgewater Street from Beech Street, I use Viscount Street/Golden Lane to drive my car to and from my car parking space in the Cobalt Building. With the proposed increase in activity of Cripplegate House which hugely impact on Viscount St (which is itself a very narrow artery) is in constant use by the Barbican buildings, Bright Horizons City Child Nursery, Bridgewater House, the Cobalt Building, the Denizen and the Jewin Welsh Presbyterian Chapel. It is already becoming congested following closure of Beech St and the

erection of the Denizen but now it will be even more congested and give rise to significant air pollution (thus defeating the whole purpose of Beech St being made UK's first 'zero emission street' given the high historic levels of air pollution on Beech St).

- 4) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, my concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in residents incurring increases to their utility bills in perpetuity.
- 5) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th floor overlooking the Cobalt Building. I note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. I am further concerned about the noise impact which will result from use of the terraces.
- 6) **Disturbance from construction:** I note that building works could take up to two years, so building works could last until the end of 2024 and I am concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections, I am concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. I understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking, Daylight and Sunlight, Air, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

Priya Shah

Cobalt Management Ltd
C/O Premier Estates Limited
Chiltern House
72 - 74 King Edward Street
Macclesfield
Cheshire
SK10 1AT

Planning reference: 22/00202/FULMAJ

Cripplegate House 1 Golden Lane London EC1Y 0RR

Dear Ms Williams,

We are the Directors of Cobalt Management Ltd (Company number 03113930). Cobalt Management Ltd is the Residents' Management Company for the Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH which is in close proximity to the rear of Cripplegate House on the Viscount Street side. The company represents 59 leasehold flats. Having reviewed the application for the redevelopment of the above property we wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area, thus creating a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practice be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment of our residents and leaseholders.
- 2) **Refuse Collection on Viscount Street:** We note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. There is a serious risk that the refuse collections will give rise to vermin and the unsightly look of refuse bins. This entrance will result in a significant increase in traffic with resulting noise impact on our residents. Viscount Street is a very narrow residential street which is heavily used by the residents, staff and service providers in Bridgewater Square (the nursery and two residential buildings) as a result of the recent closure of entry into Bridgewater St from Beech St.
- 3) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, our concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in some of our residents incurring increases to their utility bills in perpetuity.

- 4) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th floor overlooking the Cobalt Building. We note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. We are further concerned about the noise impact which will result from use of the terraces.
- 5) **Disturbance from construction:** We note that building works could take up to two years, so building works could last until the end of 2024 and we are concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections we are concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. We understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking (Policies DE5 and HS3), Daylight and Sunlight (Policy DE8), Noise and Light Pollution (Policy HL3) and Roof Terraces (Policy DE5) which protect the rights of existing residents and request that our objections should be seen in the context of these policies..

With kind regards,

David Lapish and Priya Shah

David & Sabine Lapisch
Flat 54, The Cobalt Building,
C/O Bramley House
Orchard Garth
Copmanthorpe
YO23 3YP

Planning reference: 22/00202/FULMAJ

Cripplegate House 1 Golden Lane London EC1Y 0RR

Dear Ms Williams,

We are the leaseholders of flat 54 in the Cobalt Building in Bridgewater Square, EC2Y 8AH. Having reviewed the application for the redevelopment of the above property we wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area, thus creating a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practice be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment of residents.
- 2) **Refuse Collection on Viscount Street:** We note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. There is a serious risk that the refuse collections will give rise to vermin and the unsightly look of refuse bins. This entrance will result in a significant increase in traffic with resulting noise impact on residents. Viscount Street is a very narrow residential street which is heavily used by the residents, staff and service providers in Bridgewater Square (the nursery and two residential buildings) as a result of the recent closure of entry into Bridgewater St from Beech St.
- 3) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, our concern is also that sunlight is an important source of heat energy and as a result of the very significant increase in energy costs recently this will result in some residents incurring increases to their utility bills in perpetuity.
- 4) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th

floor overlooking the Cobalt Building. We note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. We are further concerned about the noise impact which will result from use of the terraces.

- 5) **Disturbance from construction:** We note that building works could take up to two years, so building works could last until the end of 2024 and we are concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections we are concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. We understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking (Policies DE5 and HS3), Daylight and Sunlight (Policy DE8), Noise and Light Pollution (Policy HL3) and Roof Terraces (Policy DE5) which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

David and Sabine Lapish

Meera Shah
27 Cobalt Building
Bridgewater Square
London EC2Y 8AH

City of London Planning

21 April 2022

Dear Ms Williams,

Planning reference: 22/00202/FULMAJ
Cripplegate House 1 Golden Lane London EC1Y 0RR

I am the Leaseholder of Flat 27, Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH. The Cobalt Building is in close proximity to the rear of Cripplegate House on the Viscount Street side and I use Viscount Street to drive my car in and out of my parking space in the Cobalt Building. Having reviewed the application for the redevelopment of the above property I wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area as Cripplegate House is turned into flexible office space and thus create a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practise be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment not only to the Cobalt Building but also for Bridgewater House and the Bright Stars Nursery. In addition, I note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. These will result in a significant increase in traffic with resulting noise impact on our residents.
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- 3) **Air pollution, traffic and congestion** – As mentioned above, following the closure of the entrance to Bridgewater Street from Beech Street, I use Viscount Street/Golden Lane to drive my car to and from my car parking space in the Cobalt Building. With the proposed increase in activity of Cripplegate House which hugely impact on Viscount St (which is itself a very narrow artery) is in constant use by the Barbican buildings, Bright Horizons City Child Nursery, Bridgewater House, the Cobalt Building, the Denizen and the Jewin Welsh Presbyterian Chapel. It is already becoming congested following closure of Beech St and the erection of the Denizen but now it will be even more congested and give rise to significant air pollution (thus

defeating the whole purpose of Beech St being made UK's first 'zero emission street' given the high historic levels of air pollution on Beech St).

- 4) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, my concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in residents incurring increases to their utility bills in perpetuity.
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- 6) **Disturbance from construction:** I note that building works could take up to two years, so building works could last until the end of 2024 and I am concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections, I am concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. I understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking, Daylight and Sunlight, Air, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

Meera Shah

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms M S May

Address: 528 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This extension is not eco friendly and will destroy the bird and wide life around Barbican Estates. Not to mention the noise/light pollution. Strongly object.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr mark tyler

Address: 224 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:OBJECTIONS

- Loss of light and overshadowing - the applicant's report on this is superficial and dismissive of the obviously very great increase (33%) in the height of the building, and its close proximity to Ben Jonson House
- Overlooking/loss of privacy - views from the upper floor directly into bedrooms on the flats opposite.
- Detriment to visual amenity - the scale of the proposed building will be out of all proportion to its surroundings; the design is mediocre and ill-suited to the rest of the building.
- Noise and disturbance resulting from use - the proposed large open air balcony is certain to create noise which will echo around the surrounding buildings and disturb neighbours. Conditions set limiting hours of use are unlikely to be enforceable in practice.
- Effect on listed building and conservation area - ie the Barbican - layout and density of the building, its design, appearance and materials are unsuitable for the location.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Mitra Karvandi-Smith

Address: 544 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed development of 1 Golden Lane will have a significant and damaging effect on the amenities and quality of life of the residents living in the properties adjacent to it (incl. Barbican Estate, Golden Lane Estate, Cobalt Building) and to the Prior Weston & Richard Cloudesley schools. There will be loss of sunlight, extreme noise pollution and increased traffic pollution. The additional proposed removal/extreme pruning of the trees adjacent to the site will cause unnecessary damage to the local ecosystem.

From:
To:
Subject: 1 Golden Lane Objection
Date: 01 October 2022 10:45:52

THIS IS AN EXTERNAL EMAIL

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Mitra Karvandi-Smith
544 Ben Jonson House
Barbican

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building.

Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

The Barbican is a unique residential estate and an iconic feature of the City; its long-term interests, and its value to the City, will be better served by protecting it in the residents' interest, and for historical reason.

Parts of the host building, designed by the architect of the Tate Britain frontage, survived the Blitz; modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

From the Ben Jonson House Group Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Withdrawn - neutral comment submitted 19/4/2022.

Objection to proposal: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building. Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

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Parts of the host building, designed by the architect of the Tate Britain frontage, survived the Blitz;

modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

Ben Jonson House Group Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I OBJECT to both Planning and Listed Building Applications 22/00202/FULMAJ and 22/00203/LBC.

I posted my objections on 2 May 2022 and the revised proposals give me no reason to change my view, therefore they remain.

The building is still too large and its bulk and density will be an overwhelming intrusion in the surrounding area.

The floor to ceiling windows and the terraces will allow for too much intrusion into Barbican residents' privacy.

There are no guarantees that the greening will be maintained to the standard proposed and required.

The design and colour of the existing building adds variety to the the multifaceted architecture of its environment. It was built to enrich the lives of local people. This is an important factor in any proposals to alter/renovate No 1 Golden Lane; the present proposals do not reflect this strongly enough.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Leonie Cumiskey

Address: 51 Chadworth House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The tree looks good

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Molly Pardoe

Address: 52 breton house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:We won't have light or privacy !

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Stephanie Knight

Address: Flat 43, Blake Tower 2 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I think the tree should be left as it is. It's silly to partially destroy it purely for the sake of aesthetics for the redevelopment of the building behind it.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms K Davell

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This proposal is an absolute nightmare for the community and environment. Adding four stories to this building is completely unnecessary and will cause undue harm to hundreds of residents. The loss of sunlight will affect us in myriad ways, not to mention the noise and change to the ecosystem. The plan is greedy, shameful, and disrespectful to this historical building and community. Do better.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Julie Hudson

Address: 20 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I do not object to improvement, but I strongly object to the proposed HEIGHT. It will be absolutely out of character with the area. Please retain CURRENT BUILDING HEIGHT. Thank you.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Firstly, I object to the cynical use of 'green' and 'community'.

- Demolition is the most un-green option for refurbishment. Planting greenery is not trade-off.
- Community space is not required. This development itself is an affront to the community.
- The present height of 1 Goldne Lane is the recognised standard for the immediate area, as The Denizen was not allowed to exceed that height.
- I further object to the south wall being built even closer to Ben Jonson House and being finished in cladding rather than brick.
- In short, this proposed development is too tall, too wide, and too ugly.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I posted my objections in March to the massive size and appearance of the planned redevelopment.

I wish to further add that a 'green wall' of planting will never work on the south-facing wall of the building, which will be like an oven in the summer.

When I spoke to the architect Trent Sneddon at the most recent exhibition, he had no idea how this would be maintained.

This is yet another bogus attempt to present the project as green.

Begum, Shupi

From: [REDACTED]
Sent: 06 May 2022 13:42
To: Williams, Amy
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

I have posted my objections on the CoL Planning Application website to the redevelopment of ! Golden Lane.

I would just like to add that the idea of a 'green wall' on the south-facing side is a complete non-starter. Going by my own south-facing balcony in Ben Jonson House, this will be like an oven, and death to plants that are not watered constantly.

When I spoke to the Hawkins Brown architect - Mr Trent Sneddon - at the recent exhibition of the redevelopment, he had no idea how the green wall would be maintained, though, to be fair, that is not his remit.

I cite this as a further example of the ludicrous nature of this redevelopment plan.

Regards,
Gaila Leahy
520 Ben Jonson House EC2Y 8NH

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 10:42:05

THIS IS AN EXTERNAL EMAIL

FAO the COL Planing Committee:

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

The totally disproportionate bulk and inappropriate finish remain.

Therefore, I repeat my objections and request that both applications are refused.

The developer has I believe behaved in a vexatious manner in submitting these revised plans.

Sincerely,
Gaila Leahy
520 Ben Jonson House
EC2Y 8NH

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Linda Partridge

Address: 926 Frobisher Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Leave the trees alone. You are a bunch of vandals who show no sensitivity to the roles of trees in an urban setting - beauty, value for natural history, biodiversity, softening of a harsh urban environment. Your ghastly contrived environment will make us all feel and be worse off.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Christine Clifford

Address: 26 Bowater House Golden lane estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I really don't understand why we need yet more offices when wfh will be the norm along with flexible working. Having a yet higher building further takes away light from residential building designed to use light

Pruning the line will weaken it. The front of no. 1 doesn't need opening and the branch of the trees is 10 metres away. Why touch any of the trees which are important for pollinators and biodiversity. The planters have won prizes. Friends of City Gardens could take them over and create beautiful plantings

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Hazel Brothers

Address: 86 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The developers called their huge changes to No. 1 Golden Lane "refurbishment" so we can guess what "light pruning" will look like.

The Tilia/silver lime tree is not theirs - they should leave it alone.

The area is due to lose all the trees and other vegetation on Breton and Ben Jonson highwalk for podium renewal, so this tree will be all the more valuable.

Begum, Shupi

From: Hazel Brothers [REDACTED]
Sent: 25 September 2022 14:43
To: PLN - Comments
Subject: No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Miss Williams

22/00202/FULMAJ and 22/00203/LBC

The revised plans show that the developers still intend to insert new doors into the listed facade. Public seating outside is likely to cause night time noise for local residents. I therefore repeat my original objection and ask for the applications to be refused.

Hazel Brothers
86 Breton House
Barbican
EC2Y 8PQ

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objections
Date: 25 April 2022 11:46:44
Attachments: [image001.png](#)

From: Samantha Logan
Sent: 22 April 2022 09:44
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objections

THIS IS AN EXTERNAL EMAIL

Dear Amy,

Objection Re Golden Lane Trees,

Application Ref. 22/00203/LBC & [22/00202/FULMAJ](#)

I would like to strongly object to the proposal to raise the crown of the Silver Lime tree to five metres. This is a healthy tree that is of great nectar source for our pollinators and may not flower for years after any damage to the tree.

Best wishes,

Samantha Logan
519 Bunyan Court
Barbican

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane - Planning Application 22/00202/FULMAJ
Date: 25 April 2022 11:59:09
Attachments: [REDACTED]

From: Nigel Dixon
Sent: 24 April 2022 13:38
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Planning Application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I wish to object to the proposal, contained within this Planning Application, to raise the crown of the Silver Lime tree to 5 metres. This tree is of elegant shape and enhances the environment for residents and users of the area. The fragrance when it flowers is a delightful aspect of the surroundings. Street trees of this stature are a valuable component of air quality initiatives. The proposed radical pruning may stop the tree from flowering for several years.

My grounds for objection are that this aspect of the planning proposal, if approved, would adversely impact the residential amenity.

Sincerely,

Nigel Dixon
705 Frobisher Crescent
Barbican

The Chief Officer
Environment Department
CITY OF LONDON
PO Box 270
Guildhall
London EC2P 2EJ

19 April 2022

Dear Sir / Madam,

Re: Proposed Development of No.1 Golden Lane, London EC2Y 0RR
Yr Ref: 22/00202/FULMAJ

I refer to your letter dated 08 April 2022 - Case Officer Amy Williams.

I have examined a drawing of the proposed development and attended the exhibition / presentation provided by the developer Castleforge. In consideration of the information provided, I have to advise my objection to the development on the following grounds :

- 1) The height of the existing structure is being raised by over 20m.
- 2) This is surely above the height limit set by the City Corporation for adjacent buildings.
- 3) As a consequence this will represent a reduction in light in the Barbican flats.
- 4) The proposed roof terraces will facilitate the gathering of office workers - no doubt for social events - with a negative impact on the peaceful amenity of the Barbican Podium as well as impacting the peaceful enjoyment of Barbican residents' homes.
- 5) It seems that bicycle racks and rubbish containers will be located immediately in front of Ben Jonson House, which is not only detrimental to that building but also to Breton House, Cobalt and Denizen Buildings.
- 6) The revised height level of the facade and skyline is totally out of sync. with the surrounding buildings i.e. looks like a cheap bolt-on to a historic building, and is aesthetically incongruent.

I therefore look to you to fully reject these proposals.



DARRELL CORNER

565 Ben Jonson House
Barbican
London EC2Y 8NH

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Planning Application Consultation: 22/00202/FULMAJ for 1 Golden Lane
Date: 25 April 2022 16:39:02

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

On behalf of the Golden Lane Estate Residents Association I OBJECT to the above application. My objections are on the following grounds:

1. Bulk and massing. The roof extension size and height is grossly disproportionate to the building below as is most clearly demonstrated by the Golden Lane elevation. At the initial consultation that I had with the developer it was suggested that roof extensions would be limited to a low enclosure for plant but this assurance appears to have been meaningless.
2. Overshadowing/sense on enclosure. The extra storeys reinforce the canyon effect on the surrounding residential streets and will reduce morning light to the flats in The Cobalt Building to the west which have already been impacted by the Denizen/Clarendon Court development and the nearest Barbican blocks to the south and east which will also be overshadowed.
3. Landscape/over-looking. The proposed roof terraces will over-look surrounding flats and impact on their residential amenity.
4. Waste collection. This has been moved from Brackley Street to a collection area where the ramp to the underground parking currently is. As this means transporting bins along Viscount Street to the area and as the bin area appears to be open this is far more disruptive than a ground level internal bin store.
5. Community workshop. While a community provision is welcome we pointed out to the developers that the area was well provided for community rooms and it is disappointing that they could not come up with a more imaginative offer. We assume that this community room will not mean that there are no Section 106 Agreements that would provide community benefits.
6. Listed buildings. The existing old Cripplegate Library building is a rare survivor of the World War 2 bombing that generally flattened the area. The proposed changes do not treat the existing building with respect as they will dominate the existing elevations. The new entrances from Golden Lane should have detailed drawings as part of the documentation to justify the removal of listed building fabric. From the overall elevations they appear to be crudely designed with a basic architectural language and are out of keeping with the surrounding listed design.
7. Townscape/Heritage Statement. This is inaccurate which suggests that only the most cursory research was carried out. This includes the statement that the Golden Lane Estate was completed in 1957 which was not the case It states that:
There is an opportunity to redevelop the Site with an extension of a significantly greater quality to the rear that has an enhanced relationship with the street frontages around the Site, compared with the existing situation, and enhances the connectivity of the historic eastern wing with Golden Lane. But does not justify how the proposals are of greater quality. In fact the new elevations are a generic contemporary response to cladding current office buildings and similar designs can frequently be seen in the City today. The perspective visualisations show that although the existing extension is of its time with over large post-modern detail the proposals dwarf the listed element and are without a compositional rational.
8. Townscape/Heritage Statement. The proposed view from Fann Street with the Jewin Church in the foreground demonstrates that the tower of the church, which is an important local landmark, will no longer appear as a tower as the bulk of the proposals will loom up behind it.

9. Townscape/Heritage Statement. This document does not appear to contain a Heritage Statement as such and the section called Heritage Assets discusses the impact on surrounding listed buildings but not the listed elements of the existing building. A proper Heritage Statement would include the reasoning why changes were being made to a listed building and a schedule of work detailing which elements were to be altered. None of this is present and I would question why this application was validated without this level of information.
10. Sustainability. Although reusing the frame of the existing building is welcome stripping the building back to to the frame means that a considerable amount of embodied carbon will be lost. There does not appear to be any discussion of this aspect. The use of eternally planted terraces and facades mean a much raised water usage and although the Sustainability Statement says that this will be provided by rainwater harvesting no location for tank storage is shown or how big the tanks will be. This is important as the water will be needed when rainfall is low. If the building is going to be self-sustaining then considerable amounts of water will need to be collected. In actuality I am not convinced that additional water will not be needed.

In summary this is an inappropriately large extension that will dominate a listed building. The generic detailing will not enhance the setting or offset the extra scale.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association



From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: Public comment FW: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane
Date: 06 April 2022 17:09:28

From: Frederick Rodgers
Sent: 05 April 2022 11:24
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Cc: alsdair.buckle@dp9.co.uk
Subject: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

The proposed s278 works are probably not an issue for the applications for either planning permission or listed building consent. However, there may be a heritage issue in the “public realm aspirations” revealed in Andy Sturgeon Design’s plan 684 P00100 P08 for Avasha Ltd, the Isle of Man registered freeholder.

The attached images show various areas of cobble stones and it is important that a full investigation is undertaken into their provenance. It may be that the cobble stones date back to the 19th Century, if not earlier. If nothing else, an investigation now might help stop the proposed wanton felling of the healthy Turkish hazel, something I will be commenting at length on shortly.

Best regards,

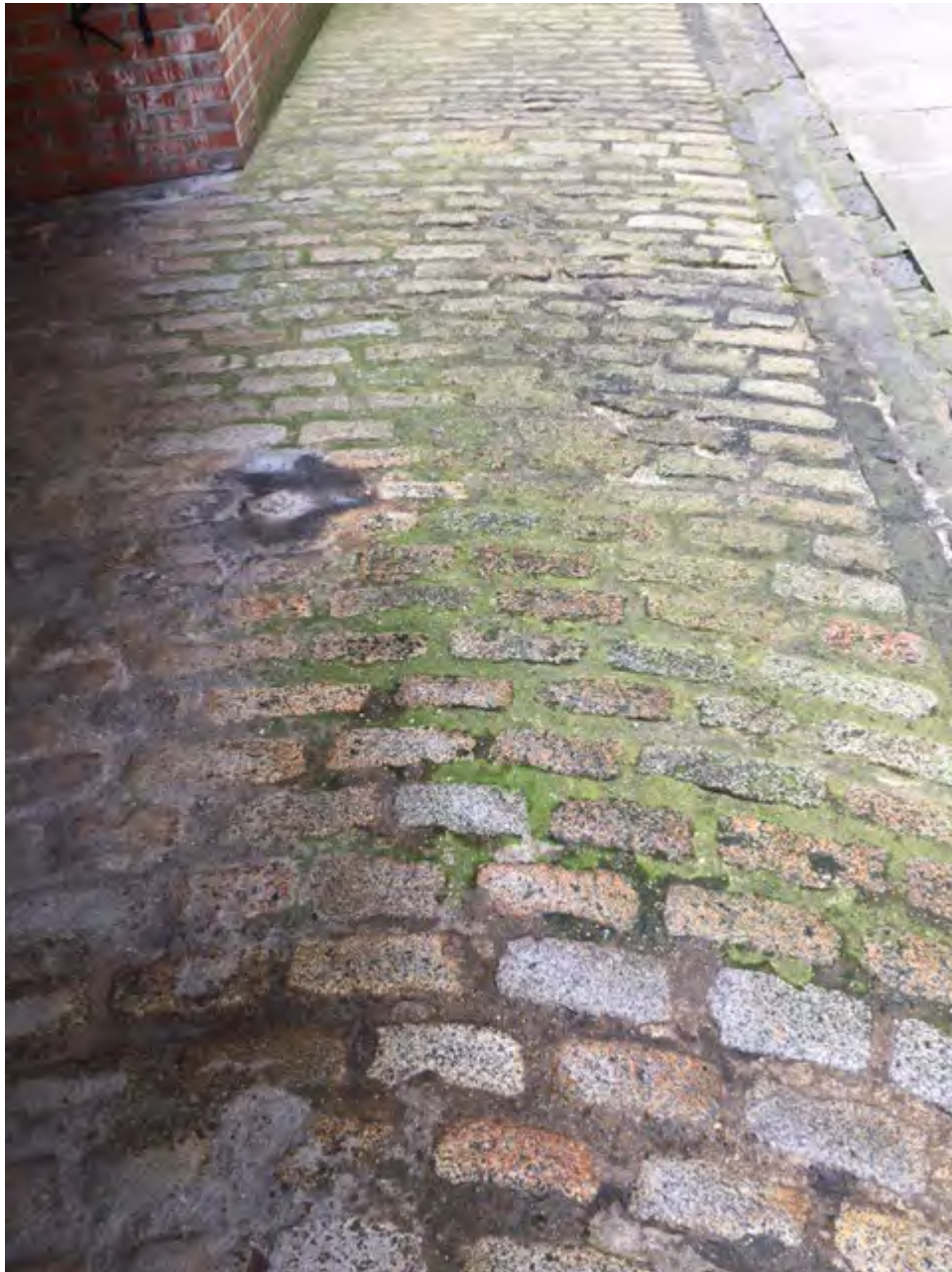
Fred Rodgers

Chair, Breton House Group
100 Breton House
Barbican
London
EC2Y 8PQ
UK









Amy Williams
Principal Planning Officer (Development Management and Design)
Development Division
Environment Department
City of London Corporation

09 October 2022

Dear Ms Williams,

RE: 22/00202/FULMAJ and 23/00202/LBC

Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works - Cripplegate House 1 Golden Lane London EC1Y 0RR;

I have now had an opportunity to peruse the amended plans etc posted to the planning portal on 13 September. However, it seems that the original plans and some supporting documentation have been removed. This has made detailed comparison of the proposed changes impossible. However, based on the information I have to hand, I confirm my previous objections to this scheme and ask that planning permission be refused. My reasons are as follows:

1. Height, massing and bulk

I understand that the proposed extension of the overall height of the building of around 15 metres has been reduced by under a metre. The DLSL Massing Model – drawing P2502/123 - shows the extended building but no similar plan appears to be provided for the existing building. Can you ask the applicants to provide one please.

The comparison of the existing elevations with the proposed elevations is both illuminating and concerning. The extension above the existing building in both height and width is simply overbearing. Although the amended plans show the minimal changes, it would be helpful to have elevations showing the existing building with the proposed extensions overlaid. Again, can you ask the applicants to supply the same please.

The Officer's report to Committee on 23 May 2017 re Bernard Morgan House (16/00590/FULL) includes the following:

Height, Bulk, Massing and Form

45. Local Plan Policy DM 10.1, New Development, states that proposals should be of a bulk and massing appropriate to their surroundings, having regard to general scale, height, building lines, character, historic interest and urban grain. The site context is the Golden Lane Estate (GLE), Cripplegate House and the Barbican Estate, which are grade II listed buildings as well as the other buildings and open spaces, which adjoin the site.

46. The height, bulk and massing arrangement seek to form a transitional bridge between the height of Cripplegate House and the Barbican podium level, with their strong urban scale, to the more human/domestic scale of the GLE. The height would

reduce in height from ten storeys, opposite Cripplegate House, to six/eight storeys opposite Bowater House (6 storeys).

The above, whilst unacceptable in that it permitted an increase in height out of proportion to the surrounding residential properties, suggests that the existing building is high enough in relation to the surrounding buildings. Allowing an increase now will simply set a precedent if and when a proposal to redevelop 45 Beech Street comes forward. In any event, London Borough of Islington's consultee comments, dated 09 May 2022 conclude:

Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.

The Revised Landscape Statement makes several references to neighbours, including under 1.1 - *How to protect the privacy of neighbouring residential neighbours needs to be considered throughout the design.* However, it's clear from the proposed upwards extension that this need has been ignored.

As you are aware, I have invited the applicants and you to view the existing building from some of the surrounding flats, of which there are in excess of 100. This invitation remains open.

2. Overlooking and loss of both daylight and sunlight

The BRE Guidelines are just guidelines, which are used to destroy residential amenity whilst enabling climate change as these relate to times when energy consumption is low. The need for extra heating in late afternoon/early evening, as the sun disappears behind the extended building, a need already intensified because of The Denizen development, simply has to be addressed by treating the Guidelines as such. That treatment is all the more necessary in view of the City of London Climate Action Strategy 2021-27.

According to the Amended Landscape Statement:

1.4 ROOF TERRACES CONCEPT

On the roofs a series of terraces are proposed to provide external space for office users. Access to external landscaped spaces and a close relationship to nature is known to improve the health and well-being of office users and is important for a modern office environment.

This may well be case, but office-users are spending less and less time doing so whilst the opposite is the case for flat-users. Ruining the health of the latter for a debatable health benefit for the former is unacceptable. All the more so as health benefits are already provided by Beech Gardens, Ben Jonson Place and Breton Highwalk, as well as Fortune Street Park.

3. Heritage Assets

The revised proposal maintains the proposed interventions in the eastern elevation at the same time as ignoring the opportunity to create a similar intervention in the southern elevation. This would, with the proposed one in the northern elevation, enable the proposed eastern elevations to be abandoned, with a reduction in carbon emissions as well as cost. The applicants blamed residents for not suggesting a

southern intervention in consultations during the design process but, subsequently, there has been plenty of time for rectification.

4. Trees

Although the decision not to remove a City Corporation street tree – the Turkish hazel – is appreciated, a qualified arboriculturist approved its removal for cosmetic purposes. As there were a substantial number of objectors to the removal of this tree, their efforts could have been acknowledged in the Revised Landscape Statement (1.2).

The need to expertly respond to the use of an arboriculturist to justify the removal of healthy trees is a major reason for ensuring City Corporation's own experts are consulted on such proposals and not only where street trees are involved. Noticeably, the revised Arboriculture Statement doesn't refer to the hawthorn but does acknowledge the role of the substantial number of objections in saving the Turkish hazel.

The proposal to replace the elder in Cripplegate Street with a hawthorn is welcome although it would be more so if a hawthorn, instead of a birch, were to be planted in Brackley Street. At least it would be seen by all those local residents who could see the one destroyed at Bernard Morgan House.

5. Ground Floor Public Realm

Golden Lane frontage

1.2 of the Amended Landscape Statement suggests that not only is the public realm on the Golden Lane frontage in need of refurbishment, "the design includes public realm improvements". That is a subjective opinion and without any evidence of actual need, which "feels disconnected" certainly isn't.

Of course, when the building was erected, Golden Lane ran parallel to its frontage but the Barbican development re-routed the road and created the existing area of public realm. In fact, the Barbican ramp ended up feet away from the building's front door.

This area of public realm was remodelled in the 1990/91 redevelopment of the building, following the Grade II listing in 1987, with the Barbican ramp being re-aligned. However, there is nothing to indicate that the remodelling was unacceptable to Historic England and, of course, the building has been "breathing" for more than 130 years - over 30 with the existing public realm.

For a "green" development, proposing to demolish the large planter and replace it with a newly constructed one a few feet away seems to be a contradiction, as well as an unnecessary increase in carbon emissions. Also, the well-established planting may need refreshment but removing healthy plants for cosmetic reasons seems hypocritical.

The "street furniture", especially for the City of London, is almost non-existent, the Sheffield bike stands being the only intervention. Whilst facing the existing entrance, these are not obstructive either physically or visually.

Not intervening in the current layout of the public realm on the Golden Lane frontage has the added advantage of there being no reason to disrupt the existing surface.

This will ensure that the proposed increase in carbon emissions here will be unnecessary.

Reference is made to “the need to refresh and change the colour of the Barbican ramp railing”. This is quite ironic, since for the last six years or so I have been asking the applicant to paint the whole of the external ironwork, including these railings. That request has been constantly ignored and the Barbican Centre management has denied any responsibility for repainting.

Although the railings were installed when the Barbican ramp was re-aligned, the planning permission doesn't condition responsibility for future maintenance but the whole of the ramp is now listed and any change of colour would surely require to be to one on the approved Barbican palette. However, that could be done now, even if the remainder of the deteriorating paintwork on the rest of the external metalwork.

Hard materials

The existing granite setts obviously pre-date the previous redevelopment of 1 Golden Lane. As mentioned above, there is no reason why these need to be disturbed.

Even if there was any justification for destroying the existing planter and constructing a new one, the proposed bench is something which may not have been in the original proposal but, whether it was or not, a bench has never been part of the public realm here. In any event there is no justification for one.

Having on many occasions been disturbed by the ordinary conversation of the security staff, employed by the previous occupiers, having a cigarette break late at and during the night, the last thing we need is a bench. Even so, the idea of a bench facing the eastern elevation makes no sense.

The Revised Landscape Statement refers to antisocial behaviour on several occasions. Apart from the proposed antisocial behaviour inherent in the proposal to increase the height of 1 Golden Lane by 14 metres, the only such behaviour we have witnessed in 13 years has been the use of the Barbican ramp for parkour and the area, which would be enclosed by the decorative screen, for smoking.

1.3 - Southern façade/Winter gardens – of the Revised Landscape Statement - purports to justify the proposed “green veil” on the southern elevation. The box ticking need to achieve the required UGF is simply that and irrelevant to biodiversity enhancement, particularly as the cost of future maintenance leads to neglect.

There are plenty of areas of public realm at ground level in need of enhancement. Fortune Street Park is one area which is in need of significant enhancement, something that, as a result of ever-increasing costs, is increasingly problematic.

Roof terraces concept

As previously mentioned, the surrounding area provides sufficient external space for office users without the creation of unacceptable roof terraces. The health and well-being of residents should be considered, at least, equal to that of office users, many of whom probably have better living conditions than those in the City. Certainly, office workers should not be preferred to residents and the proposed roof terraces are unacceptable in any event.

Urban greening factor, Ecology, Sustainability

Except as mentioned above, there is nothing in the proposals here that is objectionable. However, biodiverse roofs, rather than roof terraces, would ensure biodiversity net gain far more than roof terraces, as well as meeting the fundamental objection to roof terraces.

6. Proposed “temporary” refuse bin storage

The amended plans do little, if anything, to address the problems inherent in the proposed “temporary” refuse bin storage area and the proposed Operational Waste Management Strategy remains unamended. The proposed changes around the boundary with Exhibition Hall 2 service yard might ameliorate conditions for pedestrians on Cripplegate Street but will do nothing for adjoining residential amenity.

Since my original objection to these proposals, City Corporation, has indicated its intention to close the junction of Bridgewater Street with Beech Street permanently. This means that any vehicles accessing the “temporary” refuse bin storage have to do so from the north and turn around to depart. The alternative is to reverse down Viscount Street but, whichever method is to be used, both are dangerous operations, something the fact that the development’s aim to encourage pedestrian use of Cripplegate Street simply exacerbates.

The less dangerous option is to park the RCVs on Brackley Street and wheel the refuse bins to the RCV directly from the building’s service entrance in Viscount Street. There should be a traffic order for the removal of all on-street parking spaces on Brackley Street with loading/unloading restrictions outside permitted hours. Such an order would also enable the provision of a dropped kerb outside the Clarendon Court refuse bin store. Unfortunately, the previous order retained a parking space where the dropped kerb should be.

7. Servicing Optioneering Addendum Note

Having lived here for 13 years, it was surprising to read that City Corporation’s Environmental Health Division has no record of complaints regarding servicing the building. For instance, I made a complaint on 11 September 2016 about Sunday working, with unloading occurring from 7.00 am onwards. Whilst not reported, except to UBS, trucks were loading/unloading at 5.00 am on 26 June 2020.

The main problem with the proposed servicing arrangements and times, apart from the impending closure of the Bridgewater Street junction with Beech Street, is the lack of any mention of residents. The junction closure should enable servicing from Brackley Street to continue, particularly with the removal of on-street parking as per 6 above.

8. Proposed Ground Floor Plan

Whilst it seems that there is an accessible WC for users of the southern “community” room, there is no such facility for users of the northern one. This is more surprising as this room seems to where the proposed café will be located.

Finally, below, in italics, is the Text of the Applicant’s Community Response document with my comments added in red.

Best regards,

Fred Rodgers

100 Breton House EC2Y 8PQ

Comments on the Applicant's Community Response document

CULTURE MILE CONTRIBUTIONS

- *70sqm of dedicated space will become open to community use within the heritage façade of Golden Lane*
- *Future City, a leading cultural curator, has created a bespoke cultural strategy for the space*
- *The cultural space will be dedicated to the purposes of co- design creative process*
- *Public access will be inclusive, inviting and will have proper design curation*

The Culture Mile has been imposed on local residents without their consent and the above seems to be pandering towards City Corporation with a perceived benefit in order to obtain planning permission. In the early consultations, the applicants promised community meeting space. Instead, what is now offered is an environment controlled by Future City for its own needs and not residents.

ENHANCED BUILDING WITH MODERN OFFICE SPACE

- *Creating increased high-quality office space in line with City Corporation policy*
- *Bringing a vacant building back into use and ensuring its longevity*
- *Repair, repointing, and cleaning of the listed heritage façade*
- *Creation of a new accessible entrance for those with mobility issues*

The building has been owned by the same company for around eight years and, through its neglect, is sadly in need of repair, repointing and cleansing, particularly the heritage part but also all the external painted metal work.

COMMUNITY BENEFITS

- *Much improved public realm particularly on Cripplegate Street with new public art and greening*
- *Futureproofing a heritage asset*
- *Several new trees, including one new tree at ground level*
- *Using Globechain 11,401 items were recycled from site during the soft strip with a number being issued to the local community*

It's difficult to understand what the community benefits are. Certainly, none of the above stand comparison with the many dis-benefits, some referred to below.

Planning Application Comments Submitted

There have been 200 comments submitted on the application for 1 Golden Lane (22/00202/FULMAJ). The top 5 themes that have emerged from those comments are:

- 1. Loss of trees*
- 2. Daylight / sunlight*
- 3. Other*
- 4. Additional height as a point of principle*
- 5. Overlooking and loss of privacy*

The percentages quoted below add up to 203%, perhaps but, since there were 200 comments, it would be fairer to refer to numbers, rather than percentages.

Loss of trees

*43% - **86** noted loss of trees as an issue*

OUR APPROACH AT SUBMISSION

Our proposals sought to protect the longevity of the Category A Lime Tree located on Golden Lane and to celebrate the listed building frontage. As part of this approach the Lime Tree will be retained and protected. The nearby Category C Turkish Hazel was to be removed to open up the heritage façade but to also prevent it compromising the long-term

health of the Lime Tree. Two replacement street trees including one at the junction of Brackley and Viscount Streets.

Key response: The Hazel Tree will be retained following community comments and accompanied by an adjusted public realm strategy.

The lime and Turkish hazel are street trees and no concern of the applicant. Its proposals should not have included either of these trees and it is totally unacceptable for it to have done so. Worse though, is its Arboriculturalist stating that the Turkish hazel “was to be removed” as fact and not professional judgement

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

WE DO NOT WANT THE HAZEL TREE ON GOLDEN LANE TO BE REMOVED AS PART OF THIS DEVELOPMENT.

We have listened to the local community and the Category C Hazel Tree will be retained in its current position.

The landscaping strategy has been adjusted accordingly, In particular the tree proposed to replace the Turkish Hazel Tree close to its current location is no longer proposed and the layout of proposed planter beds and street furniture respond to the layout of trees.

It would be more honest to add that City Gardens strongly objected to the proposed removal of its tree. The change to the planting is both unnecessary and unacceptable.

THE REMOVAL OF MULTIPLE TREES AS PART OF THE PROPOSALS IS NOT WELCOME.

We are now proposing to remove only one tree, an Elder on Cripplegate Street which is agreed with City Gardeners to be of low value and suitable for removal. Instead, we are proposing to plant a street tree on Brackley Street which has the potential to become a high value tree in the future.

My understanding is that the applicant intends to replace the elder with a midland hawthorn and to plant a birch tree in the proposed extended footway at the junction of Viscount Street and Brackley Street.

50% OF THE CATEGORY A LIME TREE CANOPY WILL BE REMOVED – WE DO NOT WANT THIS TO HAPPEN.

The scope of the tree works has been misunderstood and we are pleased to provide clarity on the nature of the works proposed, in a separate Addendum to the Arboricultural Impact Assessment. The works amount to only the removal of low-lying branches which would be removed in time irrespective of whether there was a Development proposal or not. The City Gardeners agree that it is right to regard this as “routine maintenance”

Any intervention must be done by City Gardens.

CRIPPLEGATE STREET IS A KEY THROUGHFARE FOR THE COMMUNITY, ANY IMPROVEMENTS WOULD BE WELCOMED.

Significant public realm improvements around Cripplegate Street have formed the focus of public realm works and include new greening and public artwork.

Change made post-submission

Proposing a decorative screen – to enclose the untidy and unloved area below the Barbican ramp –is acceptable but there is no need for it to be lit at all. The proposed greening appears to cover a smaller area than the existing greening.

No mention is made of the completely unacceptable proposal for temporary, daily, refuse bin storage parallel to Cripplegate Street.

Daylight & sunlight

36% - 72 - noted impact on daylight/ sunlight as a concern

OUR APPROACH ON SUBMISSION

Consideration of daylight, sunlight and overshadowing impacts has been central to the formulation of proposals for 1 Golden Lane.

The design team has used the nationally recognised scientific guidelines prepared by the BRE, which define what should be considered to be acceptable impacts to daylight, sunlight and overshadowing of residential properties and other sensitive uses.

Key response: The project team were given clear instructions to design a scheme with acceptable daylight and sunlight impacts from the outset.

Unfortunately, what may be “acceptable” under BRE guidelines, isn’t acceptable to local residents. The guidelines are date and time specific as far as sunlight is concerned and have no relevance to the climate emergency. What may be “acceptable” at 3.00pm on 21st March, is of little comfort to local residents who lose the light and heat benefit of evening sunlight, especially when they have to suffer to enable the applicant to make more money.

**HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?
WE ARE CONCERNED THAT THE IMPACTS ARE UNACCEPTABLE**

We have agreed to an independent review of the Daylight, Sunlight and Overshadowing Report by the BRE commissioned by the City of London. The focus of this review has been the Denizen, as the most affected property.

Following the outcome of the BRE Review, several amendments to the massing of the building have been made which have further reduced daylight and sunlight effects to neighbouring buildings, particularly the Denizen which is most affected by the proposals.

It is more than ironic the Denizen is the building that has caused so much damage to the local community, not least the loss of sunlight to the surrounding flats on its western, northern and eastern sides. All the more so as City Corporation is unwilling to correctly interpret its own policies.

THE PROPOSALS WILL SIGNIFICANTLY OVERSHADOW NEARBY AMENITY SPACES.

10 surrounding open and green spaces, including Fortune Street Park, have been assessed and will be fully BRE compliant in terms of overshadowing. There will not be a significant loss of daylight/sunlight to these areas.

The relevant times and dates of the guidelines are also irrelevant to the loss of sunlight when it should be best enjoyed.

IN PARTICULAR FORTUNE STREET PARK IS SAID TO BE ADVERSELY EFFECTED.

Fortune Street Park is assessed as changing from 91.6% to 91.5% compliant with the BRE overshadowing test - a 0.1% reduction in the area of the Park that meets the test, and well above the 50% threshold advised by the BRE.

As above, these percentages are irrelevant. The loss of sunlight is at a time when it should be best enjoyed.

THE DEVELOPERS HAVE CREATED A BUILDING WITH NO CONCESSIONS WHEN THE ISSUE OF DAYLIGHT/SUNLIGHT WAS RAISED.

An extensive consultation process began shortly after Castleforge purchased the building with this issue being raised frequently. Clear instructions were given to design a scheme with acceptable daylight and sunlight impacts from the outset. Following ongoing feedback, reductions in massing have been made to reduce impact.

Again “acceptable” is relevant to the BRE guidelines and not to the needs of residents. The consultation process should be meaningful, not meaningless.

BRE GUIDELINES ARE NOT ENOUGH. MORE SHOULD BE DONE TO ASSESS THE IMPACT.

The BRE Guidelines are scientific guidelines that have been prepared as a methodology for assessing daylight, sunlight and overshadowing effects and are recognised by all planning authorities. A Radiance Assessment, which is not a validation requirement but provides a more extensive assessment of daylight & sunlight impact, has also been undertaken to further consider the impacts and actually concludes that there would be less impact in reality than suggested in the main daylight, sunlight and overshadowing report. A revised Radiance Assessment has been submitted addressing the reduced massing.

Change made post submission

See above.

Additional height as a point of principle

28% - **56** - Raised the additional height as an issue

OUR APPROACH ON SUBMISSION

Recognising the climate emergency, the proposals are for a major sustainable and sensitive refurbishment of the existing building.

A maximum increase in height of 13m is proposed and this is not applied across the building, much of the increase is lower and in some areas massing is actually cut back.

A smaller building with a more efficiently designed floorplate may be possible through a full scale redevelopment (retaining the historic part of the building) but this would be detrimental to the sustainability aspirations and ambitions of the City Corporation and local stakeholders.

The recognition of the climate emergency is both noted and appreciated. Unfortunately, the maximum increase in height is at the eastern end of the building, where if the proposed plans are to be believed, the existing height will be increased by, at least nine metres above the heritage façade.

Key response: A modest increase in height is necessary to ensure a sustainable refurbishment can be undertaken.

The “modest” increase in height means a building around 25% higher.

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

Through identifying more retention of existing structure and reducing floor-to-ceiling heights of upper levels, the overall height of the building has been reduced by 930mm.

The 930mm reduction is not in the height of the building but from its originally proposed height.

THE PROPOSALS ARE OUT OF CONTEXT FOR THE LOCAL AREA.

Through identifying more retention of existing structure and reducing floor-to-ceiling heights of upper levels, the overall height of the building has been reduced by 930mm. The additional height has been informed by the mix of building heights within the area along with the context of the listed heritage façade on Golden Lane. Coupled with high quality, extensive urban greening and careful consideration to neighbours, the increase in height will allow the building to be given a new lease of life by facilitating a much-needed modernisation.

There is a significant diversity of building heights in the surrounding area which is typified by its high-density, central London character and includes several significant tall buildings that are of a much greater scale than the proposals for 1 Golden Lane.

Again, the 930mm reduction is not in the height of the building but from its originally proposed height. The submitted “long” elevations show the building as dwarfing all its immediately surrounding buildings, to a much greater extent than the existing buildings.

“High quality” is subjective, the “extensive” urban greening would be better provided by investment in enhancing the existing green spaces such as the Barbican podium, Fortune Street Park, Golden Lane Estate and Barbican Wildlife Garden, for instance.

The “consideration to neighbours” is certainly not “careful”, more like non-existent. That we are being asked to pay the price for the applicant respecting the climate emergency is unacceptable.

The “significant” diversity is acknowledged but please maintain this and not add to it.

THE INCREASED HEIGHT WILL HARM ON THE LISTED HERITAGE FAÇADE.

The Golden Lane façade has been a key focus during our design process. The extension take a number of stylistic cues from listed façade to complement and celebrate it.

A full study of townscape views has been carried out and the proposals are considered to not harm the historic part of the building and provide an improvement versus the existing 1990s element.

Proposed height increase, urban greening, refuse disposal and roof terraces apart, there is no problem with the proposed changes to the 1990s element. However, the increased massing and height above the heritage façade is unacceptable, something the use of “stylistic cues” does nothing to ameliorate. In fact, this treatment looks twee when compared to the remainder of the proposed eastern elevation behind the heritage façade.

THE EXTENSION IS TOO LIGHT AND DOES NOT FIT IN WITH THE SURROUNDING AREA.

The colour of the top pavilion massing has been darkened in direct response to comments.

Whatever the colour, the proposal is still unacceptable.

OFFICE SPACE IS NOT WANTED IN THIS LOCATION.

The site is in the City of London and the Central Activities Zone of London. It is highly accessible to public transport. It is the right place for additional office floorspace, especially where this is linked to the retrofit of an existing poorly performing building to make it a net zero office building of the future.

This is also supported in policy, with the City of London Local Plan seeking a significant uplift in office floorspace, totalling 1.15millionsqm between 2011-2026. The most recent draft of the emerging City Plan dramatically increases the target to 2million between 2016-2036. The retrofit and expansion of existing office buildings is a highly sustainable way of contributing to meeting this need.

The “right” place for additional floorspace is not only subjective but contradicted by the fact that only one of the many nearby buildings in the City of London is entirely office space. Since there are numerous consented office schemes within the City of London due to deliver additional space by 2026, what difference does the proposed increase of 2,145 sq metres make to that target, as opposed to the existing residential amenity?

Overlooking and loss of privacy

18% - 36 - Were concerned with overlooking and a loss of privacy

Key response: Innovative fins, state of the art urban greening, no direct overlooking and a reduction in visible glazing ensures privacy for our neighbours.

These measures, even if effective, don't apply to the eastern elevation.

OUR APPROACH ON SUBMISSION

Having good quality amenity space is a fundamental for Grade A office space.

Amenity terraces have been created on levels 8 (west side), 10 (north and south) and 12 (roof level). which will be extensively greened and located above any neighbouring buildings. A winter garden has also been incorporated on the suggestion of a local Ward Member to internalise some amenity space.

The proposed amenity space ignores the existing, popular, nearby amenity space and, irrespective of intentions, not only assumes implementation and maintenance, as well as doing nothing to assuage perceptions. The existing building lacks all this amenity space, which is one reason why it remains acceptable. The Ward Member didn't have the authority of adjoining residents in making such suggestion.

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

OFFICE WORKERS WILL CAUSE DISTURBANCE TO RESIDENTS AT UNSOCIABLE HOURS.

We are proposing that a restriction is applied preventing use of the terrace at antisocial hours, the exact timings are being discussed with City of London Officers.

This response accepts the perception of local residents regarding the roof terraces is actual. If use of the roof terrace will be a disturbance at anti-social hours, it will also be a disturbance at other times.

THERE WILL BE MORE OPEN WINDOWS AND OPEN SPACE COMPARED TO THE ORIGINAL BUILDING WHICH WILL REDUCE PRIVACY.

We have analysed the difference in visible glazing on the current and proposed building. On the proposed north and west elevations, the visible window area is less than the existing window area.

But significantly more on the eastern and southern elevations.

LOUD MUSIC OR EVENTS ON TERRACES, WITHIN THE HOURS OF USE, WILL DISTURB RESIDENTS.

We are inviting conditions preventing the use of amplified music or promoted events on the terraces.

Without roof terraces, there would be no need for restrictions.

OFFICE WORKERS WILL BE ABLE TO PEER FROM TERRACES INTO HOMES THAT ARE OPPOSITE THEM.

The proposed terraces have been included on levels above neighbouring buildings which will prevent overlooking and reduce noise.

Being higher won't prevent overlooking by its very definition. Noise can be heard from all angles.

TERRACE USERS MAY STILL OVERLOOK INTO HOMES AND CAUSE EXCESS NOISE.

A comprehensive landscaping strategy created by Andy Sturgeon Design will prevent people from getting to terrace edges and will therefore ensure only upwards/ oblique views from the proposed office amenity terraces.

And when the planting dies?

SOME AMENITY SPACE SHOULD BE INTERNALISED.

An internal, winter garden has been incorporated to internalise amenity space and ensure no terraces are included at levels that face residential buildings.

Not having internal amenity space would provide more office space.

THE AREA IS A COMPACT URBAN ENVIRONMENT, HOW ELSE IS RESIDENTIAL PRIVACY BEING PROTECTED?

Windows will be obscured on the north elevation

using innovative fins and by integrated fritting on the West elevation. On the south elevation, state of the art urban greening will be employed to create a visually pleasing, bio-diverse green veil which will be maintained automatically with recycled rainwater through an integrated Blue Water system.

Change made post submission

And on the eastern elevation, especially as the roof garden extends to the eastern elevation.

Other

28% - 56 - Raised additional concerns regarding other issues

Key response: Our servicing strategy will reduce noise, pollution and congestion whilst the changes to the heritage façade have been found to cause no harm.

This is simply arrogant.

OUR APPROACH ON SUBMISSION

The application received a number of 'other' objections touching on a number of issues but most notably related to servicing and interventions into the heritage façade.

The very real problem of the proposed repetitive temporary storage of refuse bins has been ignored. This will impact on residents in The Cobalt Building, Bridgewater House and Ben Jonson House, in particular, as well as pedestrians at both street and Barbican podium levels.

SERVICING

Our proposals include an on-street servicing strategy rather than on-site, in line with the current arrangement of the building but with a consolidation strategy to reduce the number of vehicle trips.

The consolidation strategy will positively impact noise, air pollution and congestion.

On-street servicing, itself, isn't unacceptable, if using zero emission vehicles. The impending permanent closure of the junction of Bridgewater Street with Beech Street will mean that vehicles servicing from Viscount Street will need to turn around in order to depart – that is not acceptable, so all servicing must be from Brackley Street.

HERITAGE

At ground floor level the principal changes are limited to creating level access from the street by lowering the cills of the two arched window openings either side of the entrance on Golden Lane. This approach was taken due to our commitment to provide level access into this portion of the building and without changing the steps arrangement in the existing central entrance.

There is no need for the eastern façade interventions. The proposed northern intervention and a complimentary southern intervention would provide more than adequate step free access without any interventions in the eastern façade.

SERVICING SHOULD TAKE PLACE ON-SITE RATHER THAN AN ON-STREET STRATEGY AS IS PROPOSED.

Further testing of the servicing strategy was undertaken following comments from the City of London Corporation. Following these additional tests, it remains the view that the proposed servicing approach is the optimal solution particularly as the proposals are for a retrofit which has to work within the structure of the existing building.

See above.

INCREASING THE FLOORSPACE WILL MEAN AN INCREASE IN SERVICING DEMAND WHICH WILL CREATE MORE CONGESTION FOR THE AREA

The proposed servicing strategy includes the use of a consolidation centre which will reduce the servicing vehicle requirements below levels seen when the

site was last occupied. This will also enable easier introduction of EV-only servicing. It will positively impact noise and air pollution.

See above.

THE CHANGES YOU ARE PROPOSING WILL CAUSE HARM TO THE HERITAGE FAÇADE ON GOLDEN LANE.

The proposals seek to minimise the amount of interventions to historic part of the listed building and the Listed Building Assessment submitted as part of the application noted that our proposals are not considered to result in harm to heritage façade.

Our proposals will secure the longevity of 1 Golden Lane ensuring the heritage façade is protected for future generations as well as providing the necessary finances to restore and repair it.

The submitted Listed Building Assessment would hardly state otherwise. It seems to be contradictory to state unnecessary interventions in the eastern elevation of the heritage façade will ensure it is protected.

WHY ARE ANY CHANGES TO THE HERITAGE FAÇADE NEEDED?

We appreciate that the heritage façade on Golden Lane is an important asset for the local community, something we strongly agree with. Our changes to the façade allow for ne, accessible entrances into the building ensuring those with mobility issues do not need to use a secondary entrance. This is an important consideration for us to ensure the building is welcoming to all.

Change made post-submission

See above re the northern and southern heritage façade elevation.

None of the above deals with the very real problem of the proposed repetitive temporary storage of refuse bins. This will impact on residents in The Cobalt Building, Bridgewater House and Ben Jonson House, in particular, as well as pedestrians at both street and Barbican podium levels.

**1 Golden Lane EC1Y 0RS
22/00202/FULMAJ and 22/00203/LBC**

The following are additional comments on the proposal submitted by Avasha Limited (the Applicant) under the two above application numbers.

Whilst acknowledging the willingness of the Applicant to consult and having attended a number of consultations, both virtual and in person, the proposal remains unacceptable as regards both massing and height. As a result of the consultations, it seems some mutually beneficial changes are possible, through the discharge of conditions. These changes include:

1. Interventions in the eastern façade

Providing a level access from Cripplegate Street – matching the proposed level access from Brackley Street – would enable the existing eastern façade to be left untouched. This would also be a financial saving for the Applicant, as well as probably only involving Listed Building Consent for the change.

2. Public Realm

Presumably, all elements of the proposal relating to the Public Realm will be subject to condition and, ultimately, to a section 278 Agreement. Changes must include:

- Retaining the Turkish hazel tree and not touching the linden tree;
- Retaining the existing planters; and
- Reusing the cobble stones.

3. Refuse bin storage

It seems from the last consultation that the method of refuse bin storage and holding in the proposal is to comply with Local Plan policy. The policy, apparently, requires refuse bins that can't be held internally for refuse collection to be held in an external holding area.

I was unable to ascertain how many refuse bins would be needed as the Velocity representative was unable to say. From memory, not many bins were wheeled out during UBS's occupancy but there was also on-street shredding and regular replacement of equipment. As a result, Brackley Street was always quite busy. Whatever the fate of the proposal, it would be hoped that the building's occupants will be required to ensure the minimal daily production of refuse in accordance with Local Plan policy.

The proposal includes a refuse bin storage area in the basement, with the full bins being carried up to street level on a lift and then pushed 20/30 metres to a bin holding area on the southern side of Cripplegate Street for refuse collection. The bins' return journey to the building could be over three hours later.

I have already objected to this part of the proposal separately. Since the bins have to be moved from the basement for refuse collection, why can't refuse be collected from the point where the bins are pushed into Viscount Street?

As pointed out, the junction of Bridgewater Street with Beech Street will be closed permanently sooner rather than later. Then, any non-emergency vehicle travelling south along Viscount Street, Cripplegate Street and Bridgewater Street from Brackley Street will have to be turned around before departing the area.

RCVs normally have a crew, so one member could act as a marshal and guide a reversing vehicle. This means the RCVs could turn right into Viscount Street from Brackley Street and then reverse down Viscount Street for the few metres to where the bins are removed from the building. The short distance means less nuisance from reversing alarms and avoids the need to the external refuse bin holding area.

There is no quiet way of wheeling and emptying refuse bins but not having an external holding area means the bins wouldn't be left outside either before or after the refuse has been collected. However, this proposal would need consultation with the residents in and around Viscount Street.

4. Urban Greening

Local Plan policies relating to urban greening and the UGF are another problem. This results in the need for the Applicant to comply with policy through a box-ticking exercise. This benefits no one, except perhaps landscape gardeners and nurseries.

The Applicant is obviously box-ticking as, if it had any concern for urban greening and biodiversity enhancement, there is much that it could have done during its eight years of ownership. Admittedly, whilst UBS was the tenant, the planting both within and without the Public Realm was well maintained.

UBS even responded to the introduction of the Mayor of London's Low Emissions Neighbourhood with air quality planting. However, since UBS vacated, although the City Gardens team, with its limited resources, has carried out some maintenance in the Public Realm planters, there has been no new planting for over two years in any of the planters.

Now, seeking planning permission, the Applicant is simply making self-serving proposals. However, it would be far more effective, all round, if, instead, the Applicant were to invest in enhancing the adjoining Public Realm. The Barbican Podium, Fortune Street Park - on the other side of Golden Lane - and, whilst not "public", Golden Lane Estate and Golden Lane Campus are obvious areas requiring investment in biodiversity.

The Applicant's proposals re urban greening involve a significant investment, as well as ever increasing maintenance costs, where or not the latter may be paid by the building's occupants. Through the diversion of a discounted initial capital investment

along with the regular maintenance costs, the Public Realm could benefit significantly.

As policy is followed haphazardly, mostly against the interests of residents, urban greening is one area where a more bullish approach could be taken. Doing so would benefit almost everyone.

The above are changes that could and should be accepted by the Applicant and City Corporation, although I can't speak for the other residents, even following the necessary consultation. However, those changes apart, there remains the height and massing of the proposed 24 metre extension and its accompanying roof terraces, all of which is unacceptable for the actual affect on our residential amenity.

Loss of sunlight is always assessed on policy, despite it being based on BRE guidelines. Those guidelines are time of the day specific and ignore the loss of amenity caused by the loss of sunlight at other times of the day. On the western side of Breton House, the Denizen, which added five sunlight reducing storeys, means we lose evening sunlight from around six pm onwards. The proposal would mean that, apart from a brief period when the sun crosses Brackley Street, the loss of sunlight will now be continuous from around four pm.



Photo taken at five pm today

Of course, the whole western façade of our flat is glazed, so we rely on sunlight for heating. As we lose sunlight, we automatically lose heat, something that seems to be beyond BRE's guidelines. City Corporation's Climate Action Strategy, for what it's worth, is supposed to be reducing Scope 1 and 2 carbon emissions to zero by 2027. Forcing our unnecessary increased use of electricity hardly seems to be an appropriate way of achieving the target.

As far as I'm concerned, the changes outlined above, in isolation, would make the proposals acceptable. However, until the proposed upward extension is significantly reduced, along

with the proposed roof terraces, my objection to the proposal will remain, as will my request that planning permission be refused.

25 April 2022

Fred Rodgers

100 Breton House
EC2Y 8PQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Following the recent meeting at the Golden Lane Community Centre, I would like to add concerns for the health and safety of children attending the nursery school on the corner of Viscount and Bridgewater Street. The playground sits at the cross section and parents walk their children down Viscount Lane, and along Bridgewater, a narrow street, to school. Viscount Street also separates Cobalt house and 1 Golden Lane.

Generators for 1 Golden Lane are to sit above at the corner of Viscount and Bridgewater Street. I have concerns about noise pollution.

Viscount street is also the planned rubbish route from the ground floor of 1 Golden Lane to a big bin placed where Viscount Street meets Bridgewater. The bins will not be held in the basement. Rather Electric Disposal lorries plan to remove the rubbish at the very least once daily along this rarely used one lane street.

Furthermore, the City is considering plans to block the entrance to Beech Street from Bridgewater Street and is in the process of conducting further consultations to that effect. The first successful consultation took place during COVID.

I would also ask the planners to consider tinted windows that will not open. The Denizen building I understand was given planning permission for a cinema area in the basement instead of open roof areas to restrict noise.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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Furthermore, the City is considering plans to block the entrance to Beech Street from Bridgewater Street and is in the process of conducting further consultations to that effect. The first successful consultation took place during COVID.

I would also ask the planners to consider tinted windows that will not open. The Denizen building I understand was given planning permission for a cinema area in the basement instead of open roof areas to restrict noise. 1 Golden Lane used to have a theatre.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I objected to the original planning application

I further object to this revised planning application which is not much altered.

The new exterior design is not in keeping with the original Grade 2 Listed Cripplegate Institute frontage on Golden Lane. The present extension is more successful and should not be altered..

I have lived in Ben Jonson house since 2004 and during that time have grown to appreciate how the present building exterior picks up elements from the original Grade 2 listed part of the building. These elements mirror shapes, colours, and height integrating well with the Grade II frontage. The present proposal does not do that.

The proposed additions will have a negative impact on the surrounding buildings including Ben Jonson House where I live.

My original understanding was that alterations would be carried out on the interior of the building and not to the exterior. I don't understand the reasons for these amended changes to the exterior

and why they are necessary.

I am also very concerned about the proposed arrangement for rubbish collection and that they will create an unsightly unsafe mess on the street.

How will the rubbish collectors turn their lorry around when Bridgewater Street is permanently closed. Will it be a safe place for children to walk to and from preschool?

I am also very concerned about noise disturbance as most of the bedrooms in Ben Jonson House face onto the extension of 1 Golden Lane.

Please consider your neighbours to this building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Elisabeth Reeve

Address: 523 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the pruning and removal of Golden Lane street trees:

- The tree works are unnecessary, the facade does not need 'opening up' as the nearest tree branch is more than 10 m from the building.
 - The works will destroy the appearance of a beautiful tree that is a source of shade, and nectar for pollinators.
 - Pruning will weaken the tree and may reduce its future life and - ability to produce flowers.
- Removing the Turkish Hazel is unnecessary and reduces public amenity
- These public realm works are unsustainable and will saddle ratepayers with high maintenance costs.
 - The existing brick planters have won City in Bloom awards and should be retained
 - Friends of City Gardens would like to take over the maintenance of the existing public realm planters in front of the building and provide a sustainable and biodiverse low maintenance planting scheme.

Begum, Shupi

From: Elisabeth Reeve [REDACTED]
Sent: 25 September 2022 17:13
To: PLN - Comments
Subject: Re: Application Consultation (22/00202/FULMAJ)

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

Thank you for your email. I have reviewed the revised plans for both 22/00202/FULMAJ and 22/00203/LBC. The changes have done nothing to substantially change my opinion of the proposal, therefore I repeat my previous objections and I request that the applications be refused.

Best regards
Liz Reeve

On 13 Sep 2022, at 11:33, PlnComments@cityoflondon.gov.uk wrote:

Dear Sir/Madam

Please see attached consultation letter for planning application 22/00202/FULMAJ (Cripplegate House 1 Golden Lane London EC1Y 0RR).

Kind Regards

Planning Administration
Environment Department
City of London

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<ufm144_Neighbour_Letter_(combined).pdf>

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Julia Chalkley

Address: 212 Gilbert House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I am very concerned to read that there is a proposal to prune the silver lime tree on Golden Lane outside No 1. The tree's shape is perfect and any alteration will reduce it's vital source of nectar for pollinators quite apart from it's beautiful appearance which softens the surrounding hard landscape. The proposal could allow up to 50% being removed which is totally unnecessary.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Jan-Marc Petroschka

Address: 349 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposal in its current format is unacceptable in regards to: Proposed height, mass and scale; impact on setting of the adjacent Conservation Area and the Grade II listed Cripplegate Institute; impact on private and public residential amenity.

Policy HS3: Residential environment

4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

The accumulative impact of the 1992 implemented scheme and the proposed 2022 extension of the Cripplegate Institute, plus the recently completed residential development Denizen have not been considered in full, when evaluating the impact on the day and sunlight of residents in Ben Jonson and Breton House.

Policy DE2: New Development

2. The design of all new development must ensure that: The bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of the area (...).

I would question whether the 1992 Cripplegate Institute roof extension was sympathetic to the appearance of the building in the first place. The now proposed third vertical extension, bears little to no visual relation to the retained listed Cripplegate Institute, and exasperates the already negative impact on the appearance on the listed building. However well developed, the architecture cannot hide that the proposed volume is overbearing, is out of proportion and carries no relation to its sensitive setting, specifically to the Cripplegate Institute below, and the immediately adjacent listed Barbican and Golden Lane Conservation Area. The Proposed Section BB - Long demonstrates clearly that the proposed height of the building is dwarfing all of its surrounding buildings, including Ben Jonson and Breton House, the public podium amenity and the recently completed Denizen.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Justina Badger

Address: 338 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development.

- The proposed additional floors overshadow the neighbouring buildings and the loss of light is detrimental to residents. The additional floors are also an affront to the front facade - the building already has extended floors which are not in line with this facade, putting more floors in will further degrade its beauty and is not in line with the spirit of preserving heritage, esp. considering its proximity to the Barbican Estate which is 1 of the conservation areas in the City of London.

- The external rooftop terraces will lead to increased noise levels and disrupt the quiet and harmony currently enjoyed by the residents in neighbouring buildings. The terraces will also allow anyone to look into the residential flats (many of which have bedrooms facing the proposed development) and is a significant intrusion of privacy.

- The expansion of the overall perimeter of the building towards Ben Jonson House overcrowds the Grade II listed estate. The closeness, together with the proposed increased building height, cuts off even more light to the residents, increase noise disturbance and intrusion of residents' privacy.

- The proposal to prune the existing tree is an assault on nature. It is also a direct contrast to the City of London's plan for urban greening. The tree should be left alone.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Kelly

Address: Richard Cloudesley School Golden Lane Campus London

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: We wish to make a representation with respect to application 22/00202/FULMAJ - alteration and extension of Cripplegate House, 1 Golden Lane on behalf of Richard Cloudesley School which is located within Golden Lane Campus, opposite the development site.

When we were approached by Castleforge at the end of 2021, the project was presented to us as a refurbishment of the existing building, and it was suggested that there would be no major redevelopment of the site. However, having seen the proposals it is now clear that the development is significant, involving more extensive works.

While we do not object to the site development in principle, we are concerned about the potential for disruption, particularly during the demolition and construction phases. The pupils attending our school have mobility issues, and the majority are wheelchair users. They are picked up and dropped off to/from school in adapted minibuses and taxis, largely using the Golden Lane entrance to our building. Consequently there is considerable movement of vehicles at the beginning and end of the school day, and at times during the day, therefore we are keen that this is considered carefully with respect to traffic management. A number of our pupils also have respiratory conditions which can be affected by dust particles in the air, therefore building activities during drop off / pick up times are of concern to us.

During the development of the Denizen building (from early 2017 until recently), because of road closures/restrictions and site deliveries, we have at various times had issues with safe and secure access to our site for our vulnerable pupils. We are concerned that during further development opposite our building, the need for safe access and egress of our pupils and staff remains a consideration when planning the operation of the site.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Adam Bernet

Address: 69-71 Queensborough Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is absolutely no need to remove this tree other than to help the developer sell this site quicker.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Robin Pembroke

Address: 223 Cromwell Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The lime tree really should be retained in its current state - it is beautiful and a rare example of what trees should be in London.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Elena Pinceti

Address: 65 Worcester Point, Central Street Central Street LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The landscape, tree and planters on golden Lane are pretty to look at, provide shade and a corner of nature in the city. The flowers also provide nutrition for pollinators.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Huw Martin

Address: John Trundle Court Flat 117 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I'd like to object to the plan to prune and remove trees. This is a healthy, elegant tree that has a beautiful columnar shape. It is a fantastic source of nectar for pollinators and may not flower for years after this sort of set back.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Feona Hamilton

Address: 352 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The plan to vandalize and increase the height of 1 Golden Lane is yet another example of greed and ignoring the negative effect of a totally inappropriate extension of an existing building in a conservation area. It is particularly and ironically inappropriate because the Denizen building next to it was not allowed to be any taller than 1 Golden Lane in its current state. To claim that the building would remain empty if the extension was not built is complete and absolute nonsense. Companies of all sizes look for suitable buildings to enable them to have a City presence and the current size of the building would undoubtedly fulfil such a need. The negative impact through loss of natural light on surrounding residential buildings, the local small but heavily used park, and the Golden Lane Campus are strong and irrefutable reasons for rejecting this planning application. I hope that you will do so immediately.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Steve Goodman

Address: 133 shakespeare tower LONDON

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:1. The proposed development will adversely affect the residential amenity of many residents, eg increased noise and overlooking. Residents homes will be overshadowed by the increased scale and scope of the development. The amenity terraces will be a source of noise and light pollution to local residents to the area. The area is a densely populated residential area popular with families. Their residential amenity will be negatively impacted by activities on the terraces.

2. The building is currently proportionate in height and scale with the surround buildings and a good example of its kind. Making it taller will have a negative visual impact from street level. It will detract from the open aspect of the area, giving residents the feeling of being more walled in.

3. The building is adjacent to the Golden Lane and Barbican Estate Conservation Area. Given the recognised status of the area, development on neighbouring sites must not have a negative impact on the character and appearance of the Conservation Area. The proposed development will have this negative impact .

4. IT is adjacent to the Grade 11 Listed Barbican Estate. The proposed development will have an adverse effect on the setting of the Barbican Estate and its immediate neighbours. The Barbican Estate is a global icon and permitting inappropriate development such as that proposed is damaging to the City of London, London and the UK. The integrity of the Grade 11 listed estate must be safeguarded and this includes rejecting applications to modify the neighbourhood to the detriment of the estate

5. The proposal to remove the Lime tree is a severe detriment to the area

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Sara Marley

Address: 266 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As a resident in an adjacent building I would be directly affected by the much greater height and mass of the building. Ben Jonson House and Breton residents will suffer from light pollution, loss of sunlight and daylight and overshadowing.

I am a daily user of the ramp to Golden Lane. With the loss of walkways over London Wall, Barbican residents stand to lose another critical link to the rest of our neighbourhood.

This major project also comes on the heels of the years of disturbance caused by the project at the Denison, with ongoing disruption to the pavement, Santander cycle racks, Golden Lane itself and their very loud and intrusive waste disposal methods on Golden Lane.

From:
To:
Subject: Application Consultation (22/00202/FULMAJ)
Date: 03 October 2022 17:33:20

THIS IS AN EXTERNAL EMAIL

Hello,

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. The revised plans do not change my views on the proposal. I repeat my objections and request that both applications are refused.

Sara Marley
266 Ben Jonson House
EC2Y 8DL

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Nina Studer

Address: 553 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Living in the Barbican, the beautiful linden tree outside Cripplegate House has greatly contributed to my mental wellness during the lockdowns. It is one of the most beautiful trees in the whole city of London. Cutting it down drastically would hardly comply with the idea of the City of London becoming more green and eco-conscious. I object to the idea of the linden tree in any way having an influence on the facade of the building, due to the clear distance between the building and the tree

Additionally, I object to the added floors of the building. As a historian, I do not like the idea of this historic building being distorted for office space (when it seems to me that, especially with the new ethos of people embracing working from home, more office space is not really needed). I also believe that it will negatively impact people living in the Barbican - loss of daylight, light and noise pollution, etc.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Craig Young

Address: 9 Aquarelle House 259 City Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Save the trees opposite this proposed development. They provide shade in the summer and form part of the local ecosystem, 100 yards from a road that has the worst pollution readings in London (Beech Street).

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr James Soane

Address: 96 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:1.The high calibre reports focus on the proposal and barely take into account the huge impact on its neighbours. The Planning report suggests "It is considered that the Proposed Development represents an exemplary form of sustainable development". The DAS concludes "The proposal complies with required policy and responds to its context in a sensitive and meaningful way." The most sensitive and low carbon approach would be to improve the 1980's building without adding 4.5 additional stories. The question is how to evaluate extra floor space as noted "A sustainable...resulting in an increase in internal floorspace of 19.8% (2,588sqm) and net lettable floorspace of 11.6% (1,117sqm)"?

2."In its current state the building cannot attract new tenants" (Whole LCCR). The financial requirement to maximise financial return over-rides the need to respect the local context.

3. The evocation of the nearby newly completed Denizen Building as a positive precedent is problematic as this was rejected by the local community but pushed through planning. It is impossible to agree "The design of this element will complement that of the Denizen and the surrounding post-war buildings, many of which are listed." The cumulative impact of this as well as the new residential tower on Golden Lane, by the same architect, must be taken into account

4. This objection suggests that the site is overdeveloped and does not enhance the listed part of

the building which has already been compromised and is described as a 'façade' and a 'remainder'. Yet to the passer by as well as local residents the qualities of the listed façade are unique and special

5.The BGLAS notes "Future developments should preserve the existing qualities and values of the area, including the historic environment." The TVIHA shows the visual impact is significant. It is misleading to refer to a 3 story extension. It is is 4.5. The height is 50.52m and equals that of Great Arthur House.

This should not be granted planning

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building.

Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

The Barbican is a unique residential estate and an iconic feature of the City; its long-term interests, and its value to the City, will be better served by protecting it in the residents' interest, and for historical reason.

Parts of the host building, designed by the architect of the Tate Britain frontage, survived the Blitz;

modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

Ben Jonson House Group Committee

From: Rebecca Smithers
Sent: 23 April 2022 18:58
To: Pln - CC - Development Dc
Cc: Mabel McCabe
Subject: Cripplegate House, 1 Golden Lane, London EC1Y 0RR

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I am a resident of Ben Jonson House and would like to comment on the planning application (22/00202/FULMAJ) for the proposed alteration and extension to Cripplegate House. Your website is proving very slow to respond and upload so I would be grateful if you could suggest an easier way to access the relevant online documents.

Thank you. I look forward to hearing from you.

Rebecca Smithers
317 Ben Jonson House
Barbican

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Luke Cano

Address: 43 Blake tower 2fann street london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a valued tree for me and my neighbours. It's an established source of shelter and food for local wildlife, and an important part of my neighbourhood.

Trimming the tree in any way is purely for vanity and shareholder profit... profit stolen from the future communities of residents and their children.



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

26th April 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to **object** to the above application relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of significant loss of residential amenity, principally the loss of daylight and sunlight, overshadowing, overlooking and light pollution to many neighbouring properties.

Despite the voicing of numerous residents' concerns about the proposed increase in height and massing of the building during the consultation process, it is disappointing in the extreme that the applicant has chosen to leave the redevelopment plans completely unchanged despite the clear loss of residential amenity that this would cause.

The proposed increase both in height (of 24%) and mass (of 20%) of the site is not only patently disproportionate to the footprint of the existing building but is also damaging to the appearance and character of the historic listed frontage. The overdevelopment of the site will also have a detrimental impact on its setting by the Barbican and Golden Lane Conservation Area.

Unacceptable impact on levels of daylight and sunlight

The plans indicate that the existing extension of 9 storeys high 'will be extended to rise up to 12 storeys', resulting in a 24% increase in the height of the building from c55.3m AOD to c68.3m AOD. Whilst we accept that the height increases fluctuate across the building, this does not detract from the fact that these proposals are in clear contravention of Policy H3 of

the Draft Local Plan 2036 which states: *'All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation'*.

We would also point out that this significant loss of light also clearly contravenes the Local Plan 2036 Policy D8 which states that *"development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.... Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents"*.

In this letter regard, we would remind that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

As is seemingly always the case however, the applicant's Daylight, Sunlight and Overshadowing Report states that a total of 776 windows "will experience fully BRE compliant alterations" in relation to levels of daylight and sunlight received. We would argue that these measurements are somewhat disingenuous however and that affected residents are justified in believing that this is most definitely not the case. Indeed, looking specifically at the analyses for the two nearest residential blocks in the Barbican Estate to the proposed development we note that over 40% of the windows monitored in Ben Jonson House will lose between 10%-30% of their daylight. Some 20% of windows in Breton House will also lose between 10%-20% of their daylight. This can hardly be called inconsequential and will have a clear and obvious detrimental impact on the lives of the residents affected.

We are also concerned that Fortune Street Park will lose much of its sunlight, especially in the afternoons when many children from the nearby primary school go there to play when school is finished.

Terraces/overlooking

The significant element of outdoor amenity space proposed on the various levels clearly infers that there is great potential for noise and disturbance from these outside spaces which will impact on the quiet enjoyment of neighbouring residences.

Policy HS3 of the Draft Local Plan 2036 states that *'The need to minimise overlooking and overshadowing of residential accommodation is a consideration in the design and layout of both new residential buildings and other developments'*. As that is the stated policy, then why have the developers of this site operated in clear contravention of this by proposing the construction of a number of external terraces on the building which overlook many residential flats and principally the bedrooms thereof? Having open terraces will bring a complete loss of privacy as well as additional noise and light pollution when the terraces are in use. The argument that by positioning these terraces above the adjacent buildings and using suitably placed greenery to deflect noise and encourage the terrace users to look away from the nearby

residential buildings is weak in the extreme. Noise and light also travel upwards and the proposed privacy screening will not be able to lessen this to any significant degree.

The developers' application states *'To further the obliqueness of views, planters are proposed to the edges of terraces with balustrades set within, severely restricting downwards views. This means that views from terraces are expected to be restricted to the distant skyline, or to within the terraces. The proposed seating is laid out to generally focus views internally'*. We would highlight the phrases "are expected" and "generally" which are hardly reassuring if you are a resident whose bedroom windows are within a stone's throw of one of these terraces. And who will be maintaining all of this planting to protect this "screening"? We see many instances of neglect of the "box ticking" greening of buildings and see a plethora of brown rather than green roofs and dead trees and plants rather than the lush green oases promised. Time restrictions on the use of any external terraces and strict regulations concerning the maintenance of all of the proposed greening screens must be enforced for any prospective occupier of the building.

Harm to heritage assets

Policy HE1: Managing Change to Heritage Assets states that in the alteration of existing buildings *'developers should have regard to the character of conservation areas and their settings. This includes the size and shape of historic building plots, existing street patterns and the alignment and the width of frontages...'*

Indeed, in possible recognition of this, the applicant's Planning Statement says *that 'the historic part of the building is also proposed to be generally preserved, with the alterations limited to the creation of step free accesses into the vestibules at ground floor.....'* n.b. Note again the use of the word "generally".

We would argue that this is not the case as not one but two entrance doors are planned for the listed eastern façade of the building. Surely the community room could be reached by a new door in e.g. Cripplegate Street rather than damage an historic façade and cause harm to an important heritage asset.

There may also be a heritage issue in the "public realm aspirations" as the attached images show various areas of cobble stones, which may date back some considerable time. We concur with the view that a full investigation be undertaken as to their provenance.

Waste collection

The plan for waste collection from the site is also fundamentally flawed and we are aware that you have already been alerted to this by Fred Rodgers, Chair of Breton House Group. We concur with his view that the current system of waste collection should be continued to avoid the issue of RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed (as will be proposed in the forthcoming public consultation). RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns. We also share Mr Rodgers'

concerns about the location of rubbish bins which should surely be kept out of sight from all external areas as well as entrances.

Public realm landscaping proposals

We also object to the public realm landscaping proposals at the front of the building in Golden Lane which call not only for the removal of the Turkish hazel but also for the severe lopping of the elegant Tilia tree. Neither of these measures are necessary and would cause harm both to the current street scene and to air quality, not forgetting the aphids and pollinators which thrive on the latter's leaves and flowers. The argument that it would open up the façade is spurious in the extreme particularly since the nearest tree branch to the façade is at least 10 meters away. We would remind that Policy OS4 of the Draft Local Plan 2036 requires the City Corporation to seek "*to increase the number of trees and their overall canopy cover by*", *inter alia* "*other than in exceptional circumstances, only permitting the removal of existing trees which are dead, dying or dangerous*". We also believe that the idea of adding a bed at the foot of the Tilia tree is also spurious as nothing is likely to survive, let alone thrive, in this particular location.

Summary

For all of the reasons enunciated above, we **object** to the overdevelopment of the site's current footprint and the proposed unnecessary increase in height and mass which will cause considerable damage to residential amenity, principally in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution. We also object to the fact that a large part of the building is to be demolished which is not only against the City's stated sustainability objective of refurbishment wherever possible but will also cause two to three years of severe noise, disruption and pollution to the neighbouring area.

The building is currently proportionate in height and scale to its setting and its proposed overdevelopment will have a negative visual impact on the area. It appears totally incongruous that the City of London has recognised the importance of conserving this area of London by bestowing Conservation area status to the Barbican and Golden Lane Estate as recently as 2018 and yet it is to consider supporting ever larger, taller and bulkier buildings such as this in the immediate vicinity which will both detract from the Grade II and Grade II* listed architecture and cause unacceptable loss of light and privacy to many residents in the protected area itself.

We would remind that core strategic policy DE2 : New Development of the Draft Local Plan 2026 states that '*The design of all new development must ensure that: The bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of the area,.....*' and that '*Development that would adversely affect the character, appearance or amenities of the buildings or area will be resisted*'.

We would therefore request that the City of London pays heed to its own planning policies and that the height and mass of 1 Golden Lane be left unchanged. We would also like to

remind that the developers of the nearby Denizen originally wanted that site to be two floors higher but the City of London insisted that it be no higher than 1 Golden Lane. It therefore surely follows that the City cannot now allow 1 Golden Lane to be higher than the Denizen.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee

Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

26th April 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to **object** to the above application relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of significant loss of residential amenity, principally the loss of daylight and sunlight, overshadowing, overlooking and light pollution to many neighbouring properties.

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Summary

For all of the reasons enunciated above, we **object** to the overdevelopment of the site's current footprint and the proposed unnecessary increase in height and mass which will cause considerable damage to residential amenity, principally in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution. We also object to the fact that a large part of the building is to be demolished which is not only against the City's stated sustainability objective of refurbishment wherever possible but will also cause two to three years of severe noise, disruption and pollution to the neighbouring area.

The building is currently proportionate in height and scale to its setting and its proposed overdevelopment will have a negative visual impact on the area. It appears totally incongruous that the City of London has recognised the importance of conserving this area of London by bestowing Conservation area status to the Barbican and Golden Lane Estate as recently as 2018 and yet it is to consider supporting ever larger, taller and bulkier buildings such as this in the immediate vicinity which will both detract from the Grade II and Grade II* listed architecture and cause unacceptable loss of light and privacy to many residents in the protected area itself.

We would remind that core strategic policy DE2 : New Development of the Draft Local Plan 2026 states that '*The design of all new development must ensure that: The bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of the area,.....*' and that '*Development that would adversely affect the character, appearance or amenities of the buildings or area will be resisted*'.

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Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee

Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

30th September 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Further objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing the 4000+ residents of the Barbican Estate, to **object** once again to the above applications relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR. Our concerns remain those that we expressed in our previous objection letter of 26th April which we have attached to avoid unnecessary repetition. Our objections are focussed primarily, but not exclusively, on the proposed building's disproportionate height and mass. This will not only cause **significant loss of residential amenity** in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution to the many neighbouring properties but the proposed over-development of the building is also totally out of scale in the predominantly residential surroundings, including an important and historic Conservation Area with Grade II and Grade II* listed status.

It is most regrettable that the applicant has decided to largely ignore the very real issues raised by the 200+ objections lodged to date against this application, in particular those concerning the proposed site's inappropriate location, height and massing. Indeed, the overall reduction in the height of the building is less than a metre lower than the original design and the consequent loss of residential amenity to neighbouring residential properties is totally unacceptable.

In brief, our objections remain:

- **Unacceptable loss of light and overshadowing** which, despite the accompanying documentation stating that compliance with BRE guidelines has been met, is in clear contravention both of Policy H3 and of Policy D8 of the Draft Local Plan 2036.

- **Noise and overlooking from terraces** – in clear contravention of Policy HS3 of the Draft Local Plan 2036
- **Overdevelopment of the site**; disproportionate height and scale to its setting - in clear contravention of core strategic Policy DE2 of the Draft Local Plan 2036
- **Harm to heritage assets** - damage/intervention to listed façade – in clear contravention of Policy HE1 of the Draft Local Plan 2036
- **Unsatisfactory refuse arrangements** – in clear contravention to Policy DM16.5 of the Local Plan and Policy VT2 of the Draft City Plan 2036 (as even admitted by the applicant!)
- **Unsatisfactory servicing arrangements** - on street, instead of internal – in clear contravention of Policy VT2 of the Draft Local Plan 2036
- **Unsatisfactory public realm landscaping** proposals with very little change made to the original proposals
- **No overarching public or local community benefit** to justify the adverse effects of this proposed development

As previously stated, we would urge the City of London to pay heed to and follows its own planning policies and request in the strongest possible terms that this application be refused.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee
Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Sonal Gadhvi

Address: Flat 48, The Cobalt Building, 10-15, Bridgewater Square, London,

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I object to the proposed plans on the following accounts:

- 1) loss of daylight and sunlight. Significant loss of light onto our building (The Denizen has hugely affected light despite being told it would not - we have to use light the whole day now).
- 2) Light pollution from the building itself.
- 3) Breach of privacy from terrace.
- 4) Proposed trees would lead to even more light loss.
- 5) Smoking on terraces.
- 6) Noise pollution from the terrace/building works.

I am strongly against the building being made higher and the terrace. This will certainly breach on light into our building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr A D Bryan

Address: 24 Maygood House, Maygood Street Maygood Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This development will inflict great inconvenience to local residents whilst under construction and great detriment to local residents once completed in terms of among others; noise, dust, loss of natural light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Dr Sam Morgan

Address: Flat 510 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The building directly overlooks our bedroom so any increase in size and outdoor terraces would directly impact on our privacy and quiet. The existing building is quite attractive and there seems no reason to increase its size and change its nature so dramatically.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Darren Ross

Address: 553 Ben Jonson House City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Reasons for my objections:

- 1) The building is rather lovely but already rather tall. Increasing its height would seem, looking at the plans, to both uglify the building and very significantly impact on the residential flats of the Barbican.
- 2) This is a relatively quiet area that, in my view, should be taken advantage of to increase the number of trees and green areas in order to help alleviate the current crisis in biodiversity. The proposals, especially the terraces, seem to go in the opposite direction, increasing human impact at the expense of the birds who nest here.
- 3) The proposal to cut back the magnificent tree in front of the building is pure vandalism and an absolutely inconceivable proposal given the biodiversity crisis we are in. The justification that this would somehow be beneficial to the facade of the building appears to me to be meaningless - in what way exactly would this enhance the building? Trees in general, and this tree in particular, have been critical to one's mental health during this pandemic. The idea that cutting a tree so that it grows unnaturally has been even considered post-pandemic absolutely contradicts the City of London's commitments to the green economy, mental health, local communities and, in particular, the compelling need to reduce pollution and adapt to climate change, in which trees play so critical a role.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Talbot

Address: 319 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As long standing residents of the Barbican Estate, we have welcomed and supported the various redevelopments and regeneration in and around Golden Lane. Each of these previous developments, however, have been proportionate to the surrounding area and in particular acknowledge the listed status and architectural beauty of the Barbican Estate.

The proposed redevelopment of 1 Golden Lane does not follow these principles. The additional floors being requested would create a building with excess mass and one which is disproportionate to its surroundings, will adversely affect neighbouring properties and does not acknowledge or respect the Barbican's listed status.

We have no objection to repurposing of the existing building but feel strongly that allowing additional mass will be detrimental.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Sarah Hudson On behalf of Friends of City Gardens

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I am the volunteer biodiversity lead for Friends of City Gardens. We have consulted our 180+ members and this objection to the removal and pruning of the public realm trees is supported by our membership. Our members are local residents from the City and Islington, City workers and volunteers from city businesses.

We object to the interventions in the public realm at the front of 1 Golden Lane. The silver lime tree should not be touched at all. It is a healthy and well proportioned mature tree that provides important mitigation of poor air quality (limes are particularly good at this). The tree provides shade and habitat for birds to forage. In particular the small local population of red listed house sparrows that rely on insects to feed young during the nesting season. It also provides a hugely important source of nectar for pollinators. Limes are often shocked after any degree of pruning and do not flower again for many years. There is no case to touch this tree in any way.

The hazel tree which developers wish to remove should also be left untouched. It is not impacting the growth of the lime tree and provides additional and welcome forage and cover.

FoCG would like to take over the maintenance of the existing planting in beds to create a biodiverse and sustainable and aesthetically pleasing public space. The developers proposal to change the planting and planters is not sustainable. The City gardens team will be left with a high maintenance and expensive planting scheme long after the building is sold on.

The developer clearly has only short term objectives for these public realm interventions. Nature, the public and the City gardens team will be left with the consequences for many years to come.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Christopher Ash

Address: 96 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The Hunchback of Golden Lane. How else can this architecturally mediocre, economically greedy and environmentally cynical proposal be described?

The scheme proposes 4 additional storeys looming above the (already extended) double mansard storeys of the listed Cripplegate Building. It is the same height as the (also listed) Great Arthur House - which is unmistakably a tower. It dwarfs the (also listed) Ben Johnson House and (our home) Breton House. It is substantially taller than the adjacent Denizen Building (which was itself controversially tall when going through the planning process). The impacts on all these buildings are indisputably harmful.

It replaces considered, if unfashionable elevations with generic polite corporate modernism and a vogueish deco-scalloped extrusion - a swollen expression of greed. The application should be rejected until a more intelligent, sensitive, genuinely sustainable proposal is tabled.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Chris Kemsley

Address: 52 Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Strongly object to the proposed development, in particular the height addition, which will hugely decrease the amount of sunlight we receive on the second floor of Breton House, opposite. Given the height limit enforced on construction of the neighbouring Denizen block, I fail to see how the 1 Golden Lane development can proceed as stated.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Ian Posner

Address: Flat 411 Gilbert House, Barbican Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is the most vulgar modification of a historic building I have seen in recent memory: The materials don't match the type nor colour of the historic building, nor do they echo the architectural style of the original that the current modification does.

Furthermore the increased mass of the building upwards will inhibit light to local Barbican and Golden Lane residents.

For these reasons, as a local Barbican resident, I object.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Niall Sloan

Address: 301 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The planned vertical extension of 1 Golden Lane will significantly affect Ben Jonson House (and the rest of the Barbican estate (and Golden Lane and The Denizen (which already stole light and views from GLE))), blocking light, having more intrusion of being overlooked by office workers both in their offices and on the terraces. There will be increased noise and disruption from the terraces. The additional height is far too much, considering its adjacency to residential properties. The additional street level area for refuse is right on the doorstep of BJH meaning increased disruption from refuse collection plus smells and mess.

All this additional office space isn't being used, so many new buildings are sitting empty due to Brexit making London so unattractive plus the pandemic meaning more people work from home and the CoL isn't being used in the same way. The existing office space is more than enough for the coming years. There have been a number of recent buildings given permission which are too high for the existing protected architecture, slowly setting pretenders for taller and taller buildings which are swallowing up the Barbican, dwarfing it, minimising its stature in the locality (one of world class architectural/cultural significance) and destroying the outlook for residents.

Also the plan to strip the beautiful tree in front of 1 Golden Lane is completely unnecessary and extreme. There is no reason to cut it back except from the developer wanting a better view if the

building which is not a viable reason to cut back a healthy, beautiful, established tree which provides a habitat as well as beauty to the area.

It's a terrible plan which doesn't benefit the community, just the City of London and the business owners. Nothing here is to increase social/cultural value of the globally significant area.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Eric Guibert

Address: Flat 223 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The tree the application is proposing to majorly reduce is one of the most beautiful feature in the street and has many environmental benefits (air purification, cooling in summer...). It also has ecological benefits for biodiversity.

Majorly severing such a tree growing on public land is misguided and detrimental.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposal for 1 Golden Lane is an overdevelopment of a commercial site completely surrounded by residential buildings. It will have a significant and damaging effect on the amenities and quality of life of the residents living adjacent to it.

1. In respect of the listed part of the existing building, the proposal for additional upper storeys is vastly out of scale with the listed façade. Also, the architectural treatment of the South, West and North facades makes no attempt to relate them to the Listed East facade. By contrast the existing modern facades do reflect the materials and forms of the listed façade. The proposal to bring forward the South facade by 11ft means it will jut out beyond the listed facade in a jarring manner.
2. On the matter of sustainability, the building was sold to the developer as an office building ready to use, with 'floors fully fitted to a high grade specification available in "plug and play" condition with all furniture in situ.' The developer has spent over two months gutting the building of the facilities it had, which cannot be described as a sustainable approach.
3. The increase in height by 13.42m from the apex of the current South facing gable ends amounts to approximately 5 storeys measured against the height of storeys in Ben Jonson House. The current gable ends afford greater access to light from the sky because they fall away from the highest point. This advantage will be lost if the additional storeys are permitted. Currently the apexes of the pitched roofs at 1 GL reach about 3/4 the height of my window viewed from inside. The additional storeys will block out the remaining sky.
4. The proposal to bring forward the South facade by 11ft will bring it closer to BJH and have a further effect on light levels in the flats as well as bringing the proposed terraces closer affecting

noise levels and loss of privacy.

5. The roofline from the conservation area of Golden Lane Estate through to the Barbican conservation area has been carefully considered by the CoL planners and was taken into account when permission was granted for the Denizen with a condition that its height should not exceed that of 1 GL. Consistency requires that the current height of 1 Golden Lane be preserved.

Please reject these plans.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I refer to my objection of 2.05.2022, which still stands. The changes made by the developer do not address my principle concerns.

1. The reduction in height of less than 1 metre is paltry compared with the remaining increase in height of approx. 12.5 metres. Together with the huge additional overall bulk proposed it will still mean a substantial loss of sky compared with the present height.
2. The proposed architecture of the non listed façades is entirely unrelated to the listed facade, unlike the current modern elevations, which were carefully considered as to form and materials in order to complement the listed part of the building.
3. For the developer to refer to the City of London's policy of increasing office space as a justification for these plans, does not take into account this particular location, which faces residential properties in every direction. This is a case where I would expect the Planners to use their discretion in positive consideration both of the amenities of immediate neighbours and of the listed status of the Barbican Estate.
4. The extension of the South facing elevation towards Ben Jonson House by 11 ft is a substantial imposition which has barely been mentioned by the developer.
5. It is evident that in the case of the Denizen, its impact on the listed Golden Lane Estate was recognised and it was not permitted to exceed the height of 1 Golden Lane. This principle should be applied to limit the permitted height of 1, Golden Lane itself.

6. I am not convinced that it is more sustainable to undertake this massive building project than to work within the restraints of the building as it stands.

I reiterate my objections to this proposal and urge the Planning Committee to reject it.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Ovijit Paul

Address: Flat 48 The Cobalt Building 10-15 Bridgewater Sq London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As a resident of the neighbouring Cobalt Building (6th floor) we would object to the proposed plans for the following reasons:

- The increase in height will impact light to the Cobalt Building. This is especially true as the north and western proposed plans are higher than the current building.
- The increase in these aspects of 1 Golden Lane will encroach upon the Cobalt Building, and with the proposed terraces impact the privacy of the residents. The architect suggested putting plants to prevent this, but this just impacts light as mentioned above, as it negates the proposed stepping back of the plans. We are against a terrace, but in favour of stepping back the building. We also have concerns about socialising on the proposed terrace. This is a residential area (all sides of the building facing a residential block) there is no way that the owners can guarantee that there will not be activity on the terraces such as noise or smoking which will impact the residents.
- We have concerns about noises and pollution from both construction, and builders smoking around the building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Marcus Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to applications 22/00202/FULMAJ and 22/00203/LBC regarding the redevelopment of 1 Golden Lane London EC1Y 0RR. As a neighbour I am objecting because of the significant loss of my residential amenity, principal loss of daylight and sunlight, overshadowing, overlooking and light pollution at my home.

The collection of views by the applicant earlier this year was a complete farce, as none of the given feedback has changed the redevelopment proposal submitted in this application.

The proposed increase of the height of the building by a quarter and the mass by a fifth is out of keeping with the eave's lines of the neighbouring buildings and disproportionate to the Grade II listed building of the former Cripplegate Institute. The result will be a disfigured mess of hideous disproportions between the historic building and a bulked-for-profit backside.

This application should also be refused because it is violating the City of London's own core strategic policy DE2 for the Draft Local Plan 2026 because the proposed redevelopment adversely affects the character, appearance or amenities of the neighbouring buildings and the surrounding area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Marcus Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

This comment was also sent in by email on 3rd October, but because I did not receive a reply and I cannot see it displayed here, I have lodged it again through the web interface.

From:
To: [PLN - Comments](#)
Subject: Planning Comment for 22/00202/FULMAJ and 22/00203/LBC
Date: 03 October 2022 13:23:48
Attachments:

Dear Planning Department,

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Please confirm receipt.

Best regards,

Marcus Kern
37 Breton House
Barbican
EC2Y 8DQ
London

From: [Williams, Amy](#)
To: [F&N - Comments](#)
Subject: 1 Golden Lane objection
Date: 25 April 2022 11:40:15
Attachments: [image1.png](#)
[image001.png](#)

From: Matthew Rees
Sent: 21 April 2022 19:12
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Save trees

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,
I endorse the message on Twitter below. You should not allow builders to decimate mature trees. All such trees must be protected and saved.

19:09 ↗



Tweet



FOCG

@FCityGardens



Save Golden Lane Street Trees!
The developer of 1 Golden Lane plans to heavily prune the beautiful Silver Lime and remove another street tree. Please object to this by emailing the planning officer

amy.williams@cityoflondon.gov.uk
or via the City website [tinyurl.com/5n8ra349](https://www.cityoflondon.gov.uk/5n8ra349)



5 Monkwell Square

Matthew

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane - Comment for 22/00202/FULMAJ (resubmitted proposal)
Date: 22 September 2022 17:29:30

From: Adrian Tanović
Sent: 21 September 2022 19:29
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Comment for 22/00202/FULMAJ (resubmitted proposal)

THIS IS AN EXTERNAL EMAIL

From:
Adrian Tanovic
153 Shakespeare Tower
Barbican
London EC2Y 8DR

Category: Objection

The re-submitted proposal is hardly changed from the original: the overall height of the redeveloped building is LESS THAN 1 METER lower than the initial proposal, despite the large number of objections based on Local Plan Policy CS10 (which states that the bulk, height, scale and massing of buildings should be appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces).

The proposed height of this redevelopment is FAR beyond the profile of the existing building, and will negatively affect all of the surrounding estate, resulting in a poorer quality of life for hundreds of residents. This proposal merits scrutiny by the Committee since the redeveloped building - if constructed at the height planned - would overlook and dominate a critically central position in the densely populated Barbican and Golden Lane estates, bounded as it is in all four directions by the Barbican and Golden Lane Conservation Area, and thus forming part of the curtilage of this Area.

From the submitted plans, it can be estimated that the top of the proposed roof infrastructure will come level with about the 15th or 16th floor of Shakespeare Tower, with the attendant noise from open terraces and rooftop plant such as air-conditioning radiating far higher even than that.

The developer has claimed that the project cannot be economically viable with fewer floors, but this is disingenuous: they purchased the building at a cost which reflected its current profile and current capacity - it can therefore be no unreasonable burden on them to be constrained to work within those parameters, especially if expanding those parameters is to the detriment of local residents.

The quiet enjoyment of air, space, and light far outweighs any public realm 'enhancements' like a community activity room in the redeveloped building or

desultory tree-planting around it.

In summary, I **STRONGLY** object to the proposal and humbly ask you to reject it prima facie.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Weir

Address: 78 Defoe house Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Too high, poor streetscape. In a climate emergency, this proposal is simply unacceptable.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss in privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I OBJECT to the application (22/00202/FULMAJ) on the following grounds:

1. The proposed development will adversely affect the residential amenity of neighbours, by reason of noise and overlooking. Residents in neighbouring buildings will suffer a loss of privacy from overlooking and neighbouring homes will be overshadowed by the increased scale and scope of the development. The amenity terraces will be a source of noise and light pollution to local residents and visitors to the area. The area is a densely populated residential area popular with families. Their residential amenity will be negatively impacted by activities on the terraces.
2. The building is currently proportionate in height and scale with the surround buildings. Overdeveloping the site will have a negative visual impact from street level. It will detract from the open aspect of the area, giving rise to a sense of being walled in.
3. The building is adjacent to the Golden Lane and Barbican Estate Conservation Area. Given the recognised status of the area, development on neighbouring sites must not have a negative impact on the character and appearance of the Conservation Area. The proposed development will have a negative impact as its scale is not proportionate. The proposed development is overbearing, out of scale and out of character in terms of its appearance compared with existing development in the area.
4. 1 Golden Lane is adjacent to the Grade 11 Listed Barbican Estate. The proposed development

will have an adverse effect on the setting of the Barbican Estate. The Barbican Estate is a global icon and permitting inappropriate development such as that proposed is damaging to the City of London, London and the UK. The integrity of the Grade 11 listed estate must be safeguarded and this includes rejecting applications to modify neighbouring buildings in a way that detracts from their status.

I ask you to REJECT the application.

Brenda Szlesinger

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: These comments are in addition to those submitted on 16th April and relate specifically to the proposed alterations to the public realm:

1. The works to the trees are unnecessary and pose a risk to the health of these trees. The knock-on effect of pruning is reduced pollination and lower production of flowers. This will have a negative impact on insects and micro beasts. The abundant foliage of the Silver Lime is populated with small birds throughout the day. Removing many of the branches will leave our city birds exposed to larger predators. I pass this tree several times a day. The delicate scent from it adds to its attractiveness. This sensory element is to be celebrated and replicated - not decimated.
2. Trees in an urban setting like this play a vital role in improving the quality of the air we breathe. It is risible to claim that the works being proposed will contribute to the public realm.
3. The existing brick planters should be retained and planted with low maintenance plants that will reduce urban heating and thrive in this environment. This will save money and reduce the need to use harmful chemicals and copious amounts of water. Getting rid of the planters will contribute to landfill. How is that sustainable?

I OBJECT to this application.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Do not permit the developer to decimate or remove any existing trees on this site. It's entirely at odds with the sustainability and ecological priorities that vastly outweigh building things.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Fiona Jackson

Address: Flat 532, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed development of increasing the height & adding terraces will result in issues of noise, lack of privacy & loss of light for Ben Jonson residents. The fact that the development proposes to bring forward the middle section, from the 2nd floor upwards, brings the development significantly closer to our homes in Ben Jonson. The Denizen was prevented from building higher than 1 Golden Lane - surely Golden Lane can't add floors?! The 'cultural' space has a proposed usage of 'all hours'. Again, a negative impact on those who live here. There seems little justification in making this building bigger when so many buildings stand empty. Not only is the proposed development inappropriate for a building so close to so many homes but they also want to remove mature trees. I object to this development as I can see no positive or practical justification for passing this plan. I've been told the listing of the Barbican was supposed to protect it from inappropriate development on its borders - just like this development at 1 Golden Lane

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: flat 23 Cobalt Building 10-15 Bridgewater Sq

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: I am concerned about the proposed change in the building at 1 Golden Lane.

I perceive the additional height will seriously reduce the light and quality of my apartment in the Cobalt Building.

Further I perceive there will be significant increased traffic in small congested street.

Also I am concerned that the noise of plant and equipment, particularly air conditioning and heating units will be a serious detriment to my property.

I perceive the above issues will be a permanent diminution in the quality of life in the Cobalt building and a material decrease in the value of my property.

In addition there will be significant disruption for the period of the build, and this follows 2 years of disruption from the building of the adjacent new apartment block meaning residents will have had 4 of the last 6 years surrounded by a building site.

Please respond to my email.

Regards Andre Harrison

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr roland jeffery

Address: 209 crescent house golden lane estate london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I OBJECT to the proposals on the ground of substantial harm to several designated assets. In one case harm is substantial, in the others harm is less than substantial but taken cumulatively the harm to the designated assets is substantial.

The harm to Cripplegate House (listed GII) is substantial with the bulk, form and architectural treatment of the upward extension forming a crushing and disproportionate effect on the designated facade. As the facade is, regrettably, the only significant survival of the Institute its evidential and community heritage value is even greater than if more of the internal Institute fabric survived.

For adjoining listed assets the harm caused is to views of and from them. The setting of a listed building is an integral part of its special architectural character and historic significance. The effected assets manifest an unusually strong group value as planned through-designed developments; cumulative effect must therefore be weighed heavily in assessing harm.

The (G II) assets affected are Breton House, Ben Johnson House and the park and garden of Barbican estate; and Bayer House, Hatfield House, Basterfield House and the listed park and gardens of Golden Lane Estate. For Golden Lane Estate the harm will be more substantial in further assets due to sightlines.

The architectural treatment of the upward extension takes no cues from the designated fabric of the Intitute building in materials, colour, height, massing, detailing or meaning. Nor is it sufficiently consciously different from the listed facade to act as a foil. Instead it adopts a visual language of haphazard and unresolved opportunism.

The applicant appears to assume that increased floor area is achievable without reference to the impact on Cripplegate House and the setting of adjoining designated assets.

The City of London should refuse this application as against the NPPF and case law on designated assets.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Mark Szlesinger

Address: 112 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this application on the following grounds:

- 1.) not in keeping with the Barbican and Golden Lane Conservation Areas
- 2.) the additional floors will cause a loss of sunlight to neighbouring properties, thereby reducing residential amenities. Neighbours will be impacted by noise and activities. This is a quiet residential area where many families with young children live and who attend neighbouring schools.

Regards,

Mark Szlesinger

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Bruce Badger

Address: Flat 338, Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed building is huge, much larger than the existing structure. If approved, the proposal would benefit the applicant and other members of the property industry to the significant detriment of the local community. The building should be returned to the roofline of the original Cripplegate Institute, or perhaps as a compromise it could extend to the current roofline and volume. Anything larger would loom over the surrounding properties overshadowing them and unreasonably reducing visual amenity.

The proposed structure is not sympathetic with the surrounding conservation area, nor the listed front facade, rather it is a crude move to maximise the rental value for the applicant through increased bulk and externalisation of services. It is unreasonable that the fine words expressed when establishing the conservation area are brushed aside for the convenience of the applicant at the expense of the conservation area. The application should be rejected on these grounds alone.

Outdoor terraces would inevitably lead to noise and disturbance resulting from use. The primary purpose of such terraces is for social gathering which means noise. Being able to offer terraces to potential tenants is clearly a money spinner for the landlord, but will be torture for residents of adjacent residential blocks. It is unreasonable to grant permission for terraces for enrichment of the applicant at such a significant cost/impact to the existing surrounding community.

A member of the planning committee with any direct or indirect interest in this specific application should of course recuse themselves. Also, any member who has a direct or indirect interest in any matter which has come before the committee for which they had to recuse themselves but which was supported by members with an interest in this application should also recuse themselves. i.e. any hint of "you scratch my back and I'll scratch and I'll scratch yours" must be eliminated.

Begum, Shupi

From: Bruce Badger [REDACTED]
Sent: 26 September 2022 20:43
To: PLN - Comments
Subject: Objections to 22/00202/FULMAJ and 22/00203/LBC.

THIS IS AN EXTERNAL EMAIL

Re 22/00202/FULMAJ and 22/00203/LBC (1 Golden Lane redevelopment resubmitted application)

My original objections to the application stand. The changes in this latest submission are insignificant, the mass of the proposed building is still absurd in context and seems to brush aside Local Plan Policy considerations on a whim.

City officers must try harder to explain their support for projects like this. Are there good reasons for supporting this application? If so, what exactly are they? How are the imagined benefits and harms measured and balanced?

Despite the increased recognition of the value of the established trees in the area, I fear that we'll have a repeat of the "rebalancing" of the tree in front of the Denizen building which simply had all the branches on the side of the building stripped off. When I asked the officers responsible for the care of trees why they had not objected to this they claimed to have been unaware. If the trees around this new proposed development are worth keeping there should be no pruning merely to accommodate the new development ... the new development should be designed to allow enough space for the trees (as *should* have happened with the Denizen) ... and please make the officers responsible for the trees aware of this application.

Sincerely,
Bruce Badger
338 Ben Jonson House
Barbican
EC2Y 8NQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Ian Burleigh

Address: Flat 20, Tudor Rose Court 35 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The proposed pruning of the tree situated between Golden Lane and the main entrance to the building is unacceptable. The tree has been well maintained and has a wonderful shape which greatly enhances the amenity of the area. The proposed pruning will cripple the tree and force it into an extremely unattractive and unnatural shape. The tree would not interfere with the proposed development of the building as it is well away from the facade allowing for work to take place with the tree remaining as it is.

The proposed development of this building is purely for the financial benefit of the developers and owners of the building and does nothing at all to enhance the residential area in which it sits; quite the reverse, the proposed development and associated works will be extremely detrimental to the local area, both during construction and after the proposed work is complete.

The building is situated in a residential area, not a commercial area. The proposed increase in height of the building is completely unacceptable in this residential area. The building is surrounded on all four sides by residential properties, all of which will be directly and adversely impacted by any increase in height.

The design of the proposed extensions and the recladding to the building are in no way sympathetic to the architecture of the historic frontage

The developer has already been working on the site for many months, with a huge increase in noise and dust from the site even before any exterior work is carried out. This will only become worse as any development progresses and is already blighting this residential area.

As a local resident living on Fann Street I strongly object to this proposed development.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Ruth Cooke-Yarborough

Address: Flat 33 Blake Tower 2 Fann St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to you as both a local resident and as a volunteer member of the Barbican Wildlife Group. This planning application appears to be in direct contravention of a number of policies in the draft Local Plan 2036, with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. As such I am surprised that this proposal has passed pre-application meetings in its current form. As a local resident and council tax payer, I would expect that the City of London Corporation would ensure that all applications adhere to its own planning policies and this clearly does not.

I am also writing to you today to object to the specific proposals to remove the Turkish hazel and significantly prune the Silver Lime tree outside the main entrance to 1 Golden Lane. The grounds that the developer gives for this, that the facade needs to be "opened up" are spurious at best. The silver lime tree is at least 10m from the entrance and provides important shade and greening in an area which is deficient in both. Furthermore it provides nectar for our important pollinators which are in decline. The proposals, as they currently stand, would mean up to 50% loss of canopy and could significantly reduce the tree's future life. These proposals are contrary to OS4 of the City's own draft Local Plan 2036 and as such I would expect them to be emphatically rejected by both officers of the Corporation and the Planning and Transportation Committee.

Regards

Ruth Cooke-Yarborough

BWG Volunteer

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Hodson

Address: 52 The Cobalt Building London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Increasing the physical size of the building will cause considerable sunlight issues for certain flats in the Cobalt Building and the Barbican.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss GABBY KARDAR

Address: 170 ANDREWES HOUSE, BARBICAN, BARBICAN BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to this application. The changes to the building will cause:

- Loss of sunlight and sky view for Barbican residents
- Extreme noise pollution
- Disruption to the local ecosystem
- Increased traffic due to servicing / refuse collection
- Unpleasant change to the architectural/historical heritage of the area
- Removal and extreme pruning of two gorgeous and historic trees on Golden Lane that flats look out over

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Duncan Finch

Address: 522 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I am writing to object to the planning application for the redevelopment of No. 1 Golden Lane.

If implemented the proposed design will have a severe detrimental impact on residents of adjacent buildings to all sides, including due to loss of daylight and sunlight, and loss of view of sky.

Adjacent residents will also suffer from significant overlooking from the proposed roof terraces - the diagrams that illustrate how this risk has been mitigated are misleading, showing screening being achieved by planting that in fact will only occupy a small proportion of the building perimeter.

The above issues stem from the excessive quantity of proposed development, and the way the design seeks to disguise the resulting bulk. The resulting 'ziggurat' form is often used for this purpose, but unless the set-backs are significant only works on sight lines from very close to the building. In this instance the mass of the extension is overbearing even from nearby at street level, and on longer views will be very intrusive and out of character with the context.

The Townscape, Visual Impact & Heritage Assessment states that the townscape into which the new building will be inserted is fragmented. This is not true: the existing estates that form much of the context (Barbican, Golden Line, Peabody) are highly consistent in urban form: horizontal low buildings punctuated by clearly defined vertical elements. Other buildings respect this pattern.

The proposed building, however, is an uncomfortable hybrid between horizontal and vertical - entirely alien to its setting. The façade treatments make matters worse: proposed materials (e.g. GRC) are completely alien to the domestic character of the neighbourhood. The architectural form

poorly resolves the relationship of the extension to the listed Cripplegate Institute façade, resulting in a jumble of incoherent forms at high level, and the bizarre treatment of half the height of the Golden Lane façade as 'roof'.

In conclusion, primarily due to its excessive bulk, the proposal will have a significant detrimental impact upon neighbouring residents, significant heritage assets, and the historic elements of the existing building itself, and as such should not be approved.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Ruth flaherty

Address: 52 Basterfield House Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We are surrounded by concrete, please leave our trees alone. I walk past this tree daily and I have never been bothered or noticed it's size.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Hamish Pollock Fraser

Address: Flat 23 Cromwell tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the plans requirement to prune the street side trees. There is no need to "open up" the building frontage. Damaging the street side trees is not necessary

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Mary Gilchrist

Address: 21 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

Significant adverse impact on the architectural and heritage character of the area, specifically: The mass and height of the proposed development damages the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area. In addition, the existing east façade of the Cripplegate Library, which is historic and listed, would be dwarfed and overwhelmed by the mass and height of the proposed development.

Significant loss of amenity, specifically:

Loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park.

Overshadowing and overlooking - the additional storeys for the proposed upward extension would dominate the surrounding residential buildings; the proposed open terraces would overlook the surrounding residential buildings.

Noise and disturbance - 1) there will be considerable noise and disturbance during development

with adverse impact on surrounding residential buildings and the school; 2) continuing noise and disturbance to surrounding residential buildings particularly from the proposed set-up for refuse collection which appears to involve bins being taken along the street to an open bin holding area and 3) continuing noise and disturbance to surrounding residential buildings from the new terraces.

Increased traffic - Brackley Street and Viscount Street - particularly due to the servicing /refuse collection set-up.

Adverse impact of landscaping proposals - I strongly object to the proposal to raise the crown of the linden tree and to remove the Turkish hazel tree. Both are beautiful mature trees, which contribute enormously to the streetscape and green environment and it would be vandalism to reduce or remove them (the butchery of the tree in front of the Denizen building was shocking).

Light pollution (from artificial lighting) to many neighbouring properties.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 12:02:37

THIS IS AN EXTERNAL EMAIL

Dear Planning Team

I have seen the revised plans for 1 Golden Lane under the above references.

I objected to the previous versions of these plans.

The changes now proposed do nothing to change my opinion of the plans. Hence, I reiterate my objections and request that the applications be refused.

Please confirm receipt of my objections.

Mary Gilchrist
21 Shakespeare Tower, London EC2Y 8DR

[REDACTED]

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Minal Patel

Address: Flat 11 Chequer Court, 3 Chequer Street 3 Chequer Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:We need to keep trees in London!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Emily Drake

Address: Flat 46 The Cobalt Building London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:What a beautiful tree! There is no reason for 50% of this to be taken down.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms liza bracey

Address: 229 Ben Jonson house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to unnaturally altering the shape of the tree on golden lane. This tree is the view from my bedroom and kitchen. For the last eleven years I have enjoyed it as it changes with the season. It obscures the view of the road and I'm sure absorbs traffic noise and CO2 which is very welcome as we live directly over the most polluted road in London. If its shape we're changed it obviously would be less efficient in these two aspects.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Tim Hudson

Address: 256 Ben Jonson House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:It is a beautiful tree. It adds character to the street and No 1 Golden Lane.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Robin Stainer

Address: Flat 125 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:It is an outrageous idea to cut down this healthy tree, a long-standing feature of the area, and goes against the City's green and conservation policies.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Neil Evans

Address: 130 Nicolas Road Chorlton Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The tree is lovely - no need to trim

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Claire Paulus

Address: 202 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The noise of the current building work is already unbearable and further building work will be even worse. The proposals for the development will significantly decrease the amount of sunlight my flat receives and also harm my privacy. My bedroom will be directly overlooked, as will my home office. Sunlight is already in short supply in the City and this will only increase the problem, making the streets even darker than they already are.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Clare Carolin

Address: 28 Bowater House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposal to raise the height of the building will cause loss of light to homes, the schools in the Golden Lane Campus, Fortune Street Park and some business premises. This loss of light will be in addition to the loss already suffered recently when the lower Bernard Morgan House was demolished and replaced with The Denizen.

The proposed increase in massing of the building will be detrimental to its listed frontage and further damages the architectural and heritage value of the listed Barbican and Golden Lane Estates already impacted by The Denizen. Not only will site lines be further compromised, but it will have a further negative effect on the extremely innovative for its time solar gain design of Bowater House with its overhung balconies and other neighbouring and listed Chamberlin, Powell and Bon homes and amenities.

The claims the developers make about the greening and community enhancement brought about by their proposed remodelling of the building are spin. The building could easily be refurbished in a less destructive way and with considerably less carbon release. The proposed 'greening' of the building at higher levels will be costly to maintain (in terms of carbon expenditure as well as money) and won't compensate for the damage caused to the plants in Fortune Street Park and street trees in the vicinity of the building. Likewise given the shift to working from home there is already a surplus of office space to requirements in the City.

The proposed community space isn't needed. There are already two community centres on the Golden Lane Estate and many halls and other spaces in surrounding buildings that can be used by the community. The proposed changes to 1 Golden Lane will have an extremely detrimental effect on the immediate neighbourhood.

Begum, Shupi

From: Williams, Amy
Sent: 27 September 2022 17:18
To: PLN - Comments
Subject: FW: Current planning application update - 1 Golden Lane

Hi all,

Please upload below objection, suitably redacted, to 22/00202/FULMAJ.

Kind regards,
Amy

Amy Williams | she/her
Planning Officer (Development Management and Design)
Development Division
Environment Department
Tel: 07749 714 816



Environment Department
City of London Corporation

City of London Corporation | PO Box
270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

From: Martin York [REDACTED]
Sent: 27 September 2022 17:09
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: RE: Current planning application update - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

Thank you for contacting me, I realise that I may be out of time to comment on the proposed redevelopment of No 1 Golden Lane but I have only recently been made aw of the proposals. As a former director of Ergon Design Group, the Architects for the 1989 reconstruction, I was closely involved with the building from 1987 till 1992 and would like to make some objections to the redevelopment.

It is understandable that many commercial buildings in the City have a relative short life and that the present building is due for some renovation. However, it was a serious attempt to achieve a balance with the listed façade, with forms and materials which complement without challenging the retained front elevation. This is something that the

proposed reconstruction absolutely fails to do, the sheer bulk imposed by the four additional floors and the choice of cladding materials overwhelms the front of the building and belittles its importance to the streetscape.

When we designed the present building, loss of daylight to the surrounding homes in Breton House and Ben Johnson House as well as to the offices in Viscount Street was a very serious issue. Not only was this a material planning consideration at the time but represented a definite potential injury under the Rights of Light Act 1959. The additional height of the proposed reconstruction makes that injury far more serious and potentially costly. In addition there is now a new apartment building on the other side of Brackley Street which will suffer a loss of light as well as of privacy.

The excessive bulk of the new extensions utterly fail to preserve or enhance the prevailing local character of eight storey, commercial and residential buildings, nor are they sufficiently well designed to provide an interesting or exciting contrast. The prevailing material covering over 50% of the external walls will be light grey glass reinforced cement, at best this will be just dull and unimaginative, at worst it will, like most GRC, quickly become streaked with dirt. Above the GRC, the cladding will be dark grey aluminium panels capping the building with a visually heavy and depressing lid. There is no indication of the colour of the terrazzo cladding at ground floor level, which in any case relates to nothing in the surrounding area.

No 1 Golden Lane, as it stands, is still a landmark building and stands out well against the surrounding iconic Barbican Estate, proving that diverse styles from 1965, 1897 and 1987 can work together to create a rich streetscape. The proposed extensions only stand out as interlopers, neither contrasting well with the Barbican nor enhancing the listed frontage of the former Cripplegate Institute. For these reasons I hope that you can refuse permission for this unwarranted development.

Yours sincerely

Martin York
Dip Arch. ARB

From: Williams, Amy [<mailto:Amy.Williams@cityoflondon.gov.uk>]
Sent: 23 September 2022 16:27
To: [REDACTED]
Subject: Current planning application update - 1 Golden Lane

Dear Mr York,

I have received your Contact the City enquiry regarding an update on a current planning application at 1 Golden Lane.

Please can you advise what exactly you require?

Kind regards,
Amy

Amy Williams | she/her
Planning Officer (Development Management and Design)
Development Division
Environment Department
Tel: 07749 714 816



Environment Department
City of London Corporation

City of London Corporation | PO Box
270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Emma Matthews

Address: Van der Meydestraat 15a Rotterdam

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposal to raise the height of 1 Golden Lane. I am moving back to Bowater House in June 2022 so will be a neighbour again.

1. The new proposal damages the aesthetic of the original facade. The Cripplegate Institute is a Grade II listed building and one of the few buildings which survived the bombing during the Blitz. The roof has already been raised and should not be higher than it is now.

2. Raising the height of the building will cause loss of light to local homes, the Golden Lane Campus and Fortune Street Park. There has already been a huge loss of light after Bernard Morgan House was demolished and replaced with the much taller and wider Denizen. The Denizen has already had an extremely negative impact on the amount of solar gain in Bowater House flats leading to an increased need for heating during the winter and the increased height will cause even more loss of sunlight to Bowater House flats. One argument used for giving planning permission for the Denizen was because it was no taller than 1 Golden Lane, which one councillor argued was already too tall.

3. The proposal to radically prune the magnificent tree in front of the building is completely unnecessary and contradicts the City of London's commitments to ecology, mental health and the desperate need to reduce pollution and adapt to climate change. All our local trees should be protected.

4. There is no need for more office spaces in the City of London and demolition is bad for the environment, causing even more unnecessary pollution. The building should be renovated without demolition and rebuilding.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Mari Takayanagi

Address: Flat 510, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I live opposite this building and look out onto it every day.

I am completely opposed to any changes that make it bigger. I have always regarded it as a well-proportioned office building that sympathetically incorporated a historic facade. It fits well on the skyline between Ben Jonson House on one side and the Denizen on the other. These proportions will be completely destroyed by this proposal as the new building will sprout upwards between.

If the building becomes any taller than it is now, it will block our light. If it expands outwards, and particularly if it includes external balconies, it will increase noise and encroach on our privacy. The users of the balconies will not care two hoots about local residents, who have to look out on this building 24/7.

Internal refurbishment should be carried out within the existing building's footprint and roof space. If that makes it not commercially viable, so be it - it is not acceptable for any company to make profits while residents pay such a large price.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss of privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

From: PlnComments@cityoflondon.gov.uk
To: [PLN - Comments](#)
Subject: Comments for Planning Application 22/00202/FULMAJ
Date: 05 May 2022 20:24:47

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

Comments were submitted at 8:24 PM on 05 May 2022 from Mr S Maddlain.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR
Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions;

Proposal: altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works. |cr|

Case Officer: Amy Williams
[Click for further information](#)

Customer Details

Name: Mr S Maddlain
Email: [REDACTED]
Address: 519 Ben Jonson House London

Comments Details

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

Comments:
This project will cause:
-Loss of sunlight and sky view for Barbican residents
-Extreme noise pollution
-Disruption to the local ecosystem
-Increased traffic due to servicing / refuse collection
-Unpleasant change to the architectural/historical heritage of the area
-Removal and extreme pruning of two gorgeous and historic trees on Golden Lane that flats look out over

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Devon McCormack

Address: 360 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I would like to strongly object to the proposed extension and alteration of 1 Golden Lane. The residents will have to endure another round of noise pollution not to mention many of the adjacent flats loosing light that will irrevocably affect their quality of life.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr James Overton

Address: 45 Central Point, 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Considering the majority of the Barbican area is concrete based the removal of any more trees would be a tragedy! Even to the extent of pruning would weaken any tree and reduce its life span.

In short - What is the point? London needs green and why would you choose to destroy/remove that?

DO NOT RUIN LONDON!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Patrizia Lombardo

Address: ,232 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: There is no need

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Jane Hill

Address: The Cottage 36a Highgate High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object on multiple counts all of which contribute to the impoverishment of our urban environment. We desperately need trees. It will be desolation without them.

Begum, Shupi

From: Nick Cressey [REDACTED]
Sent: 05 May 2022 19:48
To: Williams, Amy; Anderson, Randall (Deputy); Fentimen, Helen
Cc: Ian Burleigh; Marion Delew
Subject: Tree at No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

I wish to protest the proposal to radically prune the beautiful tree outside No. 1 Golden Lane.

It is a beautiful tree with a perfect shape, and much loved by both residents and bird life. It also helps to reduce the air pollution from the Beech Street Tunnel.

Its size and position in no way obstruct the building, nor will it impinge on any works should the developers receive planning permission.

The developers have held a couple of 'tick box' consultations with local residents (and it is primarily a residential area) and we were told the tree would not be harmed. No mention was made of destroying its beauty by unnecessary lopping.

One assumes 6th May is an arbitrary deadline as in any case any work to the tree can not be undertaken after March.

The City Corporation's true lack of interest in local opinion was voiced loudly at the City Residents' meeting in Guildhall yesterday. I trust they may begin to listen.

I look forward to your reply.

Nicolas Cressey
20 Tudor Rose Court
35 Fann Street
London
EC2Y 8DY

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Objection to Planning Application re: Tree outside 1 Golden Lane EC1
Date: 08 June 2022 12:40:14
Attachments: [image001.png](#)

From: margaret king
Sent: 03 May 2022 16:40
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to Planning Application re: Tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

I object to this application to remove a significant amount of the canopy of the beautiful tree outside 1 Golden Lane.

The tree is adjacent to the Barbican and Golden Lane conservation area. Surely this warrants it some protection from the developers of the historically significant Cripplegate Institute. The tree canopy is several metres away from the front of the Cripplegate Institute, so it seems unnecessary to decimate the size and natural shape of this healthy tree. It has enormous amenity value for this very urban corner, greatly enhancing the pleasantness of the area. It adds to the bio-diversity of this area, important to the city of london, and is part of the fragile network

of urban green spaces stretching through the Barbican estate and wildlife garden and Fortune Street Park. Lastly it also helps with air quality, which is particularly important as it is so close to the disabled entrance to the primary school opposite.

I would be grateful for your acknowledgement of receipt of this objection.

Many thanks

Kind regards

Margaret King, 352 Shakespeare Tower, EC2Y 8NJ

•

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: 1 Golden Lane - Planning Application 22/00202/FULMAJ
Date: 08 June 2022 12:40:37
Attachments: [image001.png](#)

From: Linda Thompson
Sent: 03 May 2022 16:55
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Planning Application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I wish to object to the proposal contained within this Planning Application to raise the crown of the Silver Lime tree to 5 metres. I recall pruning of this tree being carried out only a few years ago – probably at the time the Denizen development began - so was surprised to hear of this plan. There are few large trees in the area and as they help greatly with air quality initiatives I am against such radical pruning of this tree. Such trees are important urban assets and we should not be affecting a residential amenity in this way. Also, recent studies have shown that Linden tree blossom is of particular benefit to the health of our bee populations - something we should all be concerned about – and the proposed pruning could affect the tree's flowering for several years.

My grounds for objection are that this aspect of the planning proposal, if approved,

would adversely impact the residential amenity.

Sincerely,

Linda Thompson
705 Frobisher Crescent
Barbican

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re application22/00202/FULMAJ and 22/00203/LBC.
Date: 29 September 2022 18:34:56

THIS IS AN EXTERNAL EMAIL

I have seen the revision to these applications and do not change my comments as submitted regarding earlier applications for this redevelopment. Ann Black

Begum, Shupi

From: Stanislav Lisniak [REDACTED]
Sent: 07 May 2022 16:59
To: Williams, Amy
Subject: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Amy,

My name is Stanislav, I have been living in the City of London for the last 5 years and I love my neighborhood. Unfortunately I learnt that the tree on 1 Golden Lane is going to be radically altered for the sake of the new development. I believe this to be unwise given how little greenery central London has in general and how beautiful the tree actually is. It is an important feature of Golden Lane that should be saved at all costs.

Kind regards,
Stanislav

Begum, Shupi

From: Stanislav Lisniak [REDACTED]
Sent: 10 October 2022 17:34
To: PLN - Comments
Cc: Devlia, Neel; Williams, Amy; Begum, Shupi
Subject: Re: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Shupi,

Thank you for your email.
My full name is Stanislav Lisniak.
I live at 713 Frobisher Crescent, EC2Y 8HD.
I would really like that tree to be saved!

Kind regards,
Stanislav

On Mon, 10 Oct 2022 at 16:24, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Stanislav Lisniak,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum



Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V
7HH

shupi.bequm@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Stanislav Lisniak [REDACTED]
Sent: 07 May 2022 16:59
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Amy,

My name is Stanislav, I have been living in the City of London for the last 5 years and I love my neighborhood. Unfortunately I learnt that the tree on 1 Golden Lane is going to be radically altered for the sake of the new development. I believe this to be unwise given how little greenery central London has in general and how beautiful the tree actually is. It is an important feature of Golden Lane that should be saved at all costs.

Kind regards,

Stanislav

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Begum, Shupi

From: mike young [REDACTED]
Sent: 21 May 2022 15:37
To: Williams, Amy
Subject: tree in front of 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms. Williams,

I just saw the notice hanging around this tree and I wish to register my strong objection to its being removed - sorry this this will reach you later than May 6th.

I would also like to object to the developer's plan to extend the building upwards: this would adversely affect the view from, and light coming into, my apartment.

I hope my views will be taken into consideration.

Thanks for your help,

Mike Young, 320 Ben Jonson House, Barbican, EC2Y 8NQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Benoît Grogan-Avignon

Address: 203A Whitecross Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The old trees should not be removed. They are beautiful and support the local community. They won't be easily replaced and new trees would take decades to grow to a similar stature, probably well beyond the usefulness of any new building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr James Couzens

Address: 105 Breton house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The building as it stands now already infringes on our privacy, as well as our right to light. Any increase in the building height will both impact our privacy issues and access to light. Both my partner and I, highly disagree with the plans above. Why would you want to expand an office building that doesn't get used, when there is no demand for office space with so much empty office space already existing in the city? This once beautiful Victorian community hub (library and community centre) is already shell of its former self after being sold on to private developers. The exterior has already been ruined with unnecessary, conflicting architectural extensions. Those grounds alone make us object to further alterations to the building if only to keep what's left of the original Victorian facade.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Lucy Allen

Address: Flat 505 56 Wharf Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Not necessary to chop down the tree

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Lisa Shaw

Address: 103 Cromwell Tower Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the proposed removal of established and healthy trees, of which there are nowhere near enough in the area. There is no reasonable justification for doing so - as demonstrated by the fact the building has been successfully utilised as an office for many years previously whilst the trees have stood there. Their loss will have a detrimental impact on the environmental quality of the neighbourhood, which appears to be in direct conflict with the City's aims of improving air quality.

There also do not appear to be reasonable grounds to extend the building above its current height given the negative impact this will have in relation to light and sound on neighbouring flats.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Beverly Levy

Address: Flat 18 Speed House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I understand the mature tree in this location has been earmarked for removal to make way for a proposed new entrance. Despite the fact developers state plans for planting I don't believe these can compensate for the removal & benefits of such a mature tree in this location. There are very few mature trees in the neighbourhood which is predominantly residential, but with school's & nurseries in close proximity. Beech Street is a few metres away & is notoriously known as one of London's most polluted streets (new plans to establish it as electric vehicles only are still distant) & residential & public car parks are opposite the site. I firmly believe new plans could easily accommodate the existing mature tree. The benefits of keeping these mature trees in our community far outweigh this cosmetic gesture of the new proposal, which simply doesn't take the local community into consideration.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Paul Singh

Address: 40 Breton House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed redevelopment adversely affects the character, appearance and amenities of the neighbouring buildings and the surrounding area.

It will result in a significant loss of sunlight and sky view for both Barbican and Golden Lane residents. In addition, the proposed removal/pruning of two historic trees on south-east corner of Golden Lane Estate adds insult to this injury.

From the proposals, I do not see a genuine and relevant public benefit and benefit to the local community to justify the adverse effects caused by the redevelopment. I therefore question the effectiveness of the consultation process in getting to the bottom of what the area actually needs.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Melissa Collett

Address: 411 Lauderdale Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I find the proposal for 1 Golden Lane to be inappropriate for the location, being surrounded a residential area and I believe it will have a significantly adverse effect on the quality of life of residents locally.

The increase in height and mass is substantial, and at least 5 storeys higher than the surrounding residential buildings. This impacts the access of light to those residential buildings and will affect their sunlight and warmth they currently enjoy.

The architectural proposals are not in keeping with the listed façade and it is out of character with the conservation area it sits within. The demolition of a large part of the building instead of refurbishment is not in accordance with the City's sustainability aims.

The terraces will impinge on the nearby properties bringing noise and affecting privacy, increasing the overlooking.

Any 'benefits' of this building do not outweigh the considerable detriment it will cause to the surrounding area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Hope

Address: Flat 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this planning application on the grounds that:

The height and mass of the proposal is not in character with the listed aspects of the building, will cause material loss of residential amenity and will substantially reduce daylight to Fortune Street Park.

Loss of light to residents.

Noise disturbance and loss of privacy will be caused to residents by the external terraces.

There is currently no incentive or requirement for the terraces to be maintained in such a way as to provide the promised protections from loss of privacy and noise disturbance.

It is not compliant with the corporation's own planning policies.

Proposed changes to the listed features of the building are not respectful of the listing and are actually unnecessary to achieve the developer's overall objectives.

Reduction of the existing trees will reduce amenity for the public by browning what is currently a relatively green space for this area

Services and rubbish collection proposals will generate substantial noise which will reduce the quality of life and mental health of impacted residents.

In summary, this proposal shows extremely limited respect for the amenity of its neighbours and the refusal of the consultation process to consider any of the feedback provided is borderline bad faith.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Helena Twist

Address: 501 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This design is ugly and not in tune with the architecture of Golden Lane and the Barbican.

It will interfere with the right to light for homes in Golden Lane and Ben Jonson House and users of Fortune Park, the latter being one of the few areas of green space for the public in this area. It also seems wrongheaded to be building more offices in the City when there are many empty office buildings plus the nature of office work is changing.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Mutian Huang

Address: 2 Brackley Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The additional floor space will cause overshadow our current communal park and loss of daylight in my flat. The reason that they want to rebuild and add additional floors is selfish as they want the build to be occupied. The developer only thinks in a commercial way, and even for that reason, they cannot prove the action is effective.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Paul Cardwell

Address: 133 Defoe House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no good reason to deface the tree by removing the canopy. This has taken sixty years to develop and provides natural shade. This area is starved of green as it is. Brutalist architecture has its virtues but an appreciation of natural beauty was never one of them. We need more green not less. The developers do not own the land this stands on so it is none of their business.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Em Hammond

Address: 18 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this proposal. The building is surrounded on four sides by residential properties which will suffer a massive impact both from noisy, dirty and disruptive development work and from a tall office block towering over their homes and stealing light and views with its scale. The historic environment - which includes the handsome and historically-significant facade of the building as well as the architectural integrity of the Barbican and Golden Lane estates and linking areas - will be disfigured. With many empty office floors in buildings all around the Barbican due to the permanent rise in home-working, there is no justification for creating more office space in such a uniquely sensitive position in the City.

The building will block light and views, and remove privacy with the projected windows and terraces directly overlooking residents' homes.

The 'greening' does not compensate for the loss of the trees outside our homes, and there is no purpose or requirement for the cultural or community space mooted as a whitewashing feature.

Even the sound of voices on Golden Lane echoes up to be clearly audible in the flats overlooking it - the extra noise from service vehicles, many more office workers and the users of the terraces will cause an unreasonable level of noise disturbance, with sound reverberating off buildings and into homes.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jacqueline Shwarman

Address: 2 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Butchering trees where we have a wildlife corridor to park
Blocking my skyline and light

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Julie Tucker

Address: 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed 'pruning' the tree outside the building is a disgrace. At a time when the effects of the climate emergency could not be more evident, any proposal to remove biodiversity rather than increase it is frankly shameful. As I understand it, the tree does not stand on the developer's land and therefore they have absolutely no right to touch it.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Miss Rachel Mortimer

Address: 143 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I OBJECT - The removal adversely affects the character, appearance and amenities of the surrounding area already significantly starved of meaningful public greenery - trees and the surrounding natural system provide so much amenity to those nearby - shade, birds, photosynthesis...

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Megan Patel

Address: 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Cutting down a tree as beautiful as this one is completely unnecessary, the tree is a source of beauty, shade and nectar for pollinators. There are already too many trees being cut down and trimmed just to suit others that don't see the wider picture. We need trees, especially in London. Pruning will weaken the tree and may reduce its future life and ability to produce flowers, which would be a huge shame as this tree really brightens up what is quite a built up area. Not only that but the existing brick planters have won City in Bloom awards and should be retained.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Olivia Chopin

Address: 219 Ben Jonson house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Worried about noise and reduction in sunlight.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: OBJECTION TO applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

I OBJECT to the above applications relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of loss of residential amenity.

My concerns begin at the front of the building where landscaping proposals will degrade the current street scene and air quality by removing a tree when we need such a well-established, mature plant. In a related matter, the proposed demolition is completely contrary to the City of London's environmental policy.

Turning to the building, this application will damage the historic listed facade, is clearly overdevelopment for the site and will both increase overlooking and light pollution to local residents whilst simultaneously reducing daylight and sunlight. This is in contravention of the Local Plan 2036 Policy D8.

Further, the proposed terraces can only be the source of future friction between residents and the occupiers of the building. With reference to the Local Plan (HS3) this should not be allowed.

Please reject this plan. Thank you.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 May 2022 13:35:59

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

From: Michael Callow [REDACTED]
Sent: 05 May 2022 13:35
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

As a local resident I would like to express my dismay and object to the size of this proposed development. It is truly shocking in light of the surrounding residential developments.

The design appears to pay no respect to both the facade of the cripplegate building or the surrounding grade II listed Barbican.

Regards
Michael Callow
161Lauderdale Tower

Sent from my iPhone

From: [REDACTED]
To: [PLN - Comments: Williams, Amy](#)
Subject: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 05 May 2022 14:09:25

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- 1. Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- 2. Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.
- 3. Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawing provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

4. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
5. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
6. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

From: [REDACTED]
To: [PLN - Comments; Williams, Amy](#)
Subject: Re: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 04 October 2022 23:33:42

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I previously objected to 22/00202/FULMAJ and 22/00202/LB as below. The revised plans do not meaningfully address these objections, which are therefore repeated. I request that the applications be refused.

Yours faithfully,

E Deas
307 Ben Jonson House

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- **Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- **Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in

addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.

• **Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawings provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

1. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
2. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
3. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

Ms. Amy Williams
Case Officer
City of London Corporation
Guildhall
London EC2P 2EJ

By email to: amy.williams@cityoflondon.gov.uk & PLNComments@cityoflondon.gov.uk

Dear Ms. Williams,

- Your Reference: 22/00202/FULMAJ; Alternative Ref: PP-11012281
- Site Address: Cripplegate House, 1 Golden Lane, London EC1Y 0RR

This letter should be read in conjunction with our earlier letter of Objection (email of 19/04/22) to the proposed Redevelopment of Cripplegate House. We set out below additional grounds for objecting to the proposed Redevelopment.

1. The proposed Redevelopment contravenes a number of your own Planning requirements. In raising the height of Cripplegate House by 4 floors plus Plant, with attendant increase in mass and bulk, and, importantly, by Siting these increases barely 10m away from the Cobalt Building, the Redevelopment inevitably overlooks and overshadows all Habitable rooms in our Apartment, as well as for all Apartments on the Eastern elevation of Cobalt.

This is compounded by extensive Glazing proposed for the Western elevation of Cripplegate House (facing Cobalt across Viscount St), which, unlike the other proposed elevations, is not mitigated by greening or fins and inevitably results in a severe erosion of Privacy for us, both in our Habitable rooms as well as in our Amenity space on our Terrace.

Moreover, the close proximity to Cobalt of the additional height, mass and bulk results in a materially adverse impact on Daylight and Sunlight reaching our Apartment and all those below us.

All of these contravene your Draft Local Plan 2036 which establishes a need to minimize overlooking and overshadowing of residential buildings in the design layout, and to protect Privacy, Day lighting and Sun lighting levels to adjacent residential buildings (Policy D8 and HS3 are illustrative of the requirements).

Our submission of 19/04/22 sets out clearly that the proposed Redevelopment fails to meet these stipulations. Any increase in height, mass and bulk should be resisted strongly, severely scaled back if entertained at all, and pushed back further from the nearest Residents in Cobalt such as us in the nearest Residential building to the proposed Redevelopment.

2. Residents have only recently been informed that the "Plant" proposed to be located on the 9th floor facing Cobalt involves large Air-Source Heat pumps of sufficient size to cater for a large commercial building. These are located only 11m from our Bedrooms/ Habitable rooms and some 5m above. The pumps would operate 24 hours/day, seven days a week, all year round. These pumps are large and noisy. The location of these pumps so close to our habitable rooms in Cobalt is nothing short of silly. No amount of acoustic dampening can possibly overcome the noise from these large pumps, however muffled, drifting to our Bedrooms, Living Room and, indeed, our Terrace, all day, every day, throughout the year.

The Pumps should be relocated further away from us and from other Residents in Cobalt who are the nearest Residents to the proposed Redevelopment. Consideration should be given to the Pumps being moved alongside the rest of the Plant on the Roofspace.

3. We will be impacted also from noise and overlooking from the Terrace proposed for the 8th Floor, only some 8m across from our Habitable rooms and amenity space. Anyone standing on that Terrace alongside the Western elevation would have a clear line of sight of all of our Habitable rooms and Terrace, thereby severely compromising our Privacy which we have a right to enjoy.

We strongly object to the loss of Privacy and noise entailed by a Terrace on the 8th Floor directly across us in Cobalt. We note that Terraces are already proposed for the 10th and 12th floors.

4. The proposals for collection of waste and for servicing Cripplegate House on Viscount Street contain serious health and safety risks and are flawed. The present arrangements should be retained.

By siting the Bins as proposed, Refuse vehicles will need to park on the narrow Viscount St for loading and unloading since the site does not have sufficient width to accommodate both the vehicles and the Bins alongside each other. The collection vehicles would then need to either reverse out or turn round on Bridgewater Square. Both of these maneuvers are dangerous in the extreme. Bridgewater Square is used by young children at the nearby Nursery and by pedestrians and cyclists to access residential blocks around Cripplegate building. Not only do the proposals carry major health and safety risks but they are utterly impractical should access from Beech St be pedestrianised as contemplated.

This applies equally for Service vehicles. We understand that the Developers anticipate 18 Refuse and Service Vehicles a day, and it could be more.

Also, we oppose Bins being left outside opposite Cobalt as proposed. Not only are they visually an eyesore for residents in Cobalt but they also constitute a health hazard. Bins should be housed under cover and collection returned to the existing arrangements on grounds of health and safety as set out above.

5. Given the proposals, we object to a new entrance being created for Cripplegate building on Viscount St. Any such entrance should only be entertained if it is restricted to Cycle use without any access to service or waste deliveries and collections.

The above grounds for Objecting to the Planning Application supplement those contained in our submission of 19/04/22. As such, they should be taken together. They set out why we urge you and the Planning and Development Committee to reject the Planning Application in its present form.

Yours Sincerely,

Messrs. H and N. Shah

Flat 56, Cobalt Building

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Please protect our tree
Date: 05 May 2022 14:26:43

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

From: Sid Wood [REDACTED]
Sent: 05 May 2022 10:20
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Please protect our tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

I'm writing to object to the proposed pruning of the tree located in front of 1 Golden Lane and Ben Jonson House. That tree provides wonderful shade in summer and looks so lovely in autumn it would be a shame if it was tampered with. Please, do not allow the developer to butcher our tree.

Kind regards,

Sidney Wood
527 Ben Jonson House

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1
Date: 05 May 2022 14:27:30

From: peter.berry.film50 [REDACTED]
Sent: 05 May 2022 09:06
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

Please can you help stop the destruction of this beautiful tree. Removal of a significant amount of its canopy, especially at this time of year, will cause great harm and stress to the tree. In a time when we should all be doing as much as we can to improve the quality of our air the decimation of its foliage is ill thought out. I understand cutting back the tree will be to the advantage of the developers but it will be at the expense of the entire neighbourhood. A neighbourhood that it desperate for more trees and a greater canopy.

Please acknowledge receipt of this objection.

Yours sincerely.

P.J. Berry

352, Shakespeare Tower, Barbican, EC2Y 8NJ.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Elizabeth King

Address: Flat 202, Seddon House, Barbican Barbican London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Having read the developer's consultation documents I am at a loss to see any 'genuine public benefit' or 'meaningful feedback' in this scheme. The bulk, height and massing are unacceptable, the terraces are inappropriate for a building completely surrounded by residential buildings. The amplification of speaking voices in this particular setting will be pronounced regardless of the mitigations currently proposed.

The 'greening' is at odds with the vandalism proposed for street level existing trees.

The loss of light, and with it 'solar gain' heating benefits for adjacent flats is particularly egregious at this time of energy price hikes,

The consultation commentary refers to a split of opinion re: the 'workspace', but in the accompanying data on replies, there seems to be virtually no desire for this 'benefit'. Therefore I am very concerned about the quality of the consultation process and how it has been used to inform this project, and therefore the entire scheme.

A listed building, situated between listed buildings must be deserving of a better, and more appropriate, scheme.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Alison Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I would like to object:

The height and bulk of the building will cause loss of light and amenity

The terraces will cause disturbance, overlooking and loss of privacy - some of these terraces are a literal stones throw from peoples' bedroom windows

The proposal isn't even a good reflection of the council's own planning policies

It makes a mockery of the existing listed elements of the building

Proposals for rubbish collections and provision of services will have unacceptable levels of noise

It's a purely speculative proposal. There is no real evidence that there is a need for this type of office space in this location. That's pretty shocking considering what residents are being asked to sacrifice in terms of their amenity

There is limited green space in the City as it is, so please leave the existing trees alone!!

Fortune Street park, which serves many local children and is the entrance to the nearby school will suffer loss of light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Ieuan Ashman

Address: Flat 363, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object to this proposal. It is a blight on a graceful building and will negatively impact the residents in this area through it's dominance and reduction of light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mrs Gail Simpson

Address: 524 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: We overlook this magnificent tree. Why say you support green urban areas and then devastate grown trees for planners. This isn't on the Cripplegate land is it? Even if it is it should not be allowed. Its greenery is attractive, good for the birds and environment. This is shameful.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Gail Simpson

Address: 524 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Demolishing the ramp from Ben Jonson to Golden Lane when it is an original feature and not part of the office. Also object to the height. The community aspect is a sham.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Lucy Hughes

Address: Flat 13, Defoe House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to this tree removal

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Julian Burgess

Address: 208 Bryer Court, Barbican, London EC2Y 8DE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I don't think the front should be altered and the extra floors are too high.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr David Coleman

Address: 261 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The height and bulk of the extension is seriously damaging to the aesthetic of the original building and the visual environment of the Barbican and surrounding streets.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Martin Seiffarth

Address: 96 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of an historic, listed Victorian building

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Martin Seiffarth

Address: 96 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of an historic, listed Victorian building

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Slater

Address: 47 Dance Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is entirely unnecessary pruning of a healthy tree

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Jessica Biggs

Address: 203a whitecross street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a beautiful historic tree and should not be reduced as this will damage the aesthetic of the area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Jane Northcote

Address: Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the severe pruning of the healthy tree in Golden Lane.

This tree is a delight, and contributes to clean air. There are few mature trees in this area and this one is valued. The City has a notice nearby promoting The "Air Quality Challenge". So it is wrong and illogical to be removing a tree canopy in this location. Leave the tree alone.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr william davy

Address: 21 breton house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Our Breton House flat is tucked into the corner abutting Ben Johnson and we always await with pleasure the moment - for six months of the year - when the sun comes around and lights and warms up our room. We understand the proposed development will substantially reduce our sunlight - with a corresponding impact on our health. This is not fair and we object very strongly to the proposal.

combined with this the amount of extra noise generated largely by the planned roof terrace would substantially degrade our quality of life. please do not agree to this proposed development!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Simon Bedford-Roberts

Address: Flat 249, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a really ugly inappropriate development. It's right next to the Barbican Grade 2* listed development and should be withdrawn. Factors that need to be reconsidered by the developers include the increase in height and the ugly appearance. The developer is a overseas Dubai based corporation with no local community connections. This application should be thrown out.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: 304 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to both Planning and Listed Building Applications 22/00202/FULMAJ and 22/00203/LBC for the following reasons

1. HEIGHT/LOSS OF LIGHT: The additional height of the proposed new building is excessive. From the lowest point of the existing roof (south facing) to the top of the new building is 20.39 m (66.89 ft). The height of the new building from the south facing ground average is 50.08 m (164.3 ft). From this perspective the height at maximum will be 76% greater than as existing. This will cause loss of light to flats in all surrounding buildings.

The looming additional height and infilling along the south side by 11 feet will be oppressive.

2 ROOF TERRACES: The proposal for so many roof terraces in a quiet residential area gives significant noise light and privacy concerns. This is especially so as the building will potentially be used 24 hours a day.

3 PLANT: Putting the plant as low as the ninth floor facing outwards towards three residential buildings gives noise concerns in a quiet residential area. The plant should go on the roof - as high

as possible.

4. BEDROOMS: All the flats in Ben Jonson House that face 1 Golden Lane have all their bedrooms facing 1 Golden Lane. Therefore there are huge concerns that there will be noise light and privacy disturbance to all these flats.

5. WINDOWS: 1 Golden Lane will have opening window facing onto Ben Jonson House. Therefore there will be consequent noise light and privacy disturbance.

6 POOR DESIGN/SPECULATION: The new building is disproportionately large and in my opinion ugly and lacking cohesiveness with the listed heritage part of the building. The developers have admitted (on Zoom) the development is purely speculative and not for any specific end user. What appears to me to be over development of this site will be at the expense of the use and enjoyment of many flats in this residential area.

Accordingly I would strongly request and urge you to reject these applications in their existing form.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Anna Bowles

Address: 306 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I do not believe the City of London needs more office space. This will simply cause yet more noise and disruption for local residents, for an extended period, and block the light reaching a number of residential blocks.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objection to cutting back tree at No.1 Golden Lane
Date: 05 May 2022 14:27:42
Attachments: [image001.png](#)

From: Diana Lamb [REDACTED]
Sent: 05 May 2022 00:36
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to cutting back tree at No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers'

vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

A few days ago, Prince Charles commented on the need to "replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Please leave the tree alone!!!!

Many thanks

Diana Lamb
236 Ben Jonson House.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane Proposal "22/00202/FULMAJ"
Date: 05 May 2022 14:28:03
Attachments: [image001.png](#)

From: Nigel Smith [REDACTED]
Sent: 04 May 2022 07:54
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane Proposal "22/00202/FULMAJ"

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

I wish to object to the above proposal for the following reasons

The proposed development is 'sandwiched' between both the Barbican and the Golden Lane Estate both being Statutory Listed of Architectural importance and are in designated Conservation Areas

The City of London has a duty to protect these special characteristics
Due consideration should be given to these very special and exceptional circumstances

The proposal does not protect such areas but indeed will cause significant harm. This is contrary to the City of London's responsibilities

The architectural design of the proposal is incongruous in the extreme and harms the protected architectural characteristics of both the listed Barbican Estate and the listed Golden Lane Estate

It is an ugly, overdeveloped and inappropriate design

It is unwarranted overdevelopment

Its construction would result in a significant loss of sunlight and sky view for Barbican & Golden Lane residents

There will be increased traffic due to servicing / refuse collection causing environmental harm (and quality of life) to adjacent residential units

Unpleasant change to the architectural/historical heritage of the area giving rise to an unfortunate precedent for inflicting further harm on adjacent listed residential estates and established Conservation Areas

Further harm by the proposed removal and extreme pruning of two historic trees on south-east corner of Golden Lane Estate

I urge you to give proper consideration to the above arguments and reject this application

Thank you

Yours sincerely

Nigel Smith

Nigel Smith
Chartered Surveyor & Chartered Architect
MSc Dip(Arch) FRICS RIBA
56 Basterfield House
Golden Lane Estate
London
EC1Y 0TR

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Dominie Craddock

Address: Flat 153 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object to this proposal. My flat looks out directly onto Cripplegate House and the additional stories will block light and obstruct not only my view, but the views of other residents on all four sides of the building. I am worried there may be excessive noise generated from the roof-area - from service machinery and from people using the roof terraces as recreational space. This building is right in the middle of Golden Lane Estate and the Barbican and its development will have a huge effect on this area with its iconic architecture. The design, and particularly its height, must be in keeping with the surrounding aesthetic.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Sarah Belfort

Address: Flat 123 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Aya Kudo

Address: 235 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the proposed development of 1 Golden Lane.

I'm absolutely gutted to learn the plan to chop off the branches of the beautiful tree in front of the building.

In the letter from the developer dated the 11th of April, they promised to "[...]ensure the community space delivered by this project will have a genuine positive impact for local residents," but the plan sounds like it will only give a negative impact to the community.

- Beech street (tunnel) is one of the most polluted streets in London and this tree is located close to the exit of the tunnel - cutting off the tree means deprivation of the valuable natural air purifier that benefits the local residents.

- It also contradicts the effort to achieve greener London, which aims to increase the tree cover by 10% by 2050 (reference: <https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/trees-and-woodlands>).

- The development plan includes the facade with a green veil as one of the ways "to protect residential amenity". Cutting the branches off the tree which has long lived there in order to make a space for the facade with the new green veil doesn't make sense.

- The butchered tree will never look aesthetically pleasant. As a resident of the Barbican estate,

being able to see this beautiful, matured tree outside of the window means a lot to my wellbeing. The butchered tree in unnatural shape would give a shock to many of the residents who admire the tree across the seasons.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr David Graves

Address: FLAT 209, SEDDON HOUSE BARBICAN London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: My submission is longer than 2000 characters and as a result I am emailing my objection to the Case Officer, Amy Williams. Can consideration please be given to allowing objectors more "space" in which to set out a reasoned objection. Many thanks, David.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr David Graves

Address: FLAT 209, SEDDON HOUSE BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I wish to maintain the objection I made previously. In short despite the production on behalf of the developer of a blizzard of extra paperwork to be slogged through on the website it seems that very little has been done to respond adequately to the objections based on over-development of the site and harm to local residents at risk of being overshadowed by excessive bulk and mass. As such I remain fully opposed to the grant of permission and believe the developer should be asked to think again and fundamentally rethink the proposal rather than tinker at the edges of the proposal.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection
Date: 20 May 2022 16:43:28
Attachments: [image001.png](#)

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

From: [REDACTED]
To: amy.williams@cityoflondon.gov.uk <amy.williams@cityoflondon.gov.uk>
Sent: Fri, 6 May 2022 17:41
Subject: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection

Dear Amy,

I had intended to submit my comments on-line but there is a 2000 character limit, which was insufficient for my objection. As such could you please register the objection below to the standard and the LBC applications. I hope you can also post my objection into the website using administrator privileges if necessary so my comments are publically available.

I write as the Alderman for the Ward in which the site is located. I note and endorse the many reasons which others have given for objecting to the application and urging that it be refused. The proposed expansion upwards of the building is by far the most significant single objectionable matter.

Rather than repeat what others have said I wish by this submission to address the Members of the Planning Committee and to remind them that proper decisions in planning matters are not entirely predicated upon technical judgements of the sort which professional planners might take into account. Local politics is firmly embedded into the planning process; this is precisely why planning powers are by Statute exercised by elected Members, who are accountable publicly for their decisions, rather than by technical experts alone. This point seems to get lost among a host of technicalities such that process can sometimes seem to be an end in itself, not a means to a satisfactory outcome in a particular case.

There is a widespread perception among residents that the local planning system is one-sided and favours the developer. This is entirely understandable for the following reasons:

1. The developer professional team usually discusses their proposal with City planning officers with

the intention, from the developer's perspective, of maximising the potential of the site (typically to maximise the financial gain). The planners and the developer function at this stage as a team working together.

2. The City planners ability to assist the developer in maximising the developer's gain exists within the constraints and boundaries of planning policy. Fortunately for developers, these constraints are highly elastic and the Officer view is that these can 'flex' to suit the circumstances. The evidence for this is the many occasions where the Officer report to Committee recommending approval recognises a number of areas where there is a breach of policy but that "in the round" there are compensating benefits which result in the scheme being recommended for approval.

3. It is almost unheard of for the Planning Committee to disagree with an Officer recommendation to approve a development. There is no perceived downside to granting permission as objectors have no recourse (other than a judicial review which would require grave procedural errors to succeed). The playing field here is not even, because a disappointed applicant can appeal a refusal to grant permission. Appeals are unpopular among the planners because the appeal might be upheld, implying criticism of our process of decision, and even if the appeal is dismissed there is displacement of Officer time in dealing with an appeal. So, there is an obvious safety net in, on balance, giving approval rather than refusing it.

4. There is in my view a mindset among many Planning Committee Members and Officers, that development is necessary if the Square Mile is to remain a world-leading business centre. Achieving this necessitates the willingness to work with developers in achieving mutual goals (in terms of an adequate supply of high-quality office space) which contribute to the success of UK PLC - that this is work of national importance. Saying yes to planning applications, especially the largest and most ambitious is God's work is the impression given.

5. This perspective, alongside the desire to keep the attendant professions supplied with work well before the construction phase begins can bolster the impression that not only is the planning process procedurally skewed to the advantage of developers (see para 3 above) but that some Members deciding Applications consider it their duty to Approve applications whenever that is the Officer recommendation.

6. It is instructive to consider one of the very rare recent occasions when the Planning Committee has refused permission against an Officer recommendation to approve. This was the application which was strongly opposed by the Bevis Marks synagogue predominantly because of loss of light. The application was also strongly opposed by a former Lord Mayor who is very closely connected to the developer community. His year as Lord Mayor began with a blessing at the Bevis Marks Synagogue. The campaign against the Application was so effective that approval was refused. Even a past Lord Mayor still on the Committee voted to refuse permission, which is a highly unusual event.

Having considered the perception that the Planning Committee is predominantly "pro" developer in its approach to planning decisions, is this inevitable? In many instances "flexing" policy to accommodate very large buildings will have limited adverse consequences in terms of amenity value and indeed one consequence of "good" development can be a clear amenity benefit. This point is particularly persuasive in the City's tall buildings cluster where the "resident" element is usually non-existent or very small. Decisions to approve may be self-evidently correct in such a context. In the context of this application, it is in my view insensitive and will invite push-back to ignore sensitivities to development in areas of the City which are predominantly residential in character. What might be acceptable in the City tall buildings cluster could and should be deemed unacceptable within or on the periphery of a heavily residential part of the City. Turning to the 1 Golden Lane site, it is bounded on all four sides by residential accommodation. The current proposal entails clear loss of amenity for residents through loss of light. It looks positively harsh and brutal to suggest that up to a 20% loss of light is "acceptable" in an urban environment. This metric is promulgated by the Building Research Establishment and . The judgement of the BRE is seized on by the developer community as gospel, but it is not binding on elected Members who may choose to take a more caring and compassionate view given the obvious sensitivity to such issues. Suggesting that an alternative proposal could be worse does not in any way make the current proposal good or even acceptable.

The Comms company engaged to support the consultation process asked local residents whether they had any wishes in terms of amenity gains. What is proposed is some sort of artists collective

which I suggest the local community is not crying out for. To suggest that this offer in any way "compensates" for the harms caused by increased bulk and mass is risible. Quite simply the developer has nothing useful to offer. that local residents would accept as a fair exchange for loss of light. The greening ideas are entirely undone by the proposal to savagely prune an established tree which lives outside the main east-facing facade of the building.

An Applicant for planning permission has no right to receive it but it is entitled to fair treatment and a decision. I believe that developers consider the system's outcomes very fair indeed (if time-consuming and expensive) but the resident perspective is very different. A decision to allow permission in this case would only serve to confirm the perception that the City's planning system cannot say no to developers despite the overbearing extent of the proposed changes to the current building. I hope that permission will be refused.

Best wishes,

David Graves
Alderman for the Ward of Cripplegate

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Miss Phoebe Kirk

Address: 322 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The tree that this application plans to 'prune' is a beautiful, healthy tree in the public domain. It helps reduce air pollution (essential in this part of London), provides nectars for pollinators and gives shade in summer.

As an additional point; the view from

The building being developed will presumably be severely diminished by pruning the tree. Instead of a view of leafy green from the windows, occupants will view the high brick wall and air vent of the building opposite on the other side of the street.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Giovanna Milia

Address: FLAT 32 BRETON HOUSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the current proposals on the following grounds:

-Overlooking, noise and loss of privacy:

The current proposals provide for outdoor terraces for gatherings of office users which will mean the end of peace and quiet and privacy. The promise of a prevention of outward views by screening is not persuasive and the noise level is bound to increase. With office occupancy being still low as a result of flexible working, it could be argued that the noise will be manageable.

However, the opportunity is there for parties and events, entertaining of clients and after hours drinks, which could be all the more raucous the fewer gathering opportunities there are.

There are plenty of locations nearby where office users can gather which would bring these local businesses some welcome trade.

-Loss of light: According to the proposals, there is loss of light of between 10-20% of daylight in parts of Breton House. The loss of sunlight and reduced daylight is unacceptable at any time, but under the 'new normal' flexible working patterns it will have a major detrimental impact on residents.

-Maintenance of the Skyline: when the height of the Denizen (several floors higher than the

previous Bernard Morgan House) was approved, the reasoning was that it would be aligned with 1 Golden Lane. It follows therefore that the current skyline must be maintained.

-Trees: our street trees bring colour, a habitat for bird life and insects and much needed reduction of toxic air. The proposal provides cutting back of the beautiful mature tree by the entrance of 1 Golden Lane, whose 'crime' seems to be that it hides the listed façade of the building, and even removal of another tree. The street and City needs more urban, natural self-sustaining trees and plants, not replacement pot grown greenery the long term maintenance of which is not guaranteed.

I urge the City of London to consider the physical and mental health of its residents and reject the Applicant's proposal.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Zexiang Chen

Address: 43 Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The extension of the building can seriously block the sunshine to the neighbors. Given the current height of the building I don't understand why the owner need to extend the height of the building in order for it not to remain "vacant" and how they are able to prove the development could improve the current circumstance.

After all, the development will make things worse for the neighbors and I would like to ask the council to consider the cost and benefit carefully.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Iain Meek

Address: flat 4, Stanley Cohen House, Golden Lane City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Gross overdevelopment.

There was once a rather pretty little library building which has already been mansard-ed to the utmost. This is just greedy.

A community room in exchange for supporting such a monstrosity? We already have community rooms, recently refurbished by the Corporation- at Ralph Perring and the Social Centre. Please do not insult us with this.

Is everyone involved aware that a great pile of new flats have just gone up in the Denizen and many of these will be plunged into eternal gloom by this ...thing.

Is it a Planning matter if 'noise' is created by a year or two of construction?

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Steven Wilson

Address: 111 Blake Tower 2 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposal with 3 extra floors in height will result in a building out of proportion to the surrounding buildings meaning that the urban sky view will be spoiled and the City will look uglier.

The change in shape of the building is radical from the existing shape and colour and there is no need to do so to make the renovation.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Clare Carolin

Address: 28 bowater house Golden lane estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed redevelopment will cause loss of daylight and sunlight to my home and my neighbours homes. The design faults planning guidelines for listed buildings. GLE residents are exhausted by building works and this will cause further disruption, noise and pollution. Proposals to mitigate through 'greening' are insulting and misleading.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Peter Archbold

Address: Flat 122 Shakespeare Tower Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of a historic, listed Victorian building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: 22 Cornwall Rd Bedford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:As Leaseholder of an apartment in the Cobalt building I have objected to this proposal before.

I understand it has been modified and that the modifications are minimal , however the council seem to indicate the project team has worked hard on amending this proposal. This seems a significant exaggeration and the amendments are trivial with the height and the mass of the total building only minimally changed.

This seems disingenuous at least and I am concerned the council is not supporting residential property amenity, in favour of large property developers.

I request this proposal be rejected until the mass of the proposed building is reduced to the existing size of the current building or at most no more that 5% increase in height. If the height changes at all , all the surrounding neighbours should be supported in claiming significant compensation for the loss of amenity .

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: 22 Cornwall Road Bedford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am the leaseholder of Flat 23, Cobalt Building, Bridgewater Sq, London EC2Y 8AH.

I have a strong objection to this development, and would request your reject the application.

I have particular concern with regards to :-

LIGHT - the reduction of light into my 3rd floor apartment which faces the proposal. The majority of light comes into my apartment from that direction and the significant increase in size will materially reduce the light into my apartment. This will have a material detriment to the quality of living in the apartment.

NOISE - In addition the noise from additional air-conditioning, waste removal, increased traffic etc will also materially impact on my apartment and the quality of life living there.

DISRUPTION - the building process with cars significantly disruption for years and we have only recently recovered from the Denizen major building project just a few meters away. This will mean

we will have effectively been in a major building site for years on end.

The significant height increase in this proposal is very concerning, especially following the Denizen development which was a much higher building than the building it replaced. The Cobalt building is a small residential building and approval of these massive structures are dwarfing the residential properties significantly reducing the quality of life for the residents of the area.

Please reject this proposal and ensure any development of the site stays within the footprint and height of the existing structure.

Regards

Andrew Harrison

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Michelle Praag

Address: Flat 10 Bowater House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Object because of overshadowing to Golden Lane Estate

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting this objection on behalf of Friends of City Gardens (FoCG), a community group working with the City's gardens team to enhance public gardens and improve biodiversity in the square mile. We have 180 members and contribute over 4,000 hours of volunteer time each year. Nearly 500 individuals volunteer with us every year, including City workers and residents of the City and surrounding boroughs.

1. We are not reassured that the works to the street tree (silver lime) in Golden Lane will only be minor pruning. We are sceptical that the developer and its contractors will restrict the intervention to minor light pruning as shown on the amended arboricultural report. These trees are public assets in the public domain and no works should be conducted unless under the express control and supervision of the City Gardens department. The results of trusting contractors with this work are plain to see on the butchered lime tree next to the Denizen entrance. To expect anything different in this case, when the contractor has already expressed the desire to 'open up' the façade to One Golden Lane, is naïve.

2. The attempt to include the public realm planters in this scheme and demolish the well designed and highly functional brick planters containing a good selection of proven biodiverse plants is not sustainable and should be refused. The developer seeks to install unsustainable planting in deep shade beneath the street trees. This will result in the City Gardens department being expected to

maintain an expensive and unsustainable scheme from the public purse. This is not acceptable.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower, Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting the following comments on behalf of Friends of City Gardens (continued)

3. The carbon cost of removing the existing high quality pavements and the brick planters on Golden Lane - that are part of the public realm - should not be permitted. The carbon cost of replacing these assets with what appears to be inferior surfaces and street level beds has not been evaluated and this cost is unnecessary and unsustainable under the City's climate action policy.

4. Urban Greening Factor (UGF). The London Plan sets the minimum required level for this measure for major commercial developments at 0.3%. The City uses this threshold but applies a less challenging weighting in the calculation of the UGF. In this planning application, the developer has calculated the UGF as 0.277% (GLA calculation) and 0.301% (based on City's calculation). This fails the GLA threshold - and barely scrapes home on the City's more generous calculation. However, the developer here is appropriating the public realm green space i.e., the planters and street trees outside the building to inflate their UGF. If the Site Ownership boundary is used (as it should) the UGF calculation fails both the GLA threshold (0.240%) and the City's threshold (0.256%) i.e., UGF for this project is nearly 15% below the threshold set out by the City in its Local Plan.

It is disappointing that the developers are using this sleight of hand to artificially raise the UGF

above the City's minimum level. We are sure, however, that City officers will not be deceived by this ploy.

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican, Barbican, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Will adversely affect residents and environment

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican, Barbican, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Will adversely affect residents and disturb the environment

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Ovijit Paul

Address: FLAT 48, THE COBALT BUILDING 10-15 BRIDGEWATER SQUARE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The revised plans do not seem to fail to take into account our prior comments, and plans look unchanged (at least from the Cobalt buildings perspective). We strongly object to the increase in size of this building.

- The increase in height will impact light to the Cobalt Building. This is especially true as the north and western proposed plans are higher than the current building.

- The increase in these aspects of 1 Golden Lane will encroach upon the Cobalt Building, and with the proposed terraces impact the privacy of the residents. The architect suggested putting plants to prevent this, but this just impacts light as mentioned above, as it negates the proposed stepping back of the plans. We are against a terrace, but in favour of stepping back the building. We also have concerns about socialising on the proposed terrace. This is a residential area (all sides of the building facing a residential block) there is no way that the owners can guarantee that there will not be activity on the terraces such as noise or smoking which will impact the residents.

- We have concerns about noises and pollution from both construction, and builders smoking around the building.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Emma Matthews

Address: 20 Bowater House Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The revised plans are still unacceptable as far as the proposed height, bulk and massing; overlooking and loss of sun/daylight; interventions into the listed facade; planting on both the public realm and the building; and refuse bin storage are concerned. Bowater House will lose even more light. These flats have already lost sunlight because of the Denizen, which only received planning permission as long as it wasn't any higher than Cripplegate House and now these plans mean that Cripplegate House will tower over the Denizen. The extended height above the listed facade looks like a joke and as this is a listed building it's hard to understand how this can be approved. However, the Turkish hazel is to be retained; the elder in Cripplegate Street replaced by a hawthorn; and a street tree proposed at the corner of Brackley Street and Viscount Street "tying into the birch trees" in the Denizen pocket park. The proposed work to the silver lime has been approved by City Corporation but a birch is now unacceptable as a street tree, so it will be interesting to see what tree's proposed. The changes have done nothing to substantially change my opinion of the proposal and my objections are repeated and I request that the applications be refused.

Begum, Shupi

From: Janet Pilch [REDACTED]
Sent: 06 May 2022 08:05
To: Williams, Amy
Subject: Endangered tree on Golden Lane

THIS IS AN EXTERNAL EMAIL

I would like to register my dismay that this handsome tree is now in danger. This is a very urban environment. We City of London residents don't have generous parks on our doorsteps. The air quality leaves much to be desired and especially now that Beech Street is no longer a zero-emissions zone. If this tree is severely chopped how many others will follow? It's time to think again about whether this proposed action is actually necessary.

Thanks for reading this!

Janet Pilch
38 Defoe House
Barbican
London EC2Y 8DN

[REDACTED]



This will destroy a healthy, beautiful tree that:

- Is in the public domain
- Gives shade in summer
- Helps reduce air pollution
- Provides nectar for pollinators

There is no reason to meddle with it in any way. The developer wants to 'open up' the building façade. But we will all be left with a butchered tree long after the building is sold on and the developer has pocketed his profit.

Please object to the planning application before 6 May. Click the QR code or email the planning officer amy.williams@cityoflondon.gov.uk



Sent from my iPhone

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: David Murray

Address: 7 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to object to these proposals on the following grounds. The sheer mass and bulk of the proposed building is disproportionate to everything around, resulting in serious loss of direct sunlight into Breton House and elsewhere as well as loss of light generally. The proposals for terraces at height and for additional doors at ground level will cause unnecessary noise nuisance where there is currently no issue. At Ground level The area is a sound well and anything that encourages people to gather and lingo will cause unnecessary disturbance to residents around. The changes proposed ground level to a listed building change fundamentally the look and feel of the structure, whilst the height and mass render the facade ridiculous. The community spaces are unwanted and unnecessary-there is a community centre in Golden Lane and a new community space in Barbican library. The terrible hacking back of the currently perfect lime tree is surely a blatant contradiction of the city's efforts to create greener healthier spaces.

There is nothing of merit in this planet proposal - driven by greed, dressed up in fake language about community benefit. I strongly object to this planning proposal.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objection to 1 Golden Lane application 22/00202/FULMAJ
Date: 20 September 2022 15:37:30

From: Andy Rowe
Sent: 20 September 2022 13:11
To: Williams, Amy >
Subject: Objection to 1 Golden Lane application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Firstly, it is most regrettable that the developer seems to have completely ignored the comments and concerns of local residents. The proposals are very little changed and the changes do not address the principal objections by residents.

The developer has pretended to show community engagement but their true colours are now visible – they really don't care other than be seen to pay lip service to community engagement.

THE BUILDING IS IN A RESIDENTIAL AREA

Basically all surrounding buildings are residential. This is not the financial district of the city. The plans should reflect that.

THE BUILDING IS SIMPLY TOO HIGH FOR A HERITAGE BUILDING IN A RESIDENTIAL AREA

The EXISTING building is too high – both for a residential area and not to overshadow the heritage part of the building.

I attach a picture of the view from my Barbican flat of the EXISTING building. The oversize and inappropriate extension, vs the original frontage, is clear.

The PROPOSAL makes this situation even worse. The effects of yet further addition of height to my view of the sky and light are obvious.

The loss of my view of the sky by the proposal would be enormous. This will inevitably affect light, more so for flats on lower floors than my own.

REFUSE ARRANGEMENTS

The applicant admits: "It is recognised that this arrangement is contrary to policy DM16.5 of the Local Plan and Policy VT2 of the draft City Plan 2036."

It goes on to claim: "On balance, the approach is considered to be acceptable accounting for the following factors [...]". Deemed acceptable by whom? And acceptable for what? Presumably in both cases the developers! This is against City policy and certainly not "acceptable" to surrounding residential buildings. There should be no exemption or exception for this development. This will inevitably cause considerable additional noise during building servicing – in a residential area.

The City should take a tough stand on an unsuitable development in a residential district and reject the proposals.

Andrew Rowe
518 Ben Jonson House
EC2Y 8NH



CRIPPLEGATE
INSTITUTE

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: J D Craddock

Address: 153 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The revised submission is hardly different from the original; removing 99cm from the height specification with some terracing does not address my original objections as I wrote in May:-

I strongly object to this proposal. My flat looks out directly onto Cripplegate House and the additional stories will block light and obstruct not only my view, but the views of other residents on all four sides of the building. I am worried there may be excessive noise generated from the roof-area - from service machinery and from people using the roof terraces as recreational space. This building is right in the middle of Golden Lane Estate and the Barbican and its development will have a huge effect on this area with its iconic architecture. The design, and particularly its height, must be in keeping with the surrounding aesthetic.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Jane Burke

Address: 367 Ben Jonson House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:Horrible design blocking out sunlight for people living opposite.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I objected on several grounds to the application as initially submitted.

I am underwhelmed by the revisions made by the applicant during the application. The revisions appear to me to be nugatory.

My strong objections to this application stand.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Cathy Ross

Address: 77, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the development on the ground of its scale, and the resulting effect on the quality of life for local residents and workers. The massive scale of the proposal will inevitably degrade the character of the townscape, reduce light, increase noise and disrespect the area's existing history and heritage assets (which in turn will reduce future potential for building tourism in and around the City). Your consultants seem to think that the area's present fragmentation and visual diversity is somehow a bad thing. Why not consider this a strength - and surely preferable to a neighbourhood squashed and overshadowed by a colossal monolithic lump.

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Case Officer: Amy Williams

Customer Details

Name: Olivier Pidoux

Address: 7 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to strongly object to this proposal. The height and size of this building is out of keeping with anything else around. It will block the sunlight to lots of flats in the area as well as light at streetscape level because the building is so huge. The installation of terraces will cause noise distance for neighbours. And the proposed doors are ground level, in what everyone knows is a Sound well, will cause immediate disturbance to residence in the Barbican and the denizen. The proposed community spaces are completely unnecessary given the building sits amongst lots of other similar spaces. This is a listed building in an area between other listed buildings. Surely it deserves something much better than this terrible scheme? Finally, the application to prune what is currently magnificent tree is an outrage.

How can this be a benefit to anybody other than the developer seeking to make money out of an overblown, ugly, unnecessary change to a building? That's your objection that

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Andreas Shaw

Address: 318 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object in agreement with all the feedback repeated below.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Juan Fernandez-Alava Chiclana

Address: 9 breton House EC2Y 8DQ London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident of 9 Breton House, directly overlooking the development, I would be extremely affected by loss of light from the proposed development. Not to mention the noise for the duration of the works.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Margot Barrow

Address: 48 Breton house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main objection is-impact of loss of daylight and sunlight, overshadowing and overlooking surrounding buildings. If passed the height will overwhelm Ben Johnson and Breton house and be taller than Denison next door.

The height has only been reduced by 0.9m (from 68.3m to 67.4m) This is not acceptable and does not adhere to City policy

Aesthetically, the architects have ignored the existing fascia which has a preservation order on it and stuck a white overbearing mass on the top.

Comments for Planning Application 22/00202/FULMAJ

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Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Ms Louise Watson

Address: Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is a bloated, ugly modification to a beautiful facade that has almost lost its grandeur.

It will encroach on Ben Jonson House to the south like someone cutting into a queue.

This will mean a loss of light/sky and overshadowing of the present residents.

Also, There is no reason for the loss of a wonderful tree for just more floor space in a city where demand for office space is falling. Pruning the tree back so greatly will most likely cause it to fail to thrive.

This is an atrocity from greedy individuals.

Please don't let this planning permission go through. It will be a blight on us if allowed to happen.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Pat Smith

Address: Flat 43 Bowater House LONDON

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The height extension not necessary. Will cut out light to Bowater House.

Already objections to this.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Daniel Monk

Address: 46 Bowater House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is hardly any change here. The scale of the upper extension is hugely insensitive and only a very bit lower.

Submitting the application during the period of national mourning is a deeply offensive move.

Will the City extend the period for objections?

From: [REDACTED]
To: [PLN - Comments: Williams, Amy](#)
Subject: Comment on the Application for 1 Golden Lane 22/00202/FULMAJ
Date: 03 May 2022 11:33:20

THIS IS AN EXTERNAL EMAIL

Please can my comment (below) be added to 22/00202/FULMAJ.

Thank you very much in advance for your help.

Adrian Tanovic
Flat 153 Shakespeare Tower
Barbican, London EC2Y 8DR

Category: Objection

=====
Comment follows
=====

The proposed height of this redevelopment is *far* beyond the profile of the existing building, and will negatively affect all of the surrounding estate (both Barbican and Golden Lane), resulting in a poorer quality of life for hundreds of residents.

This proposal merits special scrutiny by the Committee since the redeveloped building -- if constructed at the height planned -- would overlook and dominate a critically central position in the densely-populated Barbican and Golden Lane estates, bounded as it is in all four directions by the Barbican and Golden Lane Conservation Area, and thus forming part of the curtilage of this Area.

From the submitted plans, it can be estimated that the top of the proposed roof infrastructure (including lift overruns, etc) will come level with about the 15th or 16th floor of Shakespeare Tower, with the attendant noise from open terraces and rooftop plant such as air-conditioning radiating far higher even than that.

The developer has claimed that the project cannot be economically viable with fewer floors, but this is disingenuous: they purchased the building at a cost which reflected its current profile and current capacity -- it can therefore be no unreasonable burden on them to be constrained to work within those parameters, especially if expanding those parameters is to the detriment of local residents.

The quiet enjoyment of air, space, and light far outweighs any public realm 'enhancements' like a community activity room in the redeveloped building, or tree planting in the very limited space around the building at street level.

In summary, I object to the proposal and humbly urge you to reject it prima facie.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms K Dave

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I continue to strongly object to this proposal, whose revisions are insensitive and unhelpful.

-Sunlight: The plans block sunlight to my building in a way that completely changes the nature and value of my space.

-Historical significance: Cripplegate House is a beautiful historical building that does not need a greedy corporate refinish for money-making purposes.

-Ecological toll: Why knock down a tree that is important to the ecology of the neighbourhood and create a weird, unsustainable plant wall that will require more water to keep alive

-Noise pollution: Golden Lane is home to two estates and a school. We do not need more noisy trucks, cars, and carbon emissions on our street.

Please listen to your neighbours and do not significantly damper our quality of life.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: J McMeakin

Address: 70 Cullum Welch House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building and the majority of those around it are listed and the area is renowned for its unique, historically significant buildings

The out of proportion massing of the proposed development will have a detrimental impact on the character and amenity of this predominantly residential area and goes against the Barbican and Golden Lane Area Strategy. This development takes no account of this character, does not treat the existing building with any respect, and appears to directly challenge the area's character, with no redeeming features to offer

The radical change in shape of the three extra floors of generic elevations will result in a building out of proportion to its origin, to the surrounding buildings, and will simply dominate. This building has already been modified and this over-development will ruin a once elegant building - with a "monstrous carbuncle" on the roof of an old friend. The area's existing rooflines should be the maximum allowed. Loss of light, overshadowing, and overlooking will be significantly detrimental to neighbouring residential dwellings

There is no genuine and relevant public or local community benefit to justify the adverse effects caused by the redevelopment. The suggestion of community space (a handy fig leaf used by developers) is not required and based on past experience is unlikely to materialise in any

meaningful way

There is no valid argument for the removal of healthy street trees, these belong to the public realm, and is completely contrary to the City's environmental policy. The proposed pruning is savage not 'minor' and will result in the stunting and misshaping of an established tree in an area that lacks mature greenery

The City already has a surplus of office space so the need for more is questionable in a climate where more people are working from home or flexibly, suggesting that less not more office space is required

It's time the City put the interests of residents first before those of property developers

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: 112 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: There is nothing in the revised proposals that could warrant a change in my view of both applications. My comments of 16th April 2022 therefore remain and should be taken into account. None of the concerns set out in any of my comments or those of others have been addressed. This would suggest that these revisions have been proposed in order to tick a few boxes in the consultation process and satisfy a crude SCI.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Molly pardoe

Address: 52 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:As a resident in Breton House I would like to express my strong objection to this project. My flat will be irreconcilably affected by this extension long-term (nevermind the impact on mental health because of construction noise) as the loft extension will block out a large portion of sunlight/skyscape.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Helena Twist

Address: 501 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Numerous objections have been made in respect of this proposed development and the revisions do not address any satisfactorily.

1. This is not a suitable development for this heritage site. What is proposed is out of scale to the setting of the building, diminishes its listed features and the addition of extra levels would create an eyesore.

It also contravenes several aspects of the Draft Local Plan 2036.

Cripplegate House is a lovely looking heritage building with architectural merit, which deserves sympathetic treatment, possibly along the lines of something similar to the development of the New River headquarters on Rosebery Avenue, ie maintaining the facade as it is and developing the interior.

2. The height additions would cause significant overshadowing, intrusion and loss of light to a number of neighbouring properties and render the building out of scale with its environment.

3. The refuse and servicing arrangements are deeply unsatisfactory.

4. There is no overarching or local community to justify the adverse effects of this development.

5. There are few established trees around this space as it is and this development puts these few at risk.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Francois-Xavier Villemin

Address: 154 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed changes cause irreversible harm to a listed building, whose aspect would be completely changed under the proposed plans (initial and revised). Furthermore, the building is set in a residential area and the mass and height of the development would be unequivocally detrimental to residents of the Golden Lane and Barbican estates, which are also listed. The existing building coexists harmoniously with both estates, but the proposed plans seem to propose an extension that is disconnected architecturally from the original building and the surrounding ones.

These plans would not benefit the community. On the contrary, they would result in overshadowing and reducing the sky for residents and visitors of the adjacent park. Removing or savagely pruning trees would cause further harm, as well as be contrary to the City's environmental policy. City residents and visitors need more sky, more light and more greenery, not grotesque extensions of historical buildings!

Furthermore, the need of additional office space is very questionable when more and more people are working from home and lots of office buildings in the City of London are half empty. The carbon footprint of the City should be improved by optimizing existing buildings' occupation, not by being at the mercy of developers who do not have any long term vision. When will the City of

London put the interests of its residents first and put the brakes on insensitive property developments around its few residential areas?

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the revised plans for 1 Golden Lane. There has been scant notice taken of the considerable number of objections to the proposals for interventions in the public realm. There should be no changes to the public realm included in this proposal. Any changes should be completely under the control of the City of London officers and not the developer.

I welcome the retention of the Turkish Hazel, but the proposals are still to carry out 'light pruning' to the silver lime. I am very sceptical that once the hoardings are in place that pruning will be limited to that shown in the diagram in the revised arboricultural report (removal only of those branches marked in red). Precedent in the case of the Denizen shows how trees that are 'in the way' are butchered once works start with no regard for planning approvals. Once removed a branch cannot be reinstated. It is very important that any works to the trees are carried out by the City of London City Gardens and not the developer. The trees should not be on the developer side of the hoardings and should remain in the public realm where they can be monitored and protected.

The suggested removal of the brick planters and changes to the paving will increase the carbon emissions of this development and should not be carried out. The current planters are in keeping with the brick facade and Friends of City Gardens, a City-based community gardening group are prepared to take over responsibility for the existing planting and to improve it.

The proposal to add seating here will encourage smoking and drinking litter and cause disturbance

to residents and unwelcome behaviour close to the school.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Peter Stewart

Address: 222 Ben Johnson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The increase in the mass (height and width) of the existing building is unwarranted, and impacts on the (1) light, (2) feeling of space, and (3) privacy of > 100 flats in Ben Jonson House.

The existing Southerly facade should not be extended towards Ben Johnson House for the reasons above. The only reason to do so would be to increase the floor space of a commercial building, to the detriment of many resident's quality of life.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Allott

Address: 207 Bunyan Court, Barbican Estate Barbican Estate City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The revisions don't take into account any of the resident objections - the plans will still obstruct access to sunlight, disrupt the ecology of our neighbourhood, and turn a gorgeous historical building into something very ugly and corporate.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Allott

Address: 207 Bunyan Court, Barbican Estate Barbican Estate City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECTED to the original Planning Application 22/00202 FULMAJ and Listed Building Application 22/00203/LBC on 5 May 2022

I continue to OBJECT to it in its revised form for the following reasons:

I repeat all the objections I made in my original OBJECTION dated 5 May 2022 (see below) namely the height of the proposed building, noise concerns relating to the roof terraces and plant, light and privacy concerns and the overall unsympathetic and poor quality of the proposed design.

None of these have properly been addressed by the Developers. The changes made as a result of the almost universal objections to the original proposal are minimal in effect. For example the height of the proposed building is reduced by a mere 930 mm (3.05). Completely de minimis.

Additionally the proposal to have deliveries start at 7 am coming down Brackley Street and Viscount Street (and accordingly also Bridgewater Street) is far too early for a predominantly residential area/neighbourhood. A starting time of no earlier than 8 am Monday to Friday and 10

am on Saturdays and Sundays would seem more reasonable.

This Development will be a disaster for all surrounding residential buildings namely Ben Jonson House, Breton House, the Cobalt Building and the Denizen. Accordingly I ask the Planners to reject the proposed Development in its current form. The Developers have paid only lip service to the almost universal objections to the current proposal. This Development is by the developers' own admission only a financial speculation to pass on to another occupier. When so many people are adversely affected by it, I think it should be rejected in this location. The existing building built in around 1990 was a good compromise for the area.

Accordingly, I trust the Planners will refuse this Application.

All the above comments/objections relate to both the Planning Application 22/00202/FULMAJ and Listed Building Application 22/00203/LBC

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr James Soane

Address: 96 Brenton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I continue to object to this proposal. Despite the additional technical documents and further work to the design the fundamental scale and massing have not changed and maintain few of the notes on my previous objection (21.04.22) have been addressed. In order to do so would the building would have to be scaled back and the massing reduced. In detail therefore:

1. The massing overpowers the site. The existing Cripplegate building is further diminished and the setting is spoiled for the listed Barbican Buildings and the Welsh Presbyterian Church. It goes against the Barbican and Golden Lane Area Strategy (2015).
2. The daylight and radiance studies suggest little impact, however there are no shadow studies available which would show the impact clearly. These reports are not transparent or easily understood.
3. The response to the consultation document is hard to believe. By segmenting the objections they arrive at suggestions that less than 2% were concerned about sustainability. This document needs fact checking against the many objections.
4. This project does not, as stated, 'represent an exemplary sustainable development'.
5. At a height of 49.6m the building will dominate the whole area
6. At this time of climate crisis the planning authority are right to encourage the reuse and retro-fit of new buildings, but not to a point where they are being over developed.
7. There is very little support for this project. It is being driven by financial gain rather than the improvement of the urban environment for all citizens and the ecology.

8. There are no new 'views' of the building that show how it changes the sense of place and would radically impact the area.

I therefore look for a robust and ethical response from the City of London that offers an intelligent, fair and progressive critique resulting in a much more fine tuned application.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Marie Morley

Address: Flat 2, Coabl Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Re: 22/00202/FULMAJ and 22/00203/LBC (1 Golden Lane redevelopment resubmitted application).

My original objections to the application stand. The recent changes have not improved the proposal from a neighbour's perspective and I request that the applications are refused.

The mass of the proposed building is still too large for the local area. The overall height of the building in the revised plans is less than a meter lower than the initial proposal. The proposed height will negatively affect many residents living in the adjacent buildings. One of the buildings which is always overlooked in planning decisions is the Cobalt Building. It may sit behind the Denizon and 1 Golden Lane but its residents are entitled to the same right to light and quiet amenity as residents in all other buildings. The small reduction in the building height in the resubmitted application will benefit the Denizon but not the Cobalt Building.

The CoL's planning team received a large number of objections in May this year based on Local Plan Policy CS10 (which states that the bulk, height, scale and massing of buildings should be appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces). It seems these objections have not been taken seriously.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The applicant has chosen to ignore the objections made to this proposal as the revised plans are virtually unchanged from the previous submission - a 0.9m reduction in height is not just risible but insulting to those whose very real concerns have just been dismissed. The proposed height and mass of the building is massively overscale for the size of the plot and will lead to a totally unacceptable loss of residential amenity for the many residents in the vicinity in the form of loss of light, overshadowing and overlooking. This is a residential area, not part of the Eastern cluster! The proposed increase in size is completely out of proportion to the site and will dominate and have a negative impact on the neighbouring area which includes the Grade II and II* Listed Barbican Estate and the Barbican and GL Conservation Area. Harm is still proposed to the Listed frontage of the building and the public realm landscaping, refuse and servicing proposals remain unacceptable. Indeed the plans

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The applicant has chosen to ignore the objections made to this proposal as the revised plans are virtually unchanged from the previous submission - a 0.9m reduction in height is not just risible but insulting to those whose very real concerns have been summarily dismissed. The proposed height and mass of the building is massively overscale for the size of the plot and will lead to a totally unacceptable loss of residential amenity for the many residents in the vicinity in the form of loss of light, overshadowing and overlooking. This is a predominantly residential area, not part of the Eastern cluster! The proposed increase in size is completely out of proportion to the site and will dominate and have a negative impact on the neighbouring area which includes the Grade II and II* Listed Barbican Estate and the Barbican and GL Conservation Area. Harm is still proposed to the Listed frontage of the building and the public realm landscaping, refuse and servicing proposals remain unacceptable. The plans contravene many of the City's planning policies and should be refused.

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Agenda Item 5

Committee:	Date:
Planning and Transportation	1 November 2022
Subject: Cripplegate House 1 Golden Lane London EC1Y 0RR Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.	Public
Ward: Cripplegate	For Decision
Registered No: 22/00203/LBC	Registered on: 28 March 2022
Conservation Area: N/A	Listed Building: Grade II

Summary

Planning permission is sought for the refurbishment and extension of the site for 'Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works'.

The proposals include the partial demolition of the west facade, demolition of the north and south facades, a small amount of superstructure, and the roof of 1 Golden Lane, former Cripplegate Institute, to facilitate the comprehensive refurbishment of the Grade II Listed Building. The proposed upwards extension would take the building from 9 storeys to ground plus 12 storeys with lift overrun/plant box. The infill extensions to the north and south elevations would step out the building line. Also proposed are public realm works around the site, in particular to the Golden Lane frontage and Cripplegate Street; terraces at levels 8, 10 and 12 for office amenity;

alterations to the Golden Lane facade to introduce level access; and associated enabling works. The building is currently in use as office (Class E), and proposed is mixed Class E(g) (office) and Class F2 use for cultural and community space.

A total of 331 representations have been received across the two rounds of consultations objecting to the application, including from the Victorian Society and a critique of the design by LB Islington. The grounds of objection relate primarily to the daylight, sunlight and overshadowing impact of the development; impact on residential amenity in terms of overlooking, dominance and loss of outlook; the works to the trees to Golden Lane and Cripplegate Street, design and heritage matters, noise nuisance from the amenity terraces, and the demand for office floorspace. The objections are summarised in a table in the body of the report with responses provided in respect of the various issues raised. 1 representation has been received in support of the application.

The scheme would deliver high quality, flexible, refurbished (Class E) office space (15,471sq.m GIA) and associated ancillary space across all above ground floor levels, which would meet growing business needs, supporting and strengthening opportunities for continued collaboration and clustering of businesses. The scheme makes optimal use of the site and provides an uplift of approx. 2485sq.m (GIA) of floorspace comprising 2414sq.m of Class E floorspace and 71sq.m of cultural/community Class F2 floorspace. The development has been designed to accommodate new ways of working reflected in flexible and adaptable floorplates which supports post-Covid recovery as identified in the 'London Recharged: Our Vision for London in 2025' report.

The proposed extension, amended throughout the course of the application because of the impact of the originally proposed massing on daylight and sunlight levels to neighbours, would result in a stepped building form that successfully reduces the visual impact of the building mass within the townscape. Overall, it is considered that the proposed development would be an appropriate and sympathetic neighbour not only to the buildings immediately adjacent but also to the wider streetscape.

It is considered the scheme would represent 'Good Growth' by-design, in accordance with the London Plan Good Growth objectives GG1-6, that is growth which is socially, economically, and environmentally inclusive. The proposed development would create a sustainable building with refreshed

surrounding streets and spaces. The sustainable retention of the building structure, the quality of the proposed elevations and adaptation of the internal and external spaces at ground floor level are positive and improve the existing site condition. The proposals seek to break up the block by separating the historic Cripplegate Institute from the modern extension, through a revised architectural approach which allows the historic elevation to remain distinct, whilst delivering new, green, articulated and attractive elevations which respond to the neighbouring buildings on Brackley Street and Viscount Street. The proposals make an effective use of limited land resource and enhance the buildings relationship with the adjacent public realm.

The proposals have been assessed against Local Plan Policies CS 12, DM 12.1 and DM12.3, emerging City Plan policies S11 and HE1, London Plan Policy HC1, S16 (2), S66 (1), and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant NPPF paragraphs 199-208. There would be no harm to the setting of the Barbican as a Grade II listed building, nor to the Golden Lane Estate as a Grade II (or II* in the case of Crescent House) asset. No harm would also be caused to the significance of the Barbican as a Grade II* Registered Park and Garden, nor to the significance of the Golden Lane Grade II Registered Park and Garden. Likewise, there would be no harm to the Barbican and Golden Lane Estates Conservation Area and its significance. It is considered that the proposal would preserve the settings and heritage significance of these designated heritage assets in line with Local Plan Policies CS 12, DM 12.1, emerging City Plan policies, S11 and, London Plan Policy HC1.

Your officers have concluded that a negligible level of less than substantial harm would be caused to the significance of 1 Golden Lane as a Grade II Listed Building through the interventions to introduce level access into the historic eastern elevation. The NPPF, paragraph 202, requires less than substantial harm to a designated heritage asset be balanced against the public benefits of the development proposal. That balancing exercise is set out in this report. It is the view of Officers that giving great weight to the conservation of this heritage asset, that this harm would be outweighed by the public benefits provided by the scheme including but not limited to the provision of level, inclusive access into the primary building entrance, the provision of high quality, flexible office floorspace, the improvement to the buildings' active frontages, and the public realm enhancement works.

Paragraph 203 of the NPPF provides that the effect of an application on the significance of a non-designated heritage asset should be taken into account

in determining the planning application and that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Here, there is no harm to the significance or setting of the Jewin Chapel as a non-designated heritage asset, considering that the setting of the asset is, as existing, primarily that of modern and unassuming buildings. The proposed development would be visible in views of the Chapel looking south from the Golden Lane Estate; however, the proposals would continue to form part of the modern, unassuming backdrop to the Church.

The scheme would deliver public realm enhancements around the island site including introducing an integrated approach to the areas of public highway and private land along Cripplegate Street through the 'filling in' of the service ramp and including integrated artwork along the underside of the Barbican ramp. Subtle lighting to Cripplegate Street in particular would improve the safety and security of this public route which currently feels unsafe and underutilised.

These public spaces would achieve overarching compliance with the Mayor's 'Public London Charter and 'Expanding London's Public Realm: Design Guide' and the City's Public Realm SPD and associated Technical Guidance, secured through the Section 106 and Section 278 agreements. The proposals encourage pedestrian movement, active travel and support health and wellbeing.

A total of 222 long stay (233 including 11 folding bike lockers) and 14 new short stay cycle parking spaces (in addition to the existing 5 Sheffield stands to Golden Lane that would be re-provided) are proposed. The long stay cycle parking would be provided at basement level, along with associated cycling facilities including lockers and showers. The short stay cycle parking would be located within a privately maintained area of public realm on Cripplegate Street. The provision of cycle parking spaces and end of trip facilities would meet the requirements of the London Plan.

Servicing of the building would take place on-street via Brackley and Viscount Streets, as per the existing situation. However, there would be a cap on the numbers of vehicles per day of 17, with deliveries undertaken outside of peak hours and only during the day, and would make use of an off-site

consolidation centre. Although the proposals are in non-compliance with policy DM16.5 given that servicing is to be undertaken on-street, it constitutes a significant improvement over the existing situation, where servicing is unregulated and unmanaged.

The building would be designed to high sustainability standards, incorporating a significant element of integrated urban greening, climate resilience, energy efficiency, targeting BREEAM 'Outstanding' and adopting Circular Economy principles.

The development would achieve an overall Urban Greening Factor (UGF) score of 0.301 based on the City of London methodology, meeting the minimum requirements.

A Wind and Microclimate assessment was undertaken on four different scenarios - existing, proposed without landscaping, proposed with landscaping, and proposed cumulative, using Computational Fluid Dynamics (CFD). The results show that conditions following the development would remain both safe and suitable for the intended activities in line with the City of London Comfort Criteria. This is with the exception of the roof terraces at levels 8, 10 and 12 of the Site, where mitigation would be required to ensure that it suitable for its intended purpose.

A daylight, sunlight and overshadowing assessment, and supplementary radiance assessment have been undertaken to assess the impact on the daylight and sunlight received by neighbouring properties and the direct sunlight received by surrounding external amenity areas. The assessments have been independently reviewed by the BRE; this is included as Appendix D to this report. Whilst there would be some impact on the daylight and sunlight received by neighbouring properties, including within the Barbican complex and Golden Lane Estate, the impacts would generally be in accordance with the BRE guidelines, negligible or minor in nature and acceptable given the densely developed urban nature of the site and surroundings.

There would be some minor and moderate impacts to the recently completed residential properties at The Denizen, which is directly to the north of the application site. The vast majority of these impacts would be to bedrooms, which are generally considered to be less sensitive in this regard. There would be a moderate impact to the daylight received by one living room on the

seventh floor of The Denizen. The supplementary radiance-based assessment demonstrates that the appearance of daylight within this living room would remain the same in the existing and proposed scenarios. The surrounding external amenity areas assessed would experience fully BRE compliant alterations in the direct sunlight that they receive. The results of the Light Pollution report show the development would meet the ILP Guidance on obtrusive light.

The building has been designed to take account of its impact on neighbouring residential properties in relation to overlooking through overall reduced glazing ratios (including as a result of the proposed fritted glass) and stepped back terraces with edge planting; the dominance of the building has been reduced through the setback extensions, and overall, any perceived increase in enclosure and loss of outlook is considered acceptable.

Negative impacts during construction would be controlled as far as possible by the implementation of a robust Construction Environmental Management Plan and good site practices embodied therein; it is recognised that there are inevitable, albeit temporary consequences of development in a tight-knit urban environment and alongside residential neighbouring properties. Post construction, compliance with planning conditions would minimise any adverse impacts including with restricted hours of use for the terraces.

It is almost always the case that where major development proposals come forward in the City there is at least some degree of non-compliance with planning policies, and in arriving at a decision it is necessary to assess all the policies and proposals in the Plan and to come to a view as to whether in the light of the whole Plan the proposal does or does not accord with it.

In this case, the proposal is finely balanced and complies with a number of Development Plan policies, including those which relate to the provision of office development in the City, high quality accessible public realm, community facilities and sustainable development. However, it is not compliant with elements of certain Development Plan policies regarding servicing and refuse collection/storage, the impact on the host building as a designated heritage asset, and would cause instances of worsening to daylight and sunlight to neighbouring occupiers to the north. National Planning Practice Guidance advises that conflicts between Development Plan policies adopted at the same time must be considered in the light of all material considerations including local priorities and needs, as guided by the NPPF.

Officers consider that overall, the proposal accords with the Development Plan when read as a whole.

It is the view of officers that the proposal complies with the Development Plan when considered as a whole and that other material considerations also indicate that planning permission should be granted as set out in the recommendation and the schedules attached. Subject to the recommendations of this report it is recommended that listed building consent be granted.

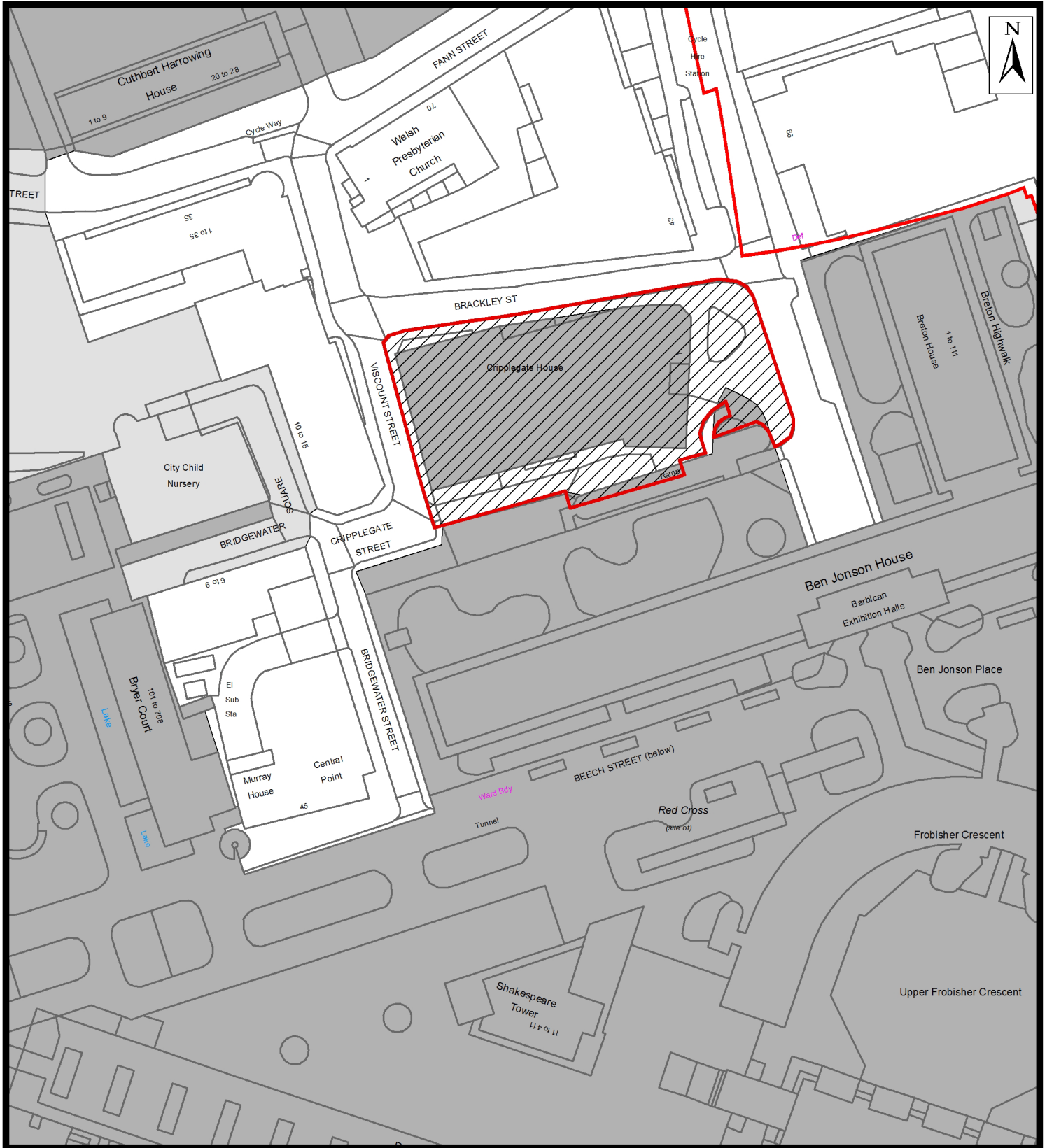
Recommendation

(1) That Listed Building Consent is granted for the above proposal in accordance with the details set out in the attached schedule, subject to:

a) Planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 and Section 278 of the Highways Act 1980 in respect of those matters set out in the report, the decision notice not be issued until the Section 106 obligations have been executed.

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





Site Location Plan



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ADDRESS:
1 Golden Lane

CASE No.
22/00203/LBC

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



Main Report

Please refer to 22/00202/FULMAJ for report

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

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

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

DM12.3 Listed buildings

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

SCHEDULE

APPLICATION: **22/00203/LBC**

Cripplegate House 1 Golden Lane London

Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

CONDITIONS

- 1 The works hereby permitted must be begun before the expiration of three years from the date of this consent.
REASON: To ensure compliance with the terms of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 3 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) details of entrances;
 - (b) details of a typical bay on all facades;
 - (c) details of glazing and fenestration including replacement glazing to east facade;
 - (d) details of ground floor facades;
 - (e) details of Brackley Street facade;
 - (f) details of Viscount Street facade;
 - (g) details of Cripplegate Street facade;
 - (h) details of Golden Lane facade;
 - (i) details of junctions between historic Cripplegate Institute facade and proposed east, north and south elevations;
 - (j) details of parapets, balustrades, BMU cradles and other excrescences at roof level;
 - (k) details of external plant enclosures and plant;

- (l) details of external ducts, vents, louvres and extracts;
- (m) details of green walls and vertical landscaping;
- (n) Particulars and samples of materials to be used in all external surfaces of the building.

REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.

- 4 Before any works thereby affected are begun details shall be provided of the proposed protective measures for retained historic fabric and features for the duration of works on site shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details and so retained thereafter.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 5 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this listed building consent:

GLD-HBA-XX-XX-DR-A-080100 P02; GLD-HBA-XX-XX-DR-A-080101 P02; GLD-HBA-XX-XX-DR-A-080102 P02; GLD-HBA-ZZ-00-DR-A-080130 P01; GLD-HBA-ZZ-01-DR-A-080131 P01; GLD-HBA-ZZ-02-DR-A-080132 P01; GLD-HBA-ZZ-04-DR-A-080134 P01; GLD-HBA-ZZ-07-DR-A-080137 P01; GLD-HBA-ZZ-08-DR-A-080138 P01; GLD-HBA-ZZ-09-DR-A-080139 P01; GLD-HBA-ZZ-RF-DR-A-080140 P01; GLD-HBA-ZZ-B1-DR-A-080141 P02; GLD-HBA-XX-00-DR-A-080150 P02; GLD-HBA-XX-00-DR-A-080151 P02; GLD-HBA-XX-00-DR-A-080152 P02; GLD-HBA-XX-00-DR-A-080153 P02; GLD-HBA-XX-00-DR-A-080154 P02; GLD-HBA-XX-00-DR-A-080155 P02; GLD-HBA-XX-00-DR-A-080156 P02; GLD-HBA-XX-00-DR-A-080157 P02; GLD-HBA-XX-00-DR-A-080158 P02; GLD-HBA-XX-00-DR-A-080159 P02; GLD-HBA-XX-00-DR-A-080160 P02; GLD-HBA-XX-00-DR-A-080161 P02; GLD-HBA-XX-00-DR-A-080162 P02; GLD-HBA-XX-00-DR-A-080163 P02; GLD-HBA-XX-00-DR-A-080164 P02; GLD-HBA-ZZ-XX-DR-A-080210 P01; GLD-HBA-ZZ-XX-DR-A-080211 P01; GLD-HBA-ZZ-XX-DR-A-080212 P01; GLD-HBA-ZZ-XX-DR-A-080213 P01; GLD-HBA-XX-XX-DR-A-080220 P03; GLD-HBA-XX-XX-DR-A-080221 P03; GLD-HBA-XX-XX-DR-A-080222 P03; GLD-HBA-XX-XX-DR-A-080223 P03; GLD-HBA-XX-XX-DR-A-080224 P02; GLD-HBA-XX-XX-DR-A-080225 P02; GLD-HBA-XX-XX-DR-A-080226 P02; GLD-HBA-XX-XX-DR-A-080227 P02; GLD-HBA-ZZ-XX-DR-A-080310 P01; GLD-HBA-ZZ-XX-DR-A-080311 P01; GLD-HBA-XX-XX-DR-A-080320 P02; GLD-HBA-XX-XX-DR-A-080321 P02; GLD-HBA-XX-XX-DR-A-080330 P02; GLD-HBA-XX-XX-DR-A-080331 P02; GLD-HBA-XX-00-DR-A-310400 P01; GLD-HBA-XX-00-DR-A-310401 P01.

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

INFORMATIVES

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

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

a full pre application advice service has been offered;

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

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Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Richard Pitkethly

Address: 543 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This development is far too high and too close to the Barbican, immediately next to and in sight-lines of residents' flats. The distance from the building is too close to avoid loss of privacy - the Barbican estate is designed throughout to allow privacy, whilst being part of a dense urban environment. There are too many roof terraces which exacerbate these privacy / disruption across the north-facing flats of Ben Jonson House / Breton House.

Any re-configuring of the underpass / ramp and its surroundings, if acceptable at all, should only be so to enhance the area. For example, a local artist might be engaged to produce something appropriate to the brutalist architecture and the conservations area generally and that will last - a genuine work of art. The ramp and its surroundings are magnificent and much-loved by residents and visitors. If short-cuts are made to this area, it will quickly attract the sort of issues that this application has cited as a problem. To be clear, I am not aware of any resident who has come across a problem of any sort here, including the ones cited by the developer. This is, to my mind, a case of searching for and finding problems where there aren't any.

DO NOT LAY A FINGER ON THE MAGNIFICENT RAMPS, THEMSELVES! My elderly mother who walks with a stick and some difficulty, who often visits us at the Barbican, delights in the

ramps, including their design. She uses them all the time and prefers them to the lifts. They represent her idea of an accessible building...

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I OBJECT to the application on the following grounds:

1. The proposed development will adversely affect the residential amenity of neighbours, by reason of noise and overlooking. Residents in neighbouring buildings will suffer a loss of privacy from overlooking and neighbouring homes will be overshadowed by the increased scale and scope of the development. The amenity terraces will be a source of noise and light pollution to local residents and visitors to the area. The area is a densely populated residential area popular with families. Their residential amenity will be negatively impacted by activities on the terraces.
2. The building is currently proportionate in height and scale with the surround buildings. Overdeveloping the site will have a negative visual impact from street level. It will detract from the open aspect of the area, giving rise to a sense of being walled in.
3. The building is adjacent to the Golden Lane and Barbican Estate Conservation Area. Given the recognised status of the area, development on neighbouring sites must not have a negative impact on the character and appearance of the Conservation Area. The proposed development will have a negative impact as its scale is not proportionate. The proposed development is overbearing, out of scale and out of character in terms of its appearance compared with existing development in the area.
4. 1 Golden Lane is adjacent to the Grade 11 Listed Barbican Estate. The proposed development

will have an adverse effect on the setting of the Barbican Estate. The Barbican Estate is a global icon and permitting inappropriate development such as that proposed is damaging to the City of London, London and the UK. The integrity of the Grade 11 listed estate must be safeguarded and this includes rejecting applications to modify neighbouring buildings in a way that detracts from their status.

I ask you to REJECT the application.

Brenda Szlesinger



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

26th April 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to **object** to the above application relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of significant loss of residential amenity, principally the loss of daylight and sunlight, overshadowing, overlooking and light pollution to many neighbouring properties.

Despite the voicing of numerous residents' concerns about the proposed increase in height and massing of the building during the consultation process, it is disappointing in the extreme that the applicant has chosen to leave the redevelopment plans completely unchanged despite the clear loss of residential amenity that this would cause.

The proposed increase both in height (of 24%) and mass (of 20%) of the site is not only patently disproportionate to the footprint of the existing building but is also damaging to the appearance and character of the historic listed frontage. The overdevelopment of the site will also have a detrimental impact on its setting by the Barbican and Golden Lane Conservation Area.

Unacceptable impact on levels of daylight and sunlight

The plans indicate that the existing extension of 9 storeys high 'will be extended to rise up to 12 storeys', resulting in a 24% increase in the height of the building from c55.3m AOD to c68.3m AOD. Whilst we accept that the height increases fluctuate across the building, this does not detract from the fact that these proposals are in clear contravention of Policy H3 of

the Draft Local Plan 2036 which states: *'All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation'*.

We would also point out that this significant loss of light also clearly contravenes the Local Plan 2036 Policy D8 which states that *"development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.... Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents"*.

In this letter regard, we would remind that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

As is seemingly always the case however, the applicant's Daylight, Sunlight and Overshadowing Report states that a total of 776 windows "will experience fully BRE compliant alterations" in relation to levels of daylight and sunlight received. We would argue that these measurements are somewhat disingenuous however and that affected residents are justified in believing that this is most definitely not the case. Indeed, looking specifically at the analyses for the two nearest residential blocks in the Barbican Estate to the proposed development we note that over 40% of the windows monitored in Ben Jonson House will lose between 10%-30% of their daylight. Some 20% of windows in Breton House will also lose between 10%-20% of their daylight. This can hardly be called inconsequential and will have a clear and obvious detrimental impact on the lives of the residents affected.

We are also concerned that Fortune Street Park will lose much of its sunlight, especially in the afternoons when many children from the nearby primary school go there to play when school is finished.

Terraces/overlooking

The significant element of outdoor amenity space proposed on the various levels clearly infers that there is great potential for noise and disturbance from these outside spaces which will impact on the quiet enjoyment of neighbouring residences.

Policy HS3 of the Draft Local Plan 2036 states that *'The need to minimise overlooking and overshadowing of residential accommodation is a consideration in the design and layout of both new residential buildings and other developments'*. As that is the stated policy, then why have the developers of this site operated in clear contravention of this by proposing the construction of a number of external terraces on the building which overlook many residential flats and principally the bedrooms thereof? Having open terraces will bring a complete loss of privacy as well as additional noise and light pollution when the terraces are in use. The argument that by positioning these terraces above the adjacent buildings and using suitably placed greenery to deflect noise and encourage the terrace users to look away from the nearby

residential buildings is weak in the extreme. Noise and light also travel upwards and the proposed privacy screening will not be able to lessen this to any significant degree.

The developers' application states *'To further the obliqueness of views, planters are proposed to the edges of terraces with balustrades set within, severely restricting downwards views. This means that views from terraces are expected to be restricted to the distant skyline, or to within the terraces. The proposed seating is laid out to generally focus views internally'*. We would highlight the phrases "are expected" and "generally" which are hardly reassuring if you are a resident whose bedroom windows are within a stone's throw of one of these terraces. And who will be maintaining all of this planting to protect this "screening"? We see many instances of neglect of the "box ticking" greening of buildings and see a plethora of brown rather than green roofs and dead trees and plants rather than the lush green oases promised. Time restrictions on the use of any external terraces and strict regulations concerning the maintenance of all of the proposed greening screens must be enforced for any prospective occupier of the building.

Harm to heritage assets

Policy HE1: Managing Change to Heritage Assets states that in the alteration of existing buildings *'developers should have regard to the character of conservation areas and their settings. This includes the size and shape of historic building plots, existing street patterns and the alignment and the width of frontages...'*

Indeed, in possible recognition of this, the applicant's Planning Statement says *that 'the historic part of the building is also proposed to be generally preserved, with the alterations limited to the creation of step free accesses into the vestibules at ground floor.....'* n.b. Note again the use of the word "generally".

We would argue that this is not the case as not one but two entrance doors are planned for the listed eastern façade of the building. Surely the community room could be reached by a new door in e.g. Cripplegate Street rather than damage an historic façade and cause harm to an important heritage asset.

There may also be a heritage issue in the "public realm aspirations" as the attached images show various areas of cobble stones, which may date back some considerable time. We concur with the view that a full investigation be undertaken as to their provenance.

Waste collection

The plan for waste collection from the site is also fundamentally flawed and we are aware that you have already been alerted to this by Fred Rodgers, Chair of Breton House Group. We concur with his view that the current system of waste collection should be continued to avoid the issue of RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed (as will be proposed in the forthcoming public consultation). RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns. We also share Mr Rodgers'

concerns about the location of rubbish bins which should surely be kept out of sight from all external areas as well as entrances.

Public realm landscaping proposals

We also object to the public realm landscaping proposals at the front of the building in Golden Lane which call not only for the removal of the Turkish hazel but also for the severe lopping of the elegant Tilia tree. Neither of these measures are necessary and would cause harm both to the current street scene and to air quality, not forgetting the aphids and pollinators which thrive on the latter's leaves and flowers. The argument that it would open up the façade is spurious in the extreme particularly since the nearest tree branch to the façade is at least 10 meters away. We would remind that Policy OS4 of the Draft Local Plan 2036 requires the City Corporation to seek "*to increase the number of trees and their overall canopy cover by*", *inter alia* "*other than in exceptional circumstances, only permitting the removal of existing trees which are dead, dying or dangerous*". We also believe that the idea of adding a bed at the foot of the Tilia tree is also spurious as nothing is likely to survive, let alone thrive, in this particular location.

Summary

For all of the reasons enunciated above, we **object** to the overdevelopment of the site's current footprint and the proposed unnecessary increase in height and mass which will cause considerable damage to residential amenity, principally in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution. We also object to the fact that a large part of the building is to be demolished which is not only against the City's stated sustainability objective of refurbishment wherever possible but will also cause two to three years of severe noise, disruption and pollution to the neighbouring area.

The building is currently proportionate in height and scale to its setting and its proposed overdevelopment will have a negative visual impact on the area. It appears totally incongruous that the City of London has recognised the importance of conserving this area of London by bestowing Conservation area status to the Barbican and Golden Lane Estate as recently as 2018 and yet it is to consider supporting ever larger, taller and bulkier buildings such as this in the immediate vicinity which will both detract from the Grade II and Grade II* listed architecture and cause unacceptable loss of light and privacy to many residents in the protected area itself.

We would remind that core strategic policy DE2 : New Development of the Draft Local Plan 2026 states that '*The design of all new development must ensure that: The bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of the area,.....*' and that '*Development that would adversely affect the character, appearance or amenities of the buildings or area will be resisted*'.

We would therefore request that the City of London pays heed to its own planning policies and that the height and mass of 1 Golden Lane be left unchanged. We would also like to

remind that the developers of the nearby Denizen originally wanted that site to be two floors higher but the City of London insisted that it be no higher than 1 Golden Lane. It therefore surely follows that the City cannot now allow 1 Golden Lane to be higher than the Denizen.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee

Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

30th September 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Further objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing the 4000+ residents of the Barbican Estate, to **object** once again to the above applications relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR. Our concerns remain those that we expressed in our previous objection letter of 26th April which we have attached to avoid unnecessary repetition. Our objections are focussed primarily, but not exclusively, on the proposed building's disproportionate height and mass. This will not only cause **significant loss of residential amenity** in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution to the many neighbouring properties but the proposed over-development of the building is also totally out of scale in the predominantly residential surroundings, including an important and historic Conservation Area with Grade II and Grade II* listed status.

It is most regrettable that the applicant has decided to largely ignore the very real issues raised by the 200+ objections lodged to date against this application, in particular those concerning the proposed site's inappropriate location, height and massing. Indeed, the overall reduction in the height of the building is less than a metre lower than the original design and the consequent loss of residential amenity to neighbouring residential properties is totally unacceptable.

In brief, our objections remain:

- **Unacceptable loss of light and overshadowing** which, despite the accompanying documentation stating that compliance with BRE guidelines has been met, is in clear contravention both of Policy H3 and of Policy D8 of the Draft Local Plan 2036.

- **Noise and overlooking from terraces** – in clear contravention of Policy HS3 of the Draft Local Plan 2036
- **Overdevelopment of the site**; disproportionate height and scale to its setting - in clear contravention of core strategic Policy DE2 of the Draft Local Plan 2036
- **Harm to heritage assets** - damage/intervention to listed façade – in clear contravention of Policy HE1 of the Draft Local Plan 2036
- **Unsatisfactory refuse arrangements** – in clear contravention to Policy DM16.5 of the Local Plan and Policy VT2 of the Draft City Plan 2036 (as even admitted by the applicant!)
- **Unsatisfactory servicing arrangements** - on street, instead of internal – in clear contravention of Policy VT2 of the Draft Local Plan 2036
- **Unsatisfactory public realm landscaping** proposals with very little change made to the original proposals
- **No overarching public or local community benefit** to justify the adverse effects of this proposed development

As previously stated, we would urge the City of London to pay heed to and follows its own planning policies and request in the strongest possible terms that this application be refused.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee
Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee

From: [PLN -](#)
To: [Comments](#)
Subject: Objection to Planning Application 22/00203/LBC
Date: 21 April 2022 12:58:15

THIS IS AN EXTERNAL EMAIL

Letter of Objection

RE Cripplegate House, 1 Golden Lane, London EC1Y 0RR
Ref: 22/00203/LBC

1. The extensive reports, analysis and design are of a high calibre; however the focus is on the proposal itself and barely takes into account the huge impact on its neighbours. The conclusion of the planning report suggests; *"In summary, it is considered that the Proposed Development represents an exemplary form of sustainable development"*. Furthermore the Design and Access Statement concludes; *"The proposal complies with required policy and responds to its context in a sensitive and meaningful way."* However the most sensitive and low carbon approach would be to do many of the improvements to the 1980/s building without having to add 4.5 additional stories. Therefore, the question is how to evaluate the requirement for extra floor space as noted in the Planning Statement: *"A sustainable contribution to increasing office floorspace within the City of London in response to identified need, resulting in an increase in internal floorspace of circa 19.8% (2,588sqm) and net lettable floorspace of circa 11.6% (1,117sqm)"*.
2. In stating the following, the commercial imperative is referenced as the driver: *"In its current state the building cannot attract new tenants and the proposal will refurbish the building in a sustainable way, providing much needed contemporary workspace in the City of London."* (from Whole life-cycle carbon assessment report). It goes on to state that; *"The proposed development includes ...well designed extensions at roof level, including several roof terraces, to optimise the provision of office space on the site."* The financial requirement to maximise financial return over-rides the need to respect the local context. Furthermore the evocation of the nearby newly completed Denizen Building as a positive precedent is a problematic reference as this was also rejected by the local community but pushed through planning. It is therefore not possible to agree with the TVIHA when it states: *"The design of this element will complement that of the Denizen and the surrounding post-war buildings, many of which are listed."* The cumulative impact of this as well as the new residential tower on Golden Lane, by the same architect, must be taken into account.
3. This objection suggests that the site is overdeveloped and does not enhance the listed part of the building which has already been compromised and is described as a 'façade' and a 'remainder'. However, to the passer by as well as many local residents the qualities of the listed façade are unique and special. The extension therefore reinforces the sense in which it is only a veneer and therefore not a true listed structure resulting in a proposal where it is dominated by the proposed form.
4. The Barbican and Golden Lane Area Strategy (2015) states in objective 3,.2 that: *"Future developments should preserve the existing qualities and values of the area, including the*

historic environment.” When considering the Townscape, Visual Impact and Heritage Assessment (‘TVIHA’), it is clear that the visual impact on the Barbican and Golden Lane Estate is significant. It is therefore extremely misleading to refer to the *‘The enhanced elevations of the extension’* as three stories of brand new construction. Referring to at the submitted drawings (proposed East Elevation) it is clearly 4 stories plus a plant room above. The height is now 50.52m and equals that of Great Arthur House, a tower block, on Golden Lane (ref Section AA).

5. When considering the conclusion of the DAS 6.9: “*Where visible, the Proposed Development will enhance views*”, it is clear that aspects of the design and streetscape are an improvement on the current building. However, this comes at a high price, which is the over development of the site where the four and a half additional stories greatly impact on the urban setting, resident’s amenity and the listed buildings.

The City of London Planning Authority should therefore not grant planning permission to the scheme in its current form.

Yours,

James Soane

**96 Breton House
Barbican
London EC2Y 8PQ**

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Wendy Spurry

Address: Flat 344 Ben Jonson House LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to register my objection to the plans submitted for the redevelopment of the 1 Golden Lane Building. I agree that the building needs to be redeveloped, but the size of the new extensions to the roof and the sides of the building is far too large and will severely impact the light and view from my flat. The plans that residents have seen are very worrying and there does not need to be such an addition to the building. The 'listed' part of the façade is overwhelmed by the new extensions. I also object to the idea of 'greening' and planting the outside of the building as this has been a signal failure in other buildings around the city and leads to a highly unsightly view when the plants are left to die.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Firstly, I object to the cynical use of 'green' and 'community'.

- Demolition is the most un-green option for refurbishment. Planting greenery is not trade-off.
- Community space is not required. This development itself is an affront to the community.
- The present height of 1 Goldne Lane is the recognised standard for the immediate area, as The Denizen was not allowed to exceed that height.
- I further object to the south wall being built even closer to Ben Jonson House and being finished in cladding rather than brick.
- In short, this proposed development is too tall, too wide, and too ugly.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I posted my objections in March to the massive size and appearance of the planned redevelopment.

I wish to further add that a 'green wall' of planting will never work on the south-facing wall of the building, which will be like an oven in the summer.

When I spoke to the architect Trent Sneddon at the most recent exhibition, he had no idea how this would be maintained.

This is yet another bogus attempt to present the project as green.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 10:42:05

THIS IS AN EXTERNAL EMAIL

FAO the COL Planing Committee:

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

The totally disproportionate bulk and inappropriate finish remain.

Therefore, I repeat my objections and request that both applications are refused.

The developer has I believe behaved in a vexatious manner in submitting these revised plans.

Sincerely,
Gaila Leahy
520 Ben Jonson House
EC2Y 8NH

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Nadine Forster

Address: FLAT 516, BEN JONSON HOUSE, BARBICAN BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: My kitchen is opposite 1 Golden Lane, so is one of my bedrooms. At the moment there is enough natural light coming through the windows. I'm really worried that this would change with a possible height and width extension of No. 1 Golden Lane.

I am also worried that there would be noise disturbance by people using the planned roof terraces.

Also I read that the existing ramp that a lot of parcel delivery people use to get to the podium from street level at 1 Golden Lane would be removed. That is another point that worries me. How will I get my fresh supermarket deliveries?

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr James Stothard

Address: 25 Breton House Bary London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: No too all illuminated signage. There is nothing of a similar nature in the vicinity - very out of keeping.

No to balconies. This is not a residential development. Office balconies are noisy as used by multiple people & reduce privacy of residents - in this case overlooking them.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: These plans add 4 new storeys to the building which I consider rebuild.

Open areas on top

Or round the building will cause noise.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I would like to make my objections to the planning submission for 1 Golden Lane for the following reasons.

Alteration and extension of the existing office building (Class Eg(i)) i;

I am concerned that the new architectural design is not in keeping with the listed aspects of the building.

I am concerned about the possibility of 24 hour working in the building and the impact of this on the local community, personal safety, light and noise pollution.

I am concerned about the quality and standard of the work and design

To include additional floorspace through upward and infill extensions.

I am concerned about decreased air space between the Highwalk and Golden Lane from level two and above where level two of the building is of equal height to the existing Barbican Highwalk.

I am concerned about Increased noise and light pollution.

Creation of office amenity terraces and plant enclosures:

I am concerned about the addition of four storeys with external space which will impact adversely

on noise levels and natural light which I experience from my property.

Incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor

I am concerned about additional and altered entrances adding to noise and light pollution as well as vehicular pollution

Facade alterations including urban greening; new landscaping; and associated works.

I am concerned about the impact of the building design on birds, flora and fauna in the area

I am concerned about the continued maintenance of new landscaping

Altered and additional entrances;

I am concerned about the location of rubbish bins which should be kept out of sight from all external areas as well as entrances

I am concerned about additional and altered entrances adding to noise pollution

In summary I object to the development unless these issues can be resolved to the satisfaction of all residents in the neighbourhood.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Dr jane bickerton

Address: 207 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

My earlier objections to the building application still stand.

This new design makes a mockery of enhancing the details of a Grade II listed building and reduces the original work to disjointed fragments of construction. The present building supports and highlights the original elements of the earlier listed building where the new planning application eliminates any conversation with the earlier building elements.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mrs Joan Crighton

Address: FLAT 562, BEN JONSON HOUSE BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development ruins the skyline and is too dominant.

The development is already causing noise disturbance to local residents,

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 1): Despite numerous conversations and 'consultations' with Castleforge Partners in which myself and other residents made clear our concerns about the proposed height and massing of the building and its adverse impact on our lives, the developer continued to pursue the plans regardless.

The proposed extension upwards of four-five floors is completely disproportionate to the current building. It will destroy the character of the listed frontage, as well as have an adverse affect on the character and heritage of the Barbican.

- The extension will reduce the sunlight and the daylight, as well as cause a loss of privacy and light pollution. The children in the nearby primary school will lose their afternoon sunlight and daylight. I see so much sky from my flat, especially above the roofs of the listed part of the building
- all this will be lost forever.

I also strongly object to the proposed terraces on the floor 8, 10 and 12. Unlike what's said in the proposal, these terraces will overlook the residents bedrooms, including my own. Level 8 terrace, in particular, is barely higher than the level of my bedroom in Breton House, not to mention the

bedrooms in Ben Johnson. Having open terraces will mean a complete loss of privacy as well as additional noise when terraces are in use, or when they are being maintained. Positioning them (barely) above the adjacent buildings as is being argued in the application will not help, instead, it will heighten the sense of being looked on from above, while at the same time not being able to see who is looking.

The Denizen development had to keep their roof height in line with that of 1 Golden Lane. Surely, it would be unfair if the same standards were not upheld for this proposal?

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 2/continued from the previous objection entry):

I am very concerned to see in the landscape plan that the cobble stones which could date from 19c. or even earlier will be removed. [interesting to note that the landscape plans are addressed to 1 Golden Lane freeholder, Avasha Ltd, registered in the Isle of Man, as well as the Seychelles].

I object to the plans to place the rubbish bins on the south side of Cripplegate Street, which will require them to be wheeled some distance across the street causing unnecessary noise and smell nuisance. Previously all waste was collected from Brackley Street.

The site has already started causing noise nuisance - it has been unbearable to work from home since the 'soft strip' started, and this is currently taking place on the south side of Cripplegate Street.

A large part of the building will be demolished - this is not sustainable nor is it 'green'. It will cause two-three years of severe noise disruption and pollution to the neighbourhood.

And, finally, I object to the cynical language used by the Castleforge Partners to attempt to mask their profit motive with greenery and sustainability, questionable assertions about the needs of office workers, and a 'community space' for which there is no need and which will not ameliorate the damage caused by this overdevelopment. At a moment when there are so many empty office blocks in the square mile and elsewhere, and when our working practices are changing, allowing such a disproportionately large project to go ahead will set a rather worrying (and disappointing) precedent. The roofline ought to be kept in line with the Barbican and the Denizen development, who had to keep their height in line with 1 Golden Lane.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane - 22/00202/FULMAJ and 22/00203/LBC - OBJECTION
Date: 29 September 2022 18:08:33

THIS IS AN EXTERNAL EMAIL

Hello,

I would like to object to the revised plans for both 22/00202/FULMAJ and 22/00203/LBC. I have seen both of the revised plans, and am quite disappointed by the meager changes which have done nothing to substantially change my opinion on the proposal. My earlier objection is repeated and I ask that the application be refused.

Additionally, I would like to seek clarification from the planning department regarding the communication with the applicant and its representatives, as I would like to understand how this communication led to such minor revisions that do not address the majority of concerns raised by the comments?

I hope that a FoI request will not be necessary.

Thank you.

Kind regards, Margareta Kern
37 Breton House, Barbican, London EC2Y 8DQ

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Diana Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:

We live in the middle of the Ben Jonson House block in the Barbican, and our bedroom and dining room directly overlook Golden Lane and the building at Number 1.

We are extremely concerned after reading the plans for the proposed development, on a number of points as follows:

The proposed increase of just under 70 feet to the height of the building, together with the extension at the front middle section from the second floor upwards, will significantly reduce the level of light coming into our home. This development is so close to our home that the reduction in light will be disastrous for us.

The addition of roof terraces on which people will gather will create additional noise and disturbance when used - and Golden Lane does amplify sound when there is noise at the moment, so this is a real concern to both our rest and enjoyment of our property

Yet more bicycle racks and refuse containers in front of Ben Jonson will create further eyesore and disturbance.

The proposed development is not appropriate for a residential area, where it will reduce light, create noise disturbance, and degrade the scene to a point where our enjoyment of our home is

reduced and the market value of our home will inevitably be reduced.

In addition, this moves away from the sympathetic previous developments which preserved the outside history of the building, which used to be a theatre

Please, please decline the proposed development on the basis that this will negatively impact residents in a number of ways. Internal development while preserving the exterior is the only acceptable option, and the proposed development is a disaster for both residents and also for the city to preserve our (rare) historical buildings.

From: [Williams, Amy](#)
To: [PN - Comments](#)
Subject: 1 Golden Lane objection
Date: 25 April 2022 11:40:15
Attachments: [image1.png](#)
[image001.png](#)

From: Matthew Rees
Sent: 21 April 2022 19:12
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Save trees

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,
I endorse the message on Twitter below. You should not allow builders to decimate mature trees. All such trees must be protected and saved.

19:09 ↗



Tweet



FOCG

@FCityGardens



Save Golden Lane Street Trees!
The developer of 1 Golden Lane plans to heavily prune the beautiful Silver Lime and remove another street tree. Please object to this by emailing the planning officer

amy.williams@cityoflondon.gov.uk
or via the City website [tinyurl.com/5n8ra349](https://www.cityoflondon.gov.uk/5n8ra349)



5 Monkwell Square

Matthew

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Edward Wardell-Yerburgh

Address: Flat 517 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a resident in Ben Jonson and I object to the proposal on the grounds that it will uglify a currently beautiful building. The proposed additions are ugly and soulless without any redeeming ornament.

In addition, I object to the token offering of a "community space" which will go unused.

I would support this development if the redesign improved the building's beauty, rather than destroyed it.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Terry Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear Sir/Madam

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers' vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

Prince Charles yesterday commented on the need to replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Please leave the tree alone!!!!

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Marika May

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the proposed building extension to 1 Golden Lane. So far the noise level for just removal has been quite disruptive and harmful - it's been a nuisance, especially as I work from home.

Second, I am concerned about the restriction to sunlight I will get from the additional floors. It will not only block sunlight but also block the view - and additionally will also have light pollution from these buildings, which faces directly into my bedroom.

Third I am also concerned about the lack of privacy the additional floors and windows will create. Having such a large commercial space overlooking what is supposed to be a quiet neighbourhood/house is a shame and will also change what the Barbican is about.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re-objecting to 1 Golden Lane Plans
Date: 30 September 2022 09:41:54

THIS IS AN EXTERNAL EMAIL

Hello,

I have previously objected to the proposed plans for 22/00202/FULMAJ and 22/00203/LBC. Having seen the proposed changes, I would like to re-submit objections for both.

Thank you,

--

Marika May

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Nicholas Deakin

Address: Flat 372, Lauderdale Tower, Barbican Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Whilst some of this development is welcome (and the refurbishment/upgrade of the listed facade and some of the rear office building), the 3 top storeys totally overwhelm the listed building and will dominate even the Barbican Podium/Garden which is a II* listed Park and Garden. It seems the latter context has been totally forgotten - and the interplay between terraces and the Podium/Gardens. This is disappointing.

I strongly oppose to the open terraces given the use and noise in a very residential area. Being open will damage the setting/interaction with the listed Barbican garden. Any privacy screening will just increase the noise potential and encourage more careless use of such facilities; whilst any restrictions on use will likely - in the long term - prove unenforceable or be subject to further applications.

For those in the adjacent (listed) blocks, the increased scale and mass of the building will inevitably create a loss of residential amenity, principally in the form of light pollution, overshadowing and loss of daylight and sunlight and noise pollution.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr David Murray

Address: 7 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This over development is enormous and unnecessary. It will block light from Breton by the addition of yet more floors, it will cause noise disturbance in a solidly residential area from the unnecessary rooftop outdoor areas, the supposed community spaces are not needed or wanted. And more subjectively, the sheer bulk of it is ugly in an area directly adjacent to two prized estates. If the developer can't make the building work on the current scale they shouldn't have bought the building. These proposals are simply too big, too domineering and too ugly to be agreed and come at the cost to quality of life, privacy and loss of light to residents all around. I therefore strongly object to the proposals.

From: [REDACTED]
To: [PLN - Comments](#)
Cc: [Williams, Amy](#)
Subject: Comment on the Application for 1 Golden Lane (22/00203/LBC)
Date: 12 April 2022 09:34:46

THIS IS AN EXTERNAL EMAIL

Dear Planning Committee,

I was not able to use the planning website to submit my comment, so I would be grateful if you will accept it via email.

Adrian Tanovic
Flat 153 Shakespeare Tower
Barbican, London EC2Y 8DR

Category: Objection

=====
Comment follows
=====

The proposed height of this redevelopment is *far* beyond the profile of the existing building, and will negatively affect all of the surrounding estate (both Barbican and Golden Lane), resulting in a poorer quality of life for hundreds of residents.

This proposal merits special scrutiny by the Committee since the redeveloped building -- if constructed at the height planned -- would overlook and dominate a critically central position in the densely-populated Barbican and Golden Lane estates, bounded as it is in all four directions by the Barbican and Golden Lane Conservation Area, and thus forming part of the curtilage of this Area.

From the submitted plans, it can be estimated that the top of the proposed roof infrastructure (including lift overruns, etc) will come level with about the 15th or 16th floor of Shakespeare Tower, with the attendant noise from open terraces and rooftop plant such as air-conditioning radiating far higher even than that.

The developer has claimed that the project cannot be economically viable with fewer floors, but this is disingenuous: they purchased the building at a cost which reflected its current profile and current capacity -- it can therefore be no unreasonable burden on them to be constrained to work within those parameters, especially if expanding those parameters is to the detriment of local residents.

The quiet enjoyment of air, space, and light far outweighs any public realm 'enhancements' like a community activity room in the redeveloped building, or tree planting in the very limited space around the building at street level.

In summary, I object to the proposal and humbly urge you to reject it prima facie.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Mary Gilchrist

Address: 21 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

Significant adverse impact on the architectural and heritage character of the area, specifically: The mass and height of the proposed development damages the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area. In addition, the existing east façade of the Cripplegate Library, which is historic and listed, would be dwarfed and overwhelmed by the mass and height of the proposed development.

Significant loss of amenity, specifically:

Loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park.

Overshadowing and overlooking - the additional storeys for the proposed upward extension would dominate the surrounding residential buildings; the proposed open terraces would overlook the surrounding residential buildings.

Noise and disturbance - 1) there will be considerable noise and disturbance during development

with adverse impact on surrounding residential buildings and the school; 2) continuing noise and disturbance to surrounding residential buildings particularly from the proposed set-up for refuse collection which appears to involve bins being taken along the street to an open bin holding area and 3) continuing noise and disturbance to surrounding residential buildings from the new terraces.

Increased traffic - Brackley Street and Viscount Street - particularly due to the servicing /refuse collection set-up.

Adverse impact of landscaping proposals - I strongly object to the proposal to raise the crown of the linden tree and to remove the Turkish hazel tree. Both are beautiful mature trees, which contribute enormously to the streetscape and green environment and it would be vandalism to reduce or remove them (the butchery of the tree in front of the Denizen building was shocking).

Light pollution (from artificial lighting) to many neighbouring properties.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 12:02:37

THIS IS AN EXTERNAL EMAIL

Dear Planning Team

I have seen the revised plans for 1 Golden Lane under the above references.

I objected to the previous versions of these plans.

The changes now proposed do nothing to change my opinion of the plans. Hence, I reiterate my objections and request that the applications be refused.

Please confirm receipt of my objections.

Mary Gilchrist
21 Shakespeare Tower, London EC2Y 8DR

[REDACTED]

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: Objection FW: 22/00202/FULMAJ and 22/00203/LBC - 1 Golden Lane
Date: 04 April 2022 17:25:00

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

From: Frederick Rodgers <
Sent: 01 April 2022 10:10
Subject: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Although we have had significant contact with representatives of Castleforge Partners, including a director, its architects and PR agents, the first indication of the proposals for waste storage and removal I'm aware of is in Velocity Transport Planning Ltd's Operational Waste Management Strategy. I would like to know how the Strategy avoided adverse scrutiny in pre-application meetings.

The availability of notes and minutes of all pre-application meetings is something I hope will soon be addressed by City Corporation. In the meantime, the Strategy references City Corporation's Community Facilities Manager and I trust this is only in respect of measurement of quantities of waste, as this is the very person in Cleansing Services who would respond to consultation on the Strategy.

Of course, waste disposal has been an issue at CoLPAI and at the Denizen, where dp9 were also involved. At the latter, between City Corporation's responsible officers and the architects, no provision was made for a dropped kerb outside the bin storage area. As a result the refuse collection operatives are required to wheel bins further along the Brackley Street footway than the supposed ten metre limit or simply drop the bins off the newly installed kerb.

What is proposed in the Strategy is totally unacceptable. Residents in The Cobalt Building, Bridgewater House, Ben Jonson House and even Breton House are suddenly expected to endure the noise from the movement of several bins over significant distances twice daily and also the noise and odours from the daily - for up to three hours or more - storage of bins on the south side of Cripplegate Street. Then there is the noise of the bins being emptied into RCVs.

Up until UBS vacated the building, all waste was collected in Brackley Street. Whilst this involved a lot of noise, waste was removed directly from the building into RCVs etc. There is no reason why this system can't be continued. It would also have the advantage of avoiding RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed, as will be proposed in the forthcoming public consultation. RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns.

I appreciate that you are consulting with Cleansing Services on the Strategy but this seems likely to be a waste of time and resources. A complete rethink, as above, is necessary.

Best regards,

Fred Rodgers

Chair, Breton House Group
100 Breton House
Barbican
London
EC2Y 8PQ
UK

**1 Golden Lane EC1Y 0RS
22/00202/FULMAJ and 22/00203/LBC**

The following are additional comments on the proposal submitted by Avasha Limited (the Applicant) under the two above application numbers.

Whilst acknowledging the willingness of the Applicant to consult and having attended a number of consultations, both virtual and in person, the proposal remains unacceptable as regards both massing and height. As a result of the consultations, it seems some mutually beneficial changes are possible, through the discharge of conditions. These changes include:

1. Interventions in the eastern façade

Providing a level access from Cripplegate Street – matching the proposed level access from Brackley Street – would enable the existing eastern façade to be left untouched. This would also be a financial saving for the Applicant, as well as probably only involving Listed Building Consent for the change.

2. Public Realm

Presumably, all elements of the proposal relating to the Public Realm will subject to condition and, ultimately, to a section 278 Agreement. Changes must include:

- Retaining the Turkish hazel tree and not touching the linden tree;
- Retaining the existing planters; and
- Reusing the cobble stones.

3. Refuse bin storage

It seems from the last consultation that the method of refuse bin storage and holding in the proposal is to comply with Local Plan policy. The policy, apparently, requires refuse bins that can't be held internally for refuse collection be held in an external holding area.

I was unable to ascertain how many refuse bins would be needed as the Velocity representative was unable to say. From memory, not many bins were wheeled out during UBS's occupancy but there was also on-street shredding and regular replacement of equipment. As a result, Brackley Street was always quite busy. Whatever the fate of the proposal, it would be hoped that the building's occupants will be required to ensure the minimal daily production of refuse in accordance Local Plan policy.

The proposal includes a refuse bin storage area in the basement, with the full bins being carried up to street level on a lift and then pushed 20/30 metres to a bin holding area on the southern side of Cripplegate Street for refuse collection. The bins' return journey to the building could be over three hours later.

I have already objected to this part of the proposal separately. Since the bins have to be moved from the basement for refuse collection, why can't refuse be collected from the point where the bins are pushed into Viscount Street?

As pointed out, the junction of Bridgewater Street with Beech Street will be closed permanently sooner rather than later. Then, any non-emergency vehicle travelling south along Viscount Street, Cripplegate Street and Bridgewater Street from Brackley Street will have to be turned around before departing the area.

RCVs normally have a crew, so one member could act as a marshal and guide a reversing vehicle. This means the RCVs could turn right into Viscount Street from Brackley Street and then reverse down Viscount Street for the few metres to where the bins are removed from the building. The short distance means less nuisance from reversing alarms and avoids the need to the external refuse bin holding area.

There is no quiet way of wheeling and emptying refuse bins but not having an external holding area means the bins wouldn't be left outside either before or after the refuse has been collected. However, this proposal would need consultation with the residents in and around Viscount Street.

4. Urban Greening

Local Plan policies relating to urban greening and the UGF are another problem. This results in the need for the Applicant to comply with policy through a box-ticking exercise. This benefits no one, except perhaps landscape gardeners and nurseries.

The Applicant is obviously box-ticking as, if it had any concern for urban greening and biodiversity enhancement, there is much that it could have done during its eight years of ownership. Admittedly, whilst UBS was the tenant, the planting both within and without the Public Realm was well maintained.

UBS even responded to the introduction of the Mayor of London's Low Emissions Neighbourhood with air quality planting. However, since UBS vacated, although the City Gardens team, with its limited resources, has carried out some maintenance in the Public Realm planters, there has been no new planting for over two years in any of the planters.

Now, seeking planning permission, the Applicant is simply making self-serving proposals. However, it would be far more effective, all round, if, instead, the Applicant were to invest in enhancing the adjoining Public Realm. The Barbican Podium, Fortune Street Park - on the other side of Golden Lane - and, whilst not "public", Golden Lane Estate and Golden Lane Campus are obvious areas requiring investment in biodiversity.

The Applicant's proposals re urban greening involve a significant investment, as well as ever increasing maintenance costs, where or not the latter may be paid by the building's occupants. Through the diversion of a discounted initial capital investment

along with the regular maintenance costs, the Public Realm could benefit significantly.

As policy is followed haphazardly, mostly against the interests of residents, urban greening is one area where a more bullish approach could be taken. Doing so would benefit almost everyone.

The above are changes that could and should be accepted by the Applicant and City Corporation, although I can't speak for the other residents, even following the necessary consultation. However, those changes apart, there remains the height and massing of the proposed 24 metre extension and its accompanying roof terraces, all of which is unacceptable for the actual affect on our residential amenity.

Loss of sunlight is always assessed on policy, despite it being based on BRE guidelines. Those guidelines are time of the day specific and ignore the loss of amenity caused by the loss of sunlight at other times of the day. On the western side of Breton House, the Denizen, which added five sunlight reducing storeys, means we lose evening sunlight from around six pm onwards. The proposal would mean that, apart from a brief period when the sun crosses Brackley Street, the loss of sunlight will now be continuous from around four pm.



Photo taken at five pm today

Of course, the whole western façade of our flat is glazed, so we rely on sunlight for heating. As we lose sunlight, we automatically lose heat, something that seems to be beyond BRE's guidelines. City Corporation's Climate Action Strategy, for what it's worth, is supposed to be reducing Scope 1 and 2 carbon emissions to zero by 2027. Forcing our unnecessary increased use of electricity hardly seems to be an appropriate way of achieving the target.

As far as I'm concerned, the changes outlined above, in isolation, would make the proposals acceptable. However, until the proposed upward extension is significantly reduced, along

with the proposed roof terraces, my objection to the proposal will remain, as will my request that planning permission be refused.

25 April 2022

Fred Rodgers

100 Breton House
EC2Y 8PQ

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Julia Hamilton

Address: 255 Ben Jonson House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed development of No. 1 Golden Lane.

Too tall - loss of light

Being brought forward to front - also reducing light

Roof terraces - will be noisy and disturbing.

Ramp to basement to be brought to road level. Additional bike racks and bins - contributing to more noise and disturbance.

I really object to this.

Thank you

Julia Hamilton

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Kathrin Speidel

Address: 88 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the plans.

In front of 1 Golden Lane stands a beautifully matured lime tree like a landmark. It took more than 30 years to grow to its majestic size. It actually is a very rare specimen in the City giving food and space to all kind of wildlife.

How can it be that in 2022 it is even being considered to prune such a nice street tree? In a time when we learnt after the pandemic how important nature and trees are for our mental health and when we know that we need to give space to nature and biodiversity also in cities to stop climate change.

Just a bit further on in front of the new Denizen block a street tree was pruned and now looks sad and injured.

Furthermore the plan is to replace the Turkish hazel next to the lime tree as well as an Elder tree on the South side reaching the ramp of the Barbican. Both are well matured trees. I do not see the point in replacing them when newly planted street trees need so much maintenance and take so much time to be established.

The planners worry that the trees are "creating a very dark shaded public realm space beneath, which will only get worse over time". The trees create a pleasant cool microclimate which will be greatly appreciated in the hot summers to come. It is always very nice coming out of the grey grimy (due to traffic) Beech street tunnel onto Golden Lane to be greeted by the freshness, colour and good smell of the Lime tree and Turkish hazel.

Leave street trees alone! Give them Tree Preservation Orders!

Otherwise the plans of Cripplegate house look like it will become quite a monstrosity. I hope there will be enough light for all the office workers inside. The extra very darkly coloured floors on top will make the appearance of the facade look awkward.

The trees on the other hand beautify and adorn the facade as well as creating a pleasurable entrance area to the building. (If bicycle racks are seen as clutter, they could be located underneath the ramp possibly.)

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Julian Vickery

Address: 341 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It is next to the Barbican and Golden Lane two of the most important residential pieces of architecture of the 20th C. This is overdevelopment by adding 3 floors it is attacking these estates and it has no architectural integrity or significance of its own it should be subservient to these masterly pieces of architecture

After Bernard Morgan House I hope you can set higher standards of planning and architecture on this interesting area

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Andrew Higgott

Address: 540 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the design as it stands, the upward extension of the building would severely impact on the light and amenity of a large number of occupiers of existing residential properties. I also object to proposed open terraces for similar reasons, despite questionable assurances about screening of these terraces. I think residents' Interests, in what is otherwise largely a residential area, should be paramount. I also think the proposed 'community' space on the ground floor is a 'sop' to residents and is no really needed in this case.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Kaitlin Dave

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is not a refurbishment. It will cause extreme disruption, noise, and loss of light and privacy for neighbours and is unacceptable. Please don't do this!

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re-objecting to 1 Golden Lane Plans
Date: 30 September 2022 09:40:16

THIS IS AN EXTERNAL EMAIL

Hello,

I have previously objected to the proposed plans for 22/00202/FULMAJ and 22/00203/LBC. Having seen the proposed changes, I would like to re-submit objections for both.

Thank you,

Kaitlin D'Avella

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Rowe

Address: 518 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: 1. Heritage

The proposal will dwarf the historic frontage of the Cripplegate Institute. The existing structure is in my view already out of proportion and overwhelms the historic structure. The massively increased size of the new structure will make this even worse.

2. Size out of proportion to surrounding buildings

The proposal is significantly higher than the existing structure and all the buildings in the area. This is out of keeping.

It should be noted that the building is surrounded on 3 sides by residential property.

3. Loss of amenity - view/light

Below is the current view from my flat. Clearly the proposals for a huge 14 metre increase in the height of the building will block out all the direct view of the sky and with it much of the light into my flat. This will cause a considerable loss of amenity. This will be much more so for flats lower in the building. The decrease in light will be exacerbated by the proposal to bring the south side of the building closer to Ben Jonson House.

4. Loss of amenity - increased noise and pollution

The current arrangement of the building allows refuse, bicycle storage etc to be below ground level minimising the noise and pollution impact on surrounding residents. The proposals appear to

take no account of the affect on residents as space is increased and building services moved into the open air.

The propped roof terraces will also lead to an increase in noise to the many residents on 3 sides of the building.

5. Loss of amenity - privacy

The proposed roof terraces will cause an enormous loss of privacy to many residents as they look directly into our large windows, the full width of the flats.

6. Lack of engagement

While the developers held an online meeting with residents, there were no accurate drawings presented so residents were unable to see the extent of the issues above.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

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Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Sarah Hudson On behalf of Friends of City Gardens

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I am the volunteer biodiversity lead for Friends of City Gardens. We have consulted our 180+ members and this objection to the removal and pruning of the public realm trees is supported by our membership. Our members are local residents from the City and Islington, City workers and volunteers from city businesses.

We object to the interventions in the public realm at the front of 1 Golden Lane. The silver lime tree should not be touched at all. It is a healthy and well proportioned mature tree that provides important mitigation of poor air quality (limes are particularly good at this). The tree provides shade and habitat for birds to forage. In particular the small local population of red listed house sparrows that rely on insects to feed young during the nesting season. It also provides a hugely important source of nectar for pollinators. Limes are often shocked after any degree of pruning and do not flower again for many years. There is no case to touch this tree in any way.

The hazel tree which developers wish to remove should also be left untouched. It is not impacting the growth of the lime tree and provides additional and welcome forage and cover.

FoCG would like to take over the maintenance of the existing planting in beds to create a biodiverse and sustainable and aesthetically pleasing public space. The developers proposal to change the planting and planters is not sustainable. The City gardens team will be left with a high maintenance and expensive planting scheme long after the building is sold on.

The developer clearly has only short term objectives for these public realm interventions. Nature, the public and the City gardens team will be left with the consequences for many years to come.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Marcus Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC regarding the redevelopment of 1 Golden Lane London EC1Y 0RR. As a neighbour I am objecting because of the significant loss of my residential amenity, principal loss of daylight and sunlight, overshadowing, overlooking and light pollution at my home.

The collection of views by the applicant earlier this year was a complete farce, as none of the given feedback has changed the redevelopment proposal submitted in this application.

The proposed increase of the height of the building by a quarter and the mass by a fifth is out of keeping with the eave's lines of the neighbouring buildings and disproportionate to the Grade II listed building of the former Cripplegate Institute. The result will be a disfigured mess of hideous disproportions between the historic building and a bulked-for-profit backside.

This application should also be refused because it is violating the City of London's own core strategic policy DE2 for the Draft Local Plan 2026 because the proposed redevelopment adversely affects the character, appearance or amenities of the neighbouring buildings and the surrounding area.

From:
To: [PLN - Comments](#)
Subject: Planning Comment for 22/00202/FULMAJ and 22/00203/LBC
Date: 03 October 2022 13:23:48
Attachments:

Dear Planning Department,

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Please confirm receipt.

Best regards,

Marcus Kern
37 Breton House
Barbican
EC2Y 8DQ
London

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane Proposal "22/00202/FULMAJ"
Date: 05 May 2022 14:28:03
Attachments: [image001.png](#)

From: Nigel Smith [REDACTED]
Sent: 04 May 2022 07:54
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane Proposal "22/00202/FULMAJ"

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

I wish to object to the above proposal for the following reasons

The proposed development is 'sandwiched' between both the Barbican and the Golden Lane Estate both being Statutory Listed of Architectural importance and are in designated Conservation Areas

The City of London has a duty to protect these special characteristics
Due consideration should be given to these very special and exceptional circumstances

The proposal does not protect such areas but indeed will cause significant harm. This is contrary to the City of London's responsibilities

The architectural design of the proposal is incongruous in the extreme and harms the protected architectural characteristics of both the listed Barbican Estate and the listed Golden Lane Estate

It is an ugly, overdeveloped and inappropriate design

It is unwarranted overdevelopment

Its construction would result in a significant loss of sunlight and sky view for Barbican & Golden Lane residents

There will be increased traffic due to servicing / refuse collection causing environmental harm (and quality of life) to adjacent residential units

Unpleasant change to the architectural/historical heritage of the area giving rise to an unfortunate precedent for inflicting further harm on adjacent listed residential estates and established Conservation Areas

Further harm by the proposed removal and extreme pruning of two historic trees on south-east corner of Golden Lane Estate

I urge you to give proper consideration to the above arguments and reject this application

Thank you

Yours sincerely

Nigel Smith

Nigel Smith
Chartered Surveyor & Chartered Architect
MSc Dip(Arch) FRICS RIBA
56 Basterfield House
Golden Lane Estate
London
EC1Y 0TR

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Matthew Keating

Address: 507 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposed development will prove detrimental to surrounding properties. Regardless of the noise and disruption caused by construction, the proposed development would rob neighbouring residents and pupils and staff at Golden Lane Campus of sunlight. It would also impinge on privacy as well as greatly increasing traffic and pollution, which is appalling and on Beech Street is at illegal levels.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Bruce Badger

Address: Flat 338, Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed building is huge, much larger than the existing structure. If approved, the proposal would benefit the applicant and other members of the property industry to the significant detriment of the local community. The building should be returned to the roofline of the original Cripplegate Institute, or perhaps as a compromise it could extend to the current roofline and volume. Anything larger would loom over the surrounding properties overshadowing them and unreasonably reducing visual amenity.

The proposed structure is not sympathetic with the surrounding conservation area, nor the listed front facade, rather it is a crude move to maximise the rental value for the applicant through increased bulk and externalisation of services. It is unreasonable that the fine words expressed when establishing the conservation area are brushed aside for the convenience of the applicant at the expense of the conservation area. The application should be rejected on these grounds alone.

Outdoor terraces would inevitably lead to noise and disturbance resulting from use. The primary purpose of such terraces is for social gathering which means noise. Being able to offer terraces to potential tenants is clearly a money spinner for the landlord, but will be torture for residents of adjacent residential blocks. It is unreasonable to grant permission for terraces for enrichment of the applicant at such a significant cost/impact to the existing surrounding community.

A member of the planning committee with any direct or indirect interest in this specific application should of course recuse themselves. Also, any member who has a direct or indirect interest in any matter which has come before the committee for which they had to recuse themselves but which was supported by members with an interest in this application should also recuse themselves. i.e. any hint of "you scratch my back and I'll scratch and I'll scratch yours" must be eliminated.

Begum, Shupi

From: Bruce Badger <bwbadger@gmail.com>
Sent: 26 September 2022 20:43
To: PLN - Comments
Subject: Objections to 22/00202/FULMAJ and 22/00203/LBC.

THIS IS AN EXTERNAL EMAIL

Re 22/00202/FULMAJ and 22/00203/LBC (1 Golden Lane redevelopment resubmitted application)

My original objections to the application stand. The changes in this latest submission are insignificant, the mass of the proposed building is still absurd in context and seems to brush aside Local Plan Policy considerations on a whim.

City officers must try harder to explain their support for projects like this. Are there good reasons for supporting this application? If so, what exactly are they? How are the imagined benefits and harms measured and balanced?

Despite the increased recognition of the value of the established trees in the area, I fear that we'll have a repeat of the "rebalancing" of the tree in front of the Denizen building which simply had all the branches on the side of the building stripped off. When I asked the officers responsible for the care of trees why they had not objected to this they claimed to have been unaware. If the trees around this new proposed development are worth keeping there should be no pruning merely to accommodate the new development ... the new development should be designed to allow enough space for the trees (as *should* have happened with the Denizen) ... and please make the officers responsible for the trees aware of this application.

Sincerely,
Bruce Badger
338 Ben Jonson House
Barbican
EC2Y 8NQ

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss in privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Dr Christopher Newton

Address: 204 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We object on the following grounds:

BURDENSOME HEIGHT: The current view from our bedroom window is about 75% view of 1 Golden Lane existing brick façade, and 25% sky. The increased height of 20.4 m takes the height of 1 Golden Lane from 48 m to 68m. This will give us a view with no sky at all. Being hemmed in like this is psychologically abhorrent. There should be no height increase. A reduction in height would be preferred. It is noted by myself and others that the permitted height of "The Denizon" was limited by the current height of 1 Golden Lane. This height should not now be exceeded. The Barbican estate is being hugely dominated by developments in all directions around it which is reducing its attractiveness as a place to live. It is time to stop such developments of ever increasing height within 100m of the Barbican estate.

UGLY ELEVATION CHANGES: The plan is to "infill" the current recess on the south side of 1 Golden Lane (removing the attractive "cupola" feature within this recess) and bring forward this part of the façade on the south side towards Ben Jonson House, crowding the flats and presenting an architecturally meritless prison façade of a wall to the occupiers of the flats. The current indented building line should be retained.

UNSYMPATHETIC CHANGES TO BUILDING MATERIALS: There are no artists' impressions within the documents, but I understand the current red brick façade (which blends in with the old Cripplegate library building material) is to be removed and replaced by some sort of "cladding". This seems architecturally lazy, unsympathetic to the Library, and far uglier to have as a view from

Ben Jonson House.

NOISY OPEN TERRACES. The only thing that absorbs sound is mass. Greenery will have no effect on current Barbican residents being able to quietly enjoy their properties, as is their legal right. These terraces should be abandoned.

LACK OF CLARITY OF OWNERSHIP: who is the beneficial owner of 1 Golden Lane and is it an offshore operation?

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: FLAT 192 SHAKESPEARE TOWER London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed public realm landscaping proposals at the front of the building in Golden Lane. The Tilia street tree should not be pruned at all nor should the Corylus be removed. Hidden away in the documents is the proposal to raise the crown of the Tilia to 5 m. This could mean about 50% of the canopy would be removed - all for a short term marketing ploy on behalf of the developer to 'open up' the facade. The nearest tree branch to the facade is more than 10 m away and the facade is not obscured. This tree is elegant, beautifully shaped; a real asset to the street scene, providing shade, carbon capture and air quality benefits. Its scented flowers are a valuable resource for pollinators. The shock of 'pruning' may prevent it flowering for years to come - a huge loss of forage for local bees. And there is no need to touch it in any way.

The argument to remove the Turkish hazel is also spurious. The tree is not interfering with the growth of the Tilia. The developer again wants a short term opening up of the entrance and the ability to reconfigure the planters. The idea of adding a bed beneath the Tilia is ludicrous - nothing will survive and the City Gardens team, who will be expected to maintain this unsustainable planting, will be saddled with expensive maintenance that is doomed to failure.

There should be no interference by the developer in the public realm here at all. These plans are short term and unfeasible. Long after the developer has sold on the building, residents, occupiers and passers by will have to bear the aesthetic and financial cost of these ill considered and inappropriate proposals. A volunteer community group, Friends of City Gardens are keen to take over maintenance of the existing planters in Golden Lane and to create a sustainable and biodiverse planting scheme. They should be encouraged to do so.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margot Barrow

Address: 48, Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The main objections are on the grounds of light deprivation and imposition of extended height - even exceeding the Denizen building adjacent. The roofline will impose and dominate the skyline.

I am concerned about light deprivation I believe we have a right to light and the extended height will deprive flats in Breton house and Ben Johnson house of daylight.

The architects' proposals for upper levels are excessively imposing. The extended rectangular windows dominate as do the blocks of white surround. The present grey roof recedes whereas white will impose and dominate the original facade.

The original extension clad in grey lead has windows of similar area to those on lower floors. The upper levels repeat the arched ones in the front elevation in harmony with the originals. There is a cohesion giving the facade a French Louis XV style. In these plans there has been no consideration for the listed character of the front of the building.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Anne Corbett

Address: 11 Basterfield House Golden lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am a resident of the Golden Lane Estate and an elected member for the Cripplegate ward. I am lodging an objection as a resident.

I am concerned about this development on several counts.

Firstly, the consultation was not fairly conducted with an over-emphasis on a small benefit to the local community in the form of one room on the ground floor. I attended one of the sessions in the Golden Lane Community Centre where I observed and experienced the strategy of the consultants which was to minimize and deflect objections rather than listen to concerns. I was not convinced that my views were acknowledged or correctly recorded.

Secondly, I am concerned about the loss of light to residential blocks: blocks which have already lost light because of the development of the adjacent block of flats (formerly Bernard Morgan House).

Thirdly, I object to the height and scale of the building which destroys the original design as well as affecting the daily lives of residents in adjacent homes.

Fourthly, I object to the scale of the development and the impact on our daily lives in because of noise and air pollution during the building process. In the last four years we have lived with two major building developments on Golden Lane which has had a direct impact on our lives in terms of our mental and physical health.

Fifth, I object to the alteration of trees on the pavement - one of the trees currently provides a beautiful canopy and roosting for birds as well as a benefit to the air quality.

In conclusion, I strongly object to yet another office development in the City of London where there is ample spare and unused office space following the pandemic and changing work patterns. It seems that the requirements of property developers come before the needs of the people who live here.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objections
Date: 25 April 2022 11:46:44
Attachments: [image001.png](#)

From: Samantha Logan
Sent: 22 April 2022 09:44
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objections

THIS IS AN EXTERNAL EMAIL

Dear Amy,

Objection Re Golden Lane Trees,

Application Ref. 22/00203/LBC & 22/00202/FULMAJ

I would like to strongly object to the proposal to raise the crown of the Silver Lime tree to five metres. This is a healthy tree that is of great nectar source for our pollinators and may not flower for years after any damage to the tree.

Best wishes,

Samantha Logan
519 Bunyan Court
Barbican

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss of privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Rachel Mortimer

Address: 143 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I OBJECT

The proposed redevelopment adversely affects the character, appearance and amenities of the neighbouring buildings and the surrounding area.

It will result in a significant loss of sunlight and sky view for both Barbican and Golden Lane residents. In addition, the proposed removal/pruning of two historic trees on south-east corner of Golden Lane Estate further reduces amenity in an hour lacking meaningful public greenery

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Charles Bell

Address: Flat 143 Thomas More House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This would involve cutting down a tree which lends a lot to the local area. There are few enough trees in the central city, which are important for bird life, cleaning the air and providing shade in hot weather. It would be a shame to lose it in the name of an extension to a building.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Justin Hancock

Address: Flat 74, John Trundle Court, Barbican, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly oppose this development. The proposed addition of 4 storeys is an unnecessary blight on those that live in neighbouring blocks in Breton and Ben Johnson House. We've already had months of building and upheaval at that end of Golden Lane with the Denizen. Also the removal of the gorgeous trees, home to finches and sparrows, would be a dreadful shame.

From: [PLN - Comments](#)
To: [REDACTED]
Subject: FW: No 1 Golden Lane tree
Date: 24 May 2022 11:38:00

From: john vaughan
Sent: 23 May 2022 11:27
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: No 1 Golden Lane tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

It has just come to my attention that the tree in front of no 1 Golden Lane is due for destruction.

I am mortified that a beautiful healthy tree that gives great pleasure to residents and city workers is going to be destroyed in order to enhance the entrance of number 1 Golden Lane - despite the fact the tree has been there for many years.

Not content with taking away light from my apartment it would seem I am to be deprived of the pleasure of a tree that I have watched grow over the years and have taken delight in observing seasonal changes.

The intention to remove the tree is, in my opinion, an act of vandalism and I would very much appreciate your views on this matter

Thank you

John Vaughan

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objection to cutting back tree at No.1 Golden Lane
Date: 05 May 2022 14:27:42
Attachments: [image001.png](#)

From: Diana Lamb [REDACTED]
Sent: 05 May 2022 00:36
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to cutting back tree at No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers'

vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

A few days ago, Prince Charles commented on the need to "replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Please leave the tree alone!!!!

Many thanks

Diana Lamb
236 Ben Jonson House.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Nigel Smith

Address: 56 Basterfield House Golden lane estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to object to the above proposal for the following reasons

The proposed development is 'sandwiched' between both the Barbican and the Golden Lane Estate both being Statutory Listed of Architectural importance and are in designated Conservation Areas

The City of London has a duty to protect these special characteristics

Due consideration should be given to these very special and exceptional circumstances

The proposal does not protect such areas but indeed will cause significant harm. This is contrary to the City of London's responsibilities

The architectural design of the proposal is incongruous in the extreme and harms the protected architectural characteristics

of both the listed Barbican Estate and the listed Golden Lane Estate

It is an ugly, overdeveloped and inappropriate design

It is unwarranted overdevelopment

Its construction would result in a significant loss of sunlight and sky view for Barbican & Golden Lane residents

There will be increased traffic due to servicing / refuse collection causing environmental harm (and quality of life) to adjacent residential units

Unpleasant change to the architectural/historical heritage of the area giving rise to an unfortunate precedent for inflicting further harm on adjacent ILsted residential estates and established Conservation Areas

Further harm by the proposed removal and extreme pruning of two historic trees on south-east corner of Golden Lane Estate

I urge you to give proper consideration to the above arguments and reject this application

Nigel Smith
Chartered Surveyor & Chartered Architect
MSc Dip(Arch) FRICS RIBA

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Julian Burgess

Address: 208 Bryer Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I don't think the front should be altered and the extra floors are too high.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Jacques Parry

Address: 110 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I live directly opposite the site and I object to the application on the grounds set out in the Barbican Association's letter of 26 April. In particular, the proposed increase in height would block much of what little sky is still visible from my flat since the erection of the Denizen. The proposed changes to the listed frontage, and the destruction/mutilation of the trees in front, would be sheer vandalism.

Begum, Shupi

From: Jacques Parry [REDACTED]
Sent: 26 September 2022 16:26
To: PLN - Comments
Subject: Re: Representation Acknowledgement (22/00203/LBC)

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Thank you for your letter. Please treat my original objections as applying equally to the revised application.

Thank you.

Jacques Parry

> On 26 Sep 2022, at 12:37, <PLNComments@cityoflondon.gov.uk> <PLNComments@cityoflondon.gov.uk> wrote:

>

> Dear Sir/Madam

>

> Please see attached acknowledgement of your representation made on planning application 22/00203/LBC (Cripplegate House 1 Golden Lane London EC1Y 0RR).

>

> Kind Regards

>

> Planning Administration

> Environment Department

> City of London

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> <ufm10_Neighbour_Acknowledgement_Email.pdf>

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Paul Singh

Address: 40 Breton House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed redevelopment adversely affects the character, appearance and amenities of the neighbouring buildings and the surrounding area.

It will result in a significant loss of sunlight and sky view for both Barbican and Golden Lane residents. In addition, the proposed removal/pruning of two historic trees on south-east corner of Golden Lane Estate adds insult to this injury.

From the proposals, I do not see a genuine and relevant public benefit and benefit to the local community to justify the adverse effects caused by the redevelopment. I therefore question the effectiveness of the consultation process in getting to the bottom of what the area actually needs.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Alison Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I would like to object:

The height and bulk of the building will cause loss of light and amenity

The terraces will cause disturbance, overlooking and loss of privacy - some of these terraces are a literal stones throw from peoples' bedroom windows

The proposal isn't even a good reflection of the council's own planning policies

It makes a mockery of the existing listed elements of the building

Proposals for rubbish collections and provision of services will have unacceptable levels of noise

It's a purely speculative proposal. There is no real evidence that there is a need for this type of office space in this location. That's pretty shocking considering what residents are being asked to sacrifice in terms of their amenity

There is limited green space in the City as it is, so please leave the existing trees alone!!

Fortune Street park, which serves many local children and is the entrance to the nearby school will suffer loss of light.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 May 2022 13:35:59

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

From: Michael Callow [REDACTED]
Sent: 05 May 2022 13:35
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

As a local resident I would like to express my dismay and object to the size of this proposed development. It is truly shocking in light of the surrounding residential developments.

The design appears to pay no respect to both the facade of the cripplegate building or the surrounding grade II listed Barbican.

Regards
Michael Callow
161Lauderdale Tower

Sent from my iPhone

From: [REDACTED]
To: [PLN - Comments: Williams, Amy](#)
Subject: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 05 May 2022 14:09:25

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- 1. Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- 2. Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.
- 3. Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawing provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

4. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
5. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
6. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

From: [REDACTED]
To: [PLN - Comments; Williams, Amy](#)
Subject: Re: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 04 October 2022 23:33:42

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I previously objected to 22/00202/FULMAJ and 22/00202/LB as below. The revised plans do not meaningfully address these objections, which are therefore repeated. I request that the applications be refused.

Yours faithfully,

E Deas
307 Ben Jonson House

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- **Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- **Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in

addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.

• **Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawings provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

1. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
2. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
3. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

From: [REDACTED]
To: [Williams, Amy](#)
Subject: 1 Golden Lane objection
Date: 06 May 2022 10:50:28

Dear Amy,

I have objected to the 1 Golden Lane development through the portal. I understand that there are 2 applications for this scheme. Could you consider my objection as regarding both applications?

Many thanks.

Kind regards,

Liz King



Elizabeth King
Cripplegate Ward
City of London | Guildhall | London EC2V 7HH



From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Comments for Planning Application 22/00202/FULMAJ
Date: 06 May 2022 15:02:21
Attachments:

From: PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>

Sent: 06 May 2022 09:45

To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>

Subject: Comments for Planning Application 22/00202/FULMAJ

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

Comments were submitted at 9:44 AM on 06 May 2022 from Ms Elizabeth King.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR
Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions;

Proposal: altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works. |cr|

Case Officer: Amy Williams

[Click for further information](#)

Customer Details

Name: Ms Elizabeth King
Email: [REDACTED]
Address: Flat 202, Seddon House, Barbican Barbican London

Comments Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Reasons for comment:
- Other
- Residential Amenity

Comments: Having read the developer's consultation documents I am at a loss to see any 'genuine public benefit' or 'meaningful feedback' in this scheme. The bulk, height and massing are unacceptable, the terraces are inappropriate for a building completely surrounded by residential buildings. The amplification of speaking voices in this particular setting will be pronounced regardless of the mitigations currently proposed.

The 'greening' is at odds with the vandalism proposed for street level existing trees.

The loss of light, and with it 'solar gain' heating benefits for adjacent flats is particularly egregious at this time of energy price hikes,

The consultation commentary refers to a split of opinion re: the 'workspace', but in the accompanying data on replies, there seems to be virtually no desire for this 'benefit'. Therefore I am very concerned about the quality of the consultation process and how it has been used to inform this project, and therefore the entire scheme.

A listed building, situated between listed buildings must be deserving of a better, and more appropriate, scheme.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Please protect our tree
Date: 05 May 2022 14:26:43

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

From: Sid Wood [REDACTED]
Sent: 05 May 2022 10:20
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Please protect our tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

I'm writing to object to the proposed pruning of the tree located in front of 1 Golden Lane and Ben Jonson House. That tree provides wonderful shade in summer and looks so lovely in autumn it would be a shame if it was tampered with. Please, do not allow the developer to butcher our tree.

Kind regards,

Sidney Wood
527 Ben Jonson House

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1
Date: 05 May 2022 14:27:30

From: peter.berry.film50 [REDACTED]
Sent: 05 May 2022 09:06
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

Please can you help stop the destruction of this beautiful tree. Removal of a significant amount of its canopy, especially at this time of year, will cause great harm and stress to the tree. In a time when we should all be doing as much as we can to improve the quality of our air the decimation of its foliage is ill thought out. I understand cutting back the tree will be to the advantage of the developers but it will be at the expense of the entire neighbourhood. A neighbourhood that it desperate for more trees and a greater canopy.

Please acknowledge receipt of this objection.

Yours sincerely.

P.J. Berry

352, Shakespeare Tower, Barbican, EC2Y 8NJ.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to this planning application on the grounds that:

The height and mass of the proposal is not in character with the listed aspects of the building, will cause material loss of residential amenity and will substantially reduce daylight to Fortune Street Park.

Loss of light to residents.

Noise disturbance and loss of privacy will be caused to residents by the external terraces.

There is currently no incentive or requirement for the terraces to be maintained in such a way as to provide the promised protections from loss of privacy and noise disturbance.

It is not compliant with the corporation's own planning policies.

Proposed changes to the listed features of the building are not respectful of the listing and are actually unnecessary to achieve the developer's overall objectives.

Reduction of the existing trees will reduce amenity for the public by browning what is currently a relatively green space for this area

Services and rubbish collection proposals will generate substantial noise which will reduce the quality of life and mental health of impacted residents.

In summary, this proposal shows extremely limited respect for the amenity of its neighbours and the refusal of the consultation process to consider any of the feedback provided is borderline bad faith.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Cripplegate House, 1 Golden Lane
Date: 08 June 2022 12:36:08
Attachments: [image001.png](#)

From: Bev Bytheway
Sent: 26 April 2022 17:34
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Cripplegate House, 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

I am writing to register my objection to the proposed redevelopment of Cripplegate House, No 1 Golden Lane

I object to the proposed tree works, which seem entirely unnecessary.

The Silver Lime is a beautifully shaped tree and a vital source of shade and nectar for pollinators. The trees are positioned along Golden Lane and are not part of the footprint of the Cripplegate Building. They should be left alone to perform their remarkable functions in supporting wildlife and cleaning pollutants from the air.

Valuable trees have already been lost by recent developments along Golden Lane. Both the Denizen and the COLPAI developments have resulted in the felling of existing mature trees. There has been a substantial loss of habitat already, which has not been replaced by the low priority green space of these developments. In fact the new residential tower of the COLPAI development has no green or outside space at all. This is also a Hawkins\Brown project.

The loss of mature trees is an irresponsible and negligent act, given the current Climate crisis and the growing intelligence around the vital importance of trees to the urban environment.

The City of London is committed to Carbon-zero targets and is in the process of publishing its own bio-diversity action plan, so this proposal to edit trees seems to go against everyone's better judgement.

I find it strange that the new Denizen building next to Cripplegate House has taken its design references from Cripplegate House, especially in the tiering of the upper floors to match. I think this was a condition of the then planning process. So again, it makes nonsense of the process, now that the Hawkins/Brown proposal aims to raise the upper levels of the building and pay little respect to its neighbour.

It is a pity that all of these new developments concentrated along Golden Lane have paid little respect to the public amenity of the Golden Lane Street. Each project has its own rationale, which makes no reference to its neighbours. I sincerely hope that the development of Cripplegate House will not be allowed to blight the street further by the removal and severe pruning of any trees.

Bev Bytheway

Golden Lane Estate

3 Basterfield House

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Objection to Planning Application re: Tree outside 1 Golden Lane EC1
Date: 08 June 2022 12:40:14
Attachments: [image001.png](#)

From: margaret king
Sent: 03 May 2022 16:40
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to Planning Application re: Tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

I object to this application to remove a significant amount of the canopy of the beautiful tree outside 1 Golden Lane.

The tree is adjacent to the Barbican and Golden Lane conservation area. Surely this warrants it some protection from the developers of the historically significant Cripplegate Institute. The tree canopy is several metres away from the front of the Cripplegate Institute, so it seems unnecessary to decimate the size and natural shape of this healthy tree. It has enormous amenity value for this very urban corner, greatly enhancing the pleasantness of the area. It adds to the bio-diversity of this area, important to the city of london, and is part of the fragile network

of urban green spaces stretching through the Barbican estate and wildlife garden and Fortune Street Park. Lastly it also helps with air quality, which is particularly important as it is so close to the disabled entrance to the primary school opposite.

I would be grateful for your acknowledgement of receipt of this objection.

Many thanks

Kind regards

Margaret King, 352 Shakespeare Tower, EC2Y 8NJ

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Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Giovanna Milia

Address: FLAT 32 BRETON HOUSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the current proposals on the following grounds:

-Overlooking, noise and loss of privacy:

The current proposals provide for outdoor terraces for gatherings of office users which will mean the end of peace and quiet and privacy. The promise of a prevention of outward views by screening is not persuasive and the noise level is bound to increase. With office occupancy being still low as a result of flexible working, it could be argued that the noise will be manageable.

However, the opportunity is there for parties and events, entertaining of clients and after hours drinks, which could be all the more raucous the fewer socialising opportunities there are.

There are plenty of locations nearby where office users can gather which would bring these local businesses some welcome trade.

-Loss of light: According to the proposals, there is loss of light of between 10-20% of daylight in parts of Breton House. The loss of sunlight and reduced daylight is unacceptable at any time, but under the 'new normal' flexible working patterns it will have a major detrimental impact on residents.

-Maintenance of the Skyline: when the height of the Denizen (several floors higher than the

previous Bernard Morgan House) was approved, the reasoning was that it would be aligned with 1 Golden Lane. It follows therefore that the current skyline must be maintained.

-Trees: our street trees bring colour, a habitat for bird life and insects and much needed reduction of toxic air. The proposal provides cutting back of the beautiful mature tree by the entrance of 1 Golden Lane, whose 'crime' seems to be that it hides the listed façade of the building, and even removal of another tree. The street and City needs more urban, natural self-sustaining trees and plants, not replacement pot grown greenery the long term maintenance of which is not guaranteed.

I urge the City of London to consider the physical and mental health of its residents and reject the Applicant's proposal.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: 304 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to both Planning and Listed Building Applications 22/00202/FULMAJ and 22/00203/LBC for the following reasons

1. HEIGHT/LOSS OF LIGHT: The additional height of the proposed new building is excessive. From the lowest point of the existing roof (south facing) to the top of the new building is 20.39 m (66.89 ft). The height of the new building from the south facing ground average is 50.08 m (164.3 ft). From this perspective the height at maximum will be 76% greater than as existing. This will cause loss of light to flats in all surrounding buildings.

The looming additional height and infilling along the south side by 11 feet will be oppressive.

2 ROOF TERRACES: The proposal for so many roof terraces in a quiet residential area gives significant noise light and privacy concerns. This is especially so as the building will potentially be used 24 hours a day.

3 PLANT: Putting the plant as low as the ninth floor facing outwards towards three residential buildings gives noise concerns in a quiet residential area. The plant should go on the roof - as high

as possible.

4. BEDROOMS: All the flats in Ben Jonson House that face 1 Golden Lane have all their bedrooms facing 1 Golden Lane. Therefore there are huge concerns that there will be noise light and privacy disturbance to all these flats.

5. WINDOWS: 1 Golden Lane will have opening window facing onto Ben Jonson House. Therefore there will be consequent noise light and privacy disturbance.

6 POOR DESIGN/SPECULATION: The new building is disproportionately large and in my opinion ugly and lacking cohesiveness with the listed heritage part of the building. The developers have admitted (on Zoom) the development is purely speculative and not for any specific end user. What appears to me to be over development of this site will be at the expense of the use and enjoyment of many flats in this residential area.

Accordingly I would strongly request and urge you to reject these applications in their existing form.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

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Case Officer: Amy Williams

Customer Details

Name: Ms Jane Hill

Address: The Cottage 36a Highgate High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object on multiple counts all of which contribute to the impoverishment of our urban environment. We desperately need trees. It will be desolation without them.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Steven Wilson

Address: 111 Blake Tower 2 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposal with 3 extra floors in height will result in a building out of proportion to the surrounding buildings meaning that the urban sky view will be spoiled and the City will look uglier.

The change in shape of the building is radical from the existing shape and colour and there is no need to do so to make the renovation.

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Jo Crighton

Address: 562 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I struggled to process all the documents provided but feel the development proposed is inappropriate bearing in mind the very close proximity to a listed Estate and it being too high and unsympathetic to its environs.

Begum, Shupi

From: Linda Stubbs [REDACTED]
Sent: 27 September 2022 10:10
To: PLN - Comments
Subject: 2200202/FULMAJ and the 22/00203/ LBC

THIS IS AN EXTERNAL EMAIL

As the intention to insert new doors in a listed facade still stands I repeat my original objection and request that the applications be refused.

Linda Stubbs

Sent from my iPad

Begum, Shupi

From: Hazel Brothers [REDACTED]
Sent: 25 September 2022 14:43
To: PLN - Comments
Subject: No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Miss Williams

22/00202/FULMAJ and 22/00203/LBC

The revised plans show that the developers still intend to insert new doors into the listed facade. Public seating outside is likely to cause night time noise for local residents. I therefore repeat my original objection and ask for the applications to be refused.

Hazel Brothers
86 Breton House
Barbican
EC2Y 8PQ

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Ben Fenby

Address: 45 Andrewes House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Local area already heavily overbuilt; developer have take little real notice to respond to residents' concerns as reflected in minimal changes to proposal; does not comply with local authority guidance by developer's own admission (although they describe this as 'acceptable' for reasons unclear.)

Given current climate emergency priority should be give to refit and refurb of existing structures not new developments. A large quantity of empty office space already exists which could be repurposed with any change to existing numbers buildings, light etc.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Michael Meade

Address: 59 Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The west-facing studio flats in Breton are singularly exposed to this proposed re-development.

They face directly onto 1 Golden Lane; there is no other outlook for these flats than that onto Golden Lane. This means that there would be no escape from noise disturbance opposite and below.

I strongly disagree with the developer's assertion that there is no significant harm caused to amenities of light and sun.

The benefit for the developer of adding height to the building is outweighed by the prejudice it would cause.

It would certainly take light and sky away from residents; it would not respect the height of the adjoining Denizen building.

The extra floors on the building would detract from the Victorian aspect of the current 1 Golden Lane building - which despite the 2 mansard floors still retains its pleasing character.

In terms of noise - there will inevitably be an increase in footfall and traffic noise with the expansion of the premises. This will be compounded by the unacceptable plans for the refuse area.

If the developers are planning to have a roof terrace, then this would surely be unacceptable to neighbouring residents in Ben Jonson, Breton House and the Denizen.

the use of the proposed roof terrace would very likely cause noise disturbance, as well as a serious loss of privacy; and is probable to occur outside of office hours too.

It is a recipe for un-ending complaints of noise disturbance.

I would urge the City to review the plans.

All too often these consultations feel like a sham process, where councils go through the motions of listening, to then take no account of what the residents say (council tax payers and human assets to the community).

It is profoundly un-democratic - the City of London is not alone in this approach, alas.

But surely the Corporation should be setting an example of local democracy, by genuinely taking the views of its human constituents into account.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re application22/00202/FULMAJ and 22/00203/LBC.
Date: 29 September 2022 18:34:56

THIS IS AN EXTERNAL EMAIL

I have seen the revision to these applications and do not change my comments as submitted regarding earlier applications for this redevelopment. Ann Black

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Sara Marley

Address: Flat 266 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed height, bulk and massing as well overlooking and loss of sun/daylight will negatively impact local residents. I also object to interventions into the listed facade.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting this objection on behalf of Friends of City Gardens (FoCG), a community group working with the City's gardens team to enhance public gardens and improve biodiversity in the square mile. We have 180 members and contribute over 4,000 hours of volunteer time each year. Nearly 500 individuals volunteer with us every year, including City workers and residents of the City and surrounding boroughs.

1. We are not reassured that the works to the street tree (silver lime) in Golden Lane will only be minor pruning. We are sceptical that the developer and its contractors will restrict the intervention to minor light pruning as shown on the amended arboricultural report. These trees are public assets in the public domain and no works should be conducted unless under the express control and supervision of the City Gardens department. The results of trusting contractors with this work are plain to see on the butchered lime tree next to the Denizen entrance. To expect anything different in this case, when the contractor has already expressed the desire to 'open up' the façade to One Golden Lane, is naïve.

2. The attempt to include the public realm planters in this scheme and demolish the well designed and highly functional brick planters containing a good selection of proven biodiverse plants is not sustainable and should be refused. The developer seeks to install unsustainable planting in deep shade beneath the street trees. This will result in the City Gardens department being expected to

maintain an expensive and unsustainable scheme from the public purse. This is not acceptable.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting these comments on behalf of Friends of City Gardens (continued).

3. The carbon cost of removing the existing high quality pavements and the brick planters on Golden Lane - that are part of the public realm - should not be permitted. The carbon cost of replacing these assets with what appears to be inferior surfaces and street level beds has not been evaluated and this cost is unnecessary and unsustainable under the City's climate action policy.

4. Urban Greening Factor (UGF). The London Plan sets the minimum required level for this measure for major commercial developments at 0.3%. The City uses this threshold but applies a less challenging weighting in the calculation of the UGF. In this planning application, the developer has calculated the UGF as 0.277% (GLA calculation) and 0.301% (based on City's calculation). This fails the GLA threshold - and barely scrapes home on the City's more generous calculation. However, the developer here is appropriating the public realm green space i.e., the planters and street trees outside the building to inflate their UGF. If the Site Ownership boundary is used (as it should) the UGF calculation fails both the GLA threshold (0.240%) and the City's threshold (0.256%) i.e., UGF for this project is nearly 15% below the threshold set out by the City in its Local Plan.

It is disappointing that the developers are using this sleight of hand to artificially raise the UGF above the City's minimum level. We are sure, however, that City officers will not be deceived by

Comments for Planning Application 22/00203/LBC

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Case Officer: Amy Williams

Customer Details

Name: Dr Cathy Ross

Address: 77, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the development on the ground of its scale, and the resulting effect on the quality of life for local residents and workers. The massive scale of the proposal will inevitably degrade the character of the townscape, reduce light, increase noise and disrespect the area's existing history and heritage assets (which in turn will reduce future potential for building tourism in and around the City). Your consultants seem to think that the area's present fragmentation and visual diversity is somehow a bad thing. Why not consider this a strength - and surely preferable to a neighbourhood squashed and overshadowed by a colossal monolithic lump.

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Juan Bosco Fernandez-Alava Chiclana

Address: 9 breton House, EC2Y 8DQ EC2Y 8DQ London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident of 9 Breton House, directly overlooking the development, I would be extremely affected by loss of light from the proposed development. Not to mention the noise for the duration of the works.

Comments for Planning Application 22/00203/LBC

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: David Murray

Address: 7 Breton house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:What an obscene and unnecessary desecration of a vital Part of the urban environment - unnecessary and unwanted

Comments for Planning Application 22/00203/LBC

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Case Officer: Amy Williams

Customer Details

Name: Ms Fiona Jackson

Address: FLAT 532, BEN JONSON HOUSE, BARBICAN, BARBICAN BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The amendments to the height are insignificant. The changes to the listed building are unacceptable as is the lack of regard for local residents. The plans contravene several City policies so how can this possibly be accepted? I object on all of these grounds.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 October 2022 17:43:16

From: MP Ecosse <[REDACTED]>
Sent: 25 August 2022 12:10
To: Williams, Amy <[REDACTED]>
Cc: Pln - CC - Development Dc <[REDACTED]>
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I own Flat 59 Breton House which is directly opposite 1 Golden Lane.

I am very concerned for a number of good reasons:

- My studio flat faces directly onto this site. There is no other outlook to the flat than that onto Golden Lane, so in other words there would be no escape from whatever might occur on Golden Lane. I have lived in Willoughby House and also in Speed House, and in both cases there was a lot of noise disturbance at the rear, but the garden facing side was relatively un-affected.
- I am hoping to use my studio flat as a pied-a -terre when I retire, but this development could rule that plan out, much to my disappointment.
- I think that adding anything to the height of the current structure would on balance not be the right thing to do: it would certainly take light and sky away from residents of Breton House; it would not respect the height of the adjoining "Denizen" building; it would detract from the Victorian aspect of the current 1 Golden Lane building - which despite the 2 mansard floors still retains its pleasing character.
- Surely the expansion to the back would already cater for the creation of a more modern space for the offices, without the need to go higher - which to be honest is more of a "vanity" feature for the developers..." a roof terrace".
- the use of the proposed roof terrace is likely to cause noise disturbance and loss of privacy to residents of Breton, Ben Johnson et al. likely outside of office hours too.
- I am also worried about the increase in footfall and traffic noise that this expansion of the premises is likely to cause.
- I bought in Breton because this side of the Barbican, adjoining Islington has always seemed quieter - and more genuinely residential than other surrounding areas ...it would be a pity to lose this relatively peaceful character of the area.

Thank you very much,

Best regards,

Michael Smart

59 Breton House,

Barbican,

London EC2 8DQ

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Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECTED to the original Planning Application 22/00202 FULMAJ and Listed Building Application 22/00203/LBC on 5 May 2022

I continue to OBJECT to it in its revised form for the following reasons:

I repeat all the objections I made in my original OBJECTION dated 5 May 2022 (see below) namely the height of the proposed building, noise concerns relating to the roof terraces and plant, light and privacy concerns and the overall unsympathetic and poor quality of the proposed design.

None of these have properly been addressed by the Developers. The changes made as a result of the almost universal objections to the original proposal are minimal in effect. For example the height of the proposed building is reduced by a mere 930 mm (3.05). Completely de minimis.

Additionally the proposal to have deliveries start at 7 am coming down Brackley Street and Viscount Street (and accordingly also Bridgewater Street) is far too early for a predominantly residential area/neighbourhood. A starting time of no earlier than 8 am Monday to Friday and 10

am on Saturdays and Sundays would seem more reasonable.

This Development will be a disaster for all surrounding residential buildings namely Ben Jonson House, Breton House, the Cobalt Building and the Denizen. Accordingly I ask the Planners to reject the proposed Development in its current form. The Developers have paid only lip service to the almost universal objections to the current proposal. This Development is by the developers' own admission only a financial speculation to pass on to another occupier. When so many people are adversely affected by it, I think it should be rejected in this location. The existing building built in around 1990 was a good compromise for the area.

Accordingly, I trust the Planners will refuse this Application.

All the above comments/objections relate to both the Planning Application 22/00202/FULMAJ and Listed Building Application 22/00203/LBC

Begum, Shupi

From: Williams, Amy
Sent: 07 October 2022 10:00
To: PLN - Comments
Subject: FW: 1 Golden Lane

Please upload below reiteration of original objection to the file to [22/00203/LBC](#). I have also emailed you separately this morning because I could not see her original objection from 01/06 is on the system.

Kind regards,
Amy

Amy Williams | she/her
Planning Officer (Development Management and Design)
Development Division
Environment Department
Tel: 07749 714 816



Environment Department
City of London Corporation

City of London Corporation | PO Box
270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

From: Helen Hulson [REDACTED]
Sent: 06 October 2022 20:31
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

In spite of some modest changes by the developer, I wish to reiterate the objections I raised in the email below, which I sent to you on 1.06.2022
I feel very strongly that the proposals are unacceptable for this site and have also expressed my views again today in a shortened form under the Comments option on the Planning site.
As far as I can see, my email to you of 1st June 2022 did not appear in the documents. Please can you let me know how this can be remedied?

Thank you for your assistance.

Yours sincerely,

Helen Hulson
523 Ben Jonson House
EC2Y 8NH

Re: 22/00203/LBC

I wish to object to the Planning Application made by Castleforge for No.1 Golden Lane.

1. No. 1 Golden Lane is a commercial island with residential blocks on every side, all of which will be adversely affected by the plans currently submitted. If permitted, it will have a permanently damaging effect on our amenities at Ben Jonson House and will destroy our outlook on a well loved and respected heritage asset.

I realise that it is part of the planning policy of CoL to encourage commercial developments, but is it the intention was to apply the policy indiscriminately? It seems clear that the particular location of this site makes it completely unsuitable for the commercial expansion proposed. It will overshadow neighbouring residential blocks and considerably reduce visibility of the sky. I would hope that the government's recent announcement in the Queen's Speech, of a change of approach to development proposals affecting local residents, will help to inform the Planning Committee's decision in this case.

2. The proposals for 1 Golden Lane lack a proper understanding of the listed part of the building and the necessity not to detract from it. Cripplegate House was originally designed and built to provide educational facilities for the community and the importance attached to this purpose is reflected in the quality of the original architecture. The fact that the façade was listed when the building was converted to a commercial use at the end of the 20th century recognised its significance, both aesthetically and in terms of its heritage. It is clear that the modern façades on the South, West and North of the current building show a proper understanding of the need to be in harmony with the listed East façade, by reflecting it in materials and form. By contrast Castleforge appear to have discarded any attempt to relate the new to the old.

Furthermore, they fail to take into account the fact that this building is bordered by the Barbican Listed Estate and Conservation area to the South and East and will affect the Golden Lane Listed Estate and Conservation area to the North. I understand that listed status is intended to provide protection from adverse impact by neighbouring development proposals. The roofline between the two estates, as viewed from Fortune Park, has been carefully considered and should not be permitted to exceed the height of the Denizen, which was restricted to the current height of 1 Golden Lane.

3. The flats in Ben Jonson House with living rooms and bedrooms facing 1 Golden Lane, number about 90, with a total of 210 windows. For all of us there will be a substantial reduction in light from the sky when it is obstructed by the huge upper extension. Currently the sky is visible through the upper quarter of my windows, but the proposed extension will virtually obscure it. I am also very concerned about the imposition of numerous terraces which will inevitably have an impact on noise levels because voices are very audible in this particular built environment. These terraces will overlook about 120 bedrooms.

4. In terms of consultation, I have looked again at the Webinar (v. link below) produced by the developers, Castleforge, for the purpose of persuading local residents that the development was beneficial. There was relatively little reference to the extent of the raised height, or of the proposal to bring forward the facade facing Ben Jonson House by 11 feet. The current facades, which refer respectfully to the listed facade in terms of materials and form, were described as dated. The planned new façades appear neither to relate to the existing listed façade nor to any of the surrounding buildings. By contrast, the developers placed much emphasis on the introduction of greening elements through vertical screening, landscaped terraces and improvements to landscaping around the building. There were also references to communal benefits in the form of a Library of Things, Maker Space and a Meeting Room (I am not aware of any serious need for these additional facilities). Altogether, what we were being offered was pitiful compared with what was to be taken from us. The proposal to crop back the beautiful and healthy mature tree in front of the building is yet another example of the developer's lack of sensitivity.

<https://vimeo.com/656938059>

5. This building, which was marketed to Castleforge as a purchase with "floors fully fitted to a high grade specification available in 'Plug and play' condition with all furniture in situ", has been subjected to more than 2 months of gutting, together with radical plans for altering the exterior. This is far from the sustainable approach of

which the developer boasts and to which the City of London subscribes. This proposal evidently runs counter to several important CoL policies, as already specified in the Barbican Association submission to the Planning Department.

I ask you, on behalf of myself and my neighbours, to reject this proposal in light of the total absence of understanding with regard to listing issues, the particular circumstances of this site and the damaging effect it will have on residents in immediately neighbouring properties on all four sides.

Yours sincerely,

Helen Hulson
523 Ben Jonson House
EC2Y 8NH

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Michael Meade

Address: 59 Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The west-facing studio flats in Breton are singularly exposed to this proposed re-development.

They face directly onto 1 Golden Lane; there is no other outlook for these flats than that onto Golden Lane. This means that there would be no escape from noise disturbance opposite and below.

I strongly disagree with the developer's assertion that there is no significant harm caused to amenities of light and sun.

The benefit for the developer of adding height to the building is outweighed by the prejudice it would cause.

It would certainly take light and sky away from residents; it would not respect the height of the adjoining Denizen building.

The extra floors on the building would detract from the Victorian aspect of the current 1 Golden Lane building - which despite the 2 mansard floors still retains its pleasing character.

In terms of noise - there will inevitably be an increase in footfall and traffic noise with the expansion of the premises. This will be compounded by the unacceptable plans for the refuse area.

If the developers are planning to have a roof terrace, then this would surely be unacceptable to neighbouring residents in Ben Jonson, Breton House and the Denizen.

the use of the proposed roof terrace would very likely cause noise disturbance, as well as a serious loss of privacy; and is probable to occur outside of office hours too.

It is a recipe for un-ending complaints of noise disturbance.

I would urge the City to review the plans.

All too often these consultations feel like a sham process, where councils go through the motions of listening, to then take no account of what the residents say (council tax payers and human assets to the community).

It is profoundly un-democratic - the City of London is not alone in this approach, alas.

But surely the Corporation should be setting an example of local democracy, by genuinely taking the views of its human constituents into account.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I refer to my objection of 2.05.2022, which still stands. The changes made by the developer do not address my principle concerns.

1. The reduction in height of less than 1 metre is paltry compared with the remaining increase in height of approx. 12.5 metres. Together with the huge additional overall bulk proposed it will still mean a substantial loss of sky compared with the present height.
2. The proposed architecture of the non listed façades is entirely unrelated to the listed facade, unlike the current modern elevations, which were carefully considered as to form and materials in order to complement the listed part of the building.
3. For the developer to refer to the City of London's policy of increasing office space as a justification for these plans, does not take into account this particular location, which faces residential properties in every direction. This is a case where I would expect the Planners to use their discretion in positive consideration both of the amenities of immediate neighbours and of the listed status of the Barbican Estate.
4. The extension of the South facing elevation towards Ben Jonson House by 11 ft is a substantial imposition which has barely been mentioned by the developer.
5. It is evident that in the case of the Denizen, its impact on the listed Golden Lane Estate was recognised and it was not permitted to exceed the height of 1 Golden Lane. This principle should be applied to limit the permitted height of 1, Golden Lane itself.

6. I am not convinced that it is more sustainable to undertake this massive building project than to work within the restraints of the building as it stands.

I reiterate my objections to this proposal and urge the Planning Committee to reject it.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Richard Lynch

Address: 114 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised design and landscaping proposals fail to address fully the objections raised to the earlier application. The revisions admit that the loss of light and refuse re-design is insufficient but plead mitigation. This is unsatisfactory.

More broadly, the re-design still represents a massive and totally unjustified alteration to mass of the building. For example, the claimed redesign to reduce this issue shows less than one metre reduction in height! The new plans show that the building will still be 12 metres higher than the existing structure!

These proposals need to be completely reworked, not just tinkered with.

Comments for Planning Application 22/00203/LBC

Application Summary

Application Number: 22/00203/LBC

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN AND LANDSCAPING PROPOSALS]. |cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed building is not at all in keeping with the original or the neighbouring buildings or the area. It is a completely unacceptable design of irrelevant colours and materials. It is far too tall.

Creating outside space for people to congregate and work from, right opposite established, existing homes is not acceptable.

From:
To:
Subject: 1 Golden Lane Objection
Date: 01 October 2022 10:45:52

THIS IS AN EXTERNAL EMAIL

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Mitra Karvandi-Smith
544 Ben Jonson House
Barbican

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: 1 Golden Lane - Planning Application 22/00202/FULMAJ
Date: 08 June 2022 12:40:37
Attachments: [image001.png](#)

From: Linda Thompson
Sent: 03 May 2022 16:55
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Planning Application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I wish to object to the proposal contained within this Planning Application to raise the crown of the Silver Lime tree to 5 metres. I recall pruning of this tree being carried out only a few years ago – probably at the time the Denizen development began - so was surprised to hear of this plan. There are few large trees in the area and as they help greatly with air quality initiatives I am against such radical pruning of this tree. Such trees are important urban assets and we should not be affecting a residential amenity in this way. Also, recent studies have shown that Linden tree blossom is of particular benefit to the health of our bee populations - something we should all be concerned about – and the proposed pruning could affect the tree's flowering for several years.

My grounds for objection are that this aspect of the planning proposal, if approved,

would adversely impact the residential amenity.

Sincerely,

Linda Thompson
705 Frobisher Crescent
Barbican

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection
Date: 20 May 2022 16:43:28
Attachments: [image001.png](#)

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

From: [REDACTED]
To: amy.williams@cityoflondon.gov.uk <amy.williams@cityoflondon.gov.uk>
Sent: Fri, 6 May 2022 17:41
Subject: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection

Dear Amy,

I had intended to submit my comments on-line but there is a 2000 character limit, which was insufficient for my objection. As such could you please register the objection below to the standard and the LBC applications. I hope you can also post my objection into the website using administrator privileges if necessary so my comments are publically available.

I write as the Alderman for the Ward in which the site is located. I note and endorse the many reasons which others have given for objecting to the application and urging that it be refused. The proposed expansion upwards of the building is by far the most significant single objectionable matter.

Rather than repeat what others have said I wish by this submission to address the Members of the Planning Committee and to remind them that proper decisions in planning matters are not entirely predicated upon technical judgements of the sort which professional planners might take into account. Local politics is firmly embedded into the planning process; this is precisely why planning powers are by Statute exercised by elected Members, who are accountable publicly for their decisions, rather than by technical experts alone. This point seems to get lost among a host of technicalities such that process can sometimes seem to be an end in itself, not a means to a satisfactory outcome in a particular case.

There is a widespread perception among residents that the local planning system is one-sided and favours the developer. This is entirely understandable for the following reasons:

1. The developer professional team usually discusses their proposal with City planning officers with

the intention, from the developer's perspective, of maximising the potential of the site (typically to maximise the financial gain). The planners and the developer function at this stage as a team working together.

2. The City planners ability to assist the developer in maximising the developer's gain exists within the constraints and boundaries of planning policy. Fortunately for developers, these constraints are highly elastic and the Officer view is that these can 'flex' to suit the circumstances. The evidence for this is the many occasions where the Officer report to Committee recommending approval recognises a number of areas where there is a breach of policy but that "in the round" there are compensating benefits which result in the scheme being recommended for approval.

3. It is almost unheard of for the Planning Committee to disagree with an Officer recommendation to approve a development. There is no perceived downside to granting permission as objectors have no recourse (other than a judicial review which would require grave procedural errors to succeed). The playing field here is not even, because a disappointed applicant can appeal a refusal to grant permission. Appeals are unpopular among the planners because the appeal might be upheld, implying criticism of our process of decision, and even if the appeal is dismissed there is displacement of Officer time in dealing with an appeal. So, there is an obvious safety net in, on balance, giving approval rather than refusing it.

4. There is in my view a mindset among many Planning Committee Members and Officers, that development is necessary if the Square Mile is to remain a world-leading business centre. Achieving this necessitates the willingness to work with developers in achieving mutual goals (in terms of an adequate supply of high-quality office space) which contribute to the success of UK PLC - that this is work of national importance. Saying yes to planning applications, especially the largest and most ambitious is God's work is the impression given.

5. This perspective, alongside the desire to keep the attendant professions supplied with work well before the construction phase begins can bolster the impression that not only is the planning process procedurally skewed to the advantage of developers (see para 3 above) but that some Members deciding Applications consider it their duty to Approve applications whenever that is the Officer recommendation.

6. It is instructive to consider one of the very rare recent occasions when the Planning Committee has refused permission against an Officer recommendation to approve. This was the application which was strongly opposed by the Bevis Marks synagogue predominantly because of loss of light. The application was also strongly opposed by a former Lord Mayor who is very closely connected to the developer community. His year as Lord Mayor began with a blessing at the Bevis Marks Synagogue. The campaign against the Application was so effective that approval was refused. Even a past Lord Mayor still on the Committee voted to refuse permission, which is a highly unusual event.

Having considered the perception that the Planning Committee is predominantly "pro" developer in its approach to planning decisions, is this inevitable? In many instances "flexing" policy to accommodate very large buildings will have limited adverse consequences in terms of amenity value and indeed one consequence of "good" development can be a clear amenity benefit. This point is particularly persuasive in the City's tall buildings cluster where the "resident" element is usually non-existent or very small. Decisions to approve may be self-evidently correct in such a context. In the context of this application, it is in my view insensitive and will invite push-back to ignore sensitivities to development in areas of the City which are predominantly residential in character. What might be acceptable in the City tall buildings cluster could and should be deemed unacceptable within or on the periphery of a heavily residential part of the City. Turning to the 1 Golden Lane site, it is bounded on all four sides by residential accommodation. The current proposal entails clear loss of amenity for residents through loss of light. It looks positively harsh and brutal to suggest that up to a 20% loss of light is "acceptable" in an urban environment. This metric is promulgated by the Building Research Establishment and . The judgement of the BRE is seized on by the developer community as gospel, but it is not binding on elected Members who may choose to take a more caring and compassionate view given the obvious sensitivity to such issues. Suggesting that an alternative proposal could be worse does not in any way make the current proposal good or even acceptable.

The Comms company engaged to support the consultation process asked local residents whether they had any wishes in terms of amenity gains. What is proposed is some sort of artists collective

which I suggest the local community is not crying out for. To suggest that this offer in any way "compensates" for the harms caused by increased bulk and mass is risible. Quite simply the developer has nothing useful to offer. that local residents would accept as a fair exchange for loss of light. The greening ideas are entirely undone by the proposal to savagely prune an established tree which lives outside the main east-facing facade of the building.

An Applicant for planning permission has no right to receive it but it is entitled to fair treatment and a decision. I believe that developers consider the system's outcomes very fair indeed (if time-consuming and expensive) but the resident perspective is very different. A decision to allow permission in this case would only serve to confirm the perception that the City's planning system cannot say no to developers despite the overbearing extent of the proposed changes to the current building. I hope that permission will be refused.

Best wishes,

David Graves
Alderman for the Ward of Cripplegate

Committee(s) Planning and Transportation Committee	Dated: 01/11/2022
Subject: Local Development Scheme 2022	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1,2,4,7,9,11,12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£0
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Gwyn Richards, Planning & Development Director	For Decision
Report author: Peter Shadbolt, Environment Department	

Summary

The Local Development Scheme (LDS) is a programme for preparing the City's planning policies. It sets out the timetable for preparing planning policy documents. The LDS needs to be periodically reviewed to keep it up to date. An updated LDS has been prepared setting out an updated programme for the later stages of the City Plan review, along with other planning policy documents. The updated LDS is appended to this report.

Recommendations

Members are recommended to:

- Approve the updated Local Development Scheme for publication; and
- Resolve that the updated Local Development Scheme is to have effect from 1 November 2022.

Main Report

Background

1. A Local Development Scheme (LDS) is required under the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011. The LDS must set out the documents which, when prepared, will comprise the Local Plan for the area and the timetable for their preparation and revision. It must be made publicly available and kept up-to-date so that local communities and interested parties can keep track of progress.

2. The current City Local Plan was adopted in January 2015 and plans for development requirements up to 2026. The City Corporation is preparing a new City Plan covering the period to 2040. The new Plan addresses revised

national and London Plan policy and emerging development trends and requirements, whilst maintaining a positive planning framework to meet the City's long-term needs.

Proposals

3. The current version of the LDS was approved by this Committee in December 2020. Since then, a draft Proposed Submission version of the Plan has been subject to public consultation, which generated a number of responses, most significantly in relation to tall buildings and the impact of development on the Bevis Marks Synagogue. In light of these representations, and principally a Conformity Objection from the Mayor of London in relation to policies on tall buildings, further technical work on tall buildings and the heritage character of the City is required. The Local Plan Sub-Committee has also requested that further engagement work is undertaken with stakeholders in order to explore key issues and ensure the City Plan is informed by a broad range of views. This is ongoing and being progressed alongside other technical work to ensure that the Plan can provide a positive strategy for a post-Covid City. This technical work is expected to complete in the first half of 2023. The revised timetable has also provided an opportunity to better align the City Plan to the City Corporation's Climate Action Strategy and other Corporation initiatives, including Destination City.
4. Officers are currently working with Members of the Local Plan Sub-Committee to consider key policy directions and the scope of changes required to the Plan, informed by emerging evidence. This work will continue through the remainder of 2022 and into 2023, before a revised Proposed Submission Draft Plan is considered by the Sub-Committee and brought back to this Grand Committee for approval. The Plan will then need to be considered and approved by Policy & Resources Committee and the Court of Common Council before being issued for public consultation and, following that consultation, submitted to the Secretary of State for Public Examination..
5. Appendix 1 sets out the updated LDS, which identifies the proposed stages and timetable for the City Plan review process. In summary the remaining key stages are:

Stage of Local Plan review	Dates
Consultation on revised Proposed Submission Draft Plan	December 2023 - February 2024
Submission to Secretary of State	June 2024
Public Examination	Summer/Autumn 2024
Adoption	June/July 2025

6. To meet these timescales, the following Committee meetings are envisaged.

Committee	Dates
Local Plan Sub-Committee – to continue exploring key policy issues and overall strategy of the Plan	November 2022 – June 2023
Local Plan Sub-Committee – to consider draft policies	June/July 2023

Planning & Transportation Committee – to agree draft City Plan for consultation	Sept/Oct 2023
Policy & Resources Committee – to agree draft City Plan for consultation	Oct/Nov 2023
Court of Common Council – to agree draft City Plan for consultation	Oct-Dec 2023

7. The LDS is only required to include details of Development Plan Documents (DPDs), which in the City currently comprise a single City Plan. However, it has been considered helpful in the past to include other planning policy documents within the City’s LDS so that Members and users of the planning system can be aware of all documents that are either adopted or in preparation. It is proposed to continue this approach, and the updated LDS therefore provides details about Supplementary Planning Documents (SPDs) and the Statement of Community Involvement.
8. Legislation requires that to bring the LDS into effect the local planning authority must resolve that the LDS is to have effect and specify in the resolution the date from which it is to have effect. It is recommended that the updated LDS be brought into effect from today’s date. The updated LDS will be published on the City Corporation’s website, together with any subsequent changes to the City Plan programme.

Corporate & Strategic Implications

9. The LDS sets out the overall work programme for the remaining stages of the City Plan review and the preparation or review of other policy documents, and has no direct corporate or strategic implications in itself. However, the City Plan and other planning policy documents listed in the LDS will be prepared or revised with regard to the Corporate Plan and to the City Corporation’s other plans and strategies, where relevant.

Financial/Resource Implications

10. The costs of progressing the City Plan review through to adoption will be met partly from existing staff resources and the existing City Plan budget allocation. However, a considerable amount of new and updated evidence will be required to support the Plan and wider public engagement is now proposed which will have additional financial and staff resource implications. Officers are updating the detail technical and statutory work programme to consider the scope of the additional resource requirements and any need for additional budget allocation, in particular to meet Public Examination costs, will be brought back to this Committee for consideration.

Risk Implications

11. The attached LDS has been prepared on the basis of the current regulatory and legislative context, Nevertheless, there are a number of risks that could impact on the City Plan programme, the key ones being:
 - **National planning reforms.** The Government is progressing the Levelling Up Bill through Parliament which proposes a number of changes to the operation of the national planning system. Separately, Government

Ministers have announced an intention to progress further changes to planning as part of a wider reform programme. There is a risk that new national legislation or guidance is progressed which introduces new processes or requires changes to the draft City Plan. The City Corporation may need to undertake further review of the draft Plan to reflect such national policy changes. This risk will be mitigated by adopting a flexible approach and by keeping abreast as closely as possible with the progress of potential national changes. Any implications for the City Plan arising from such changes will be reported to the Planning & Transportation Committee.

- **Response to consultation.** Public consultation may raise issues that had not been fully anticipated and give rise to the need to carry out further research, re-drafting and modification of the City Plan or SPDs. A continued emphasis on early and ongoing consultation and liaison will mitigate this risk.

Other Implications

12. There are no specific legal, equalities, climate or security implications arising from this report. Any such implications will be addressed when each planning policy document is produced, for example through Equalities Assessments and the City Plan Integrated Impact Assessment where appropriate.

Conclusion

13. Members are recommended to approve the updated LDS for publication and to resolve that it should take effect from today's date.

Appendices

- Appendix 1 – Local Development Scheme 2022

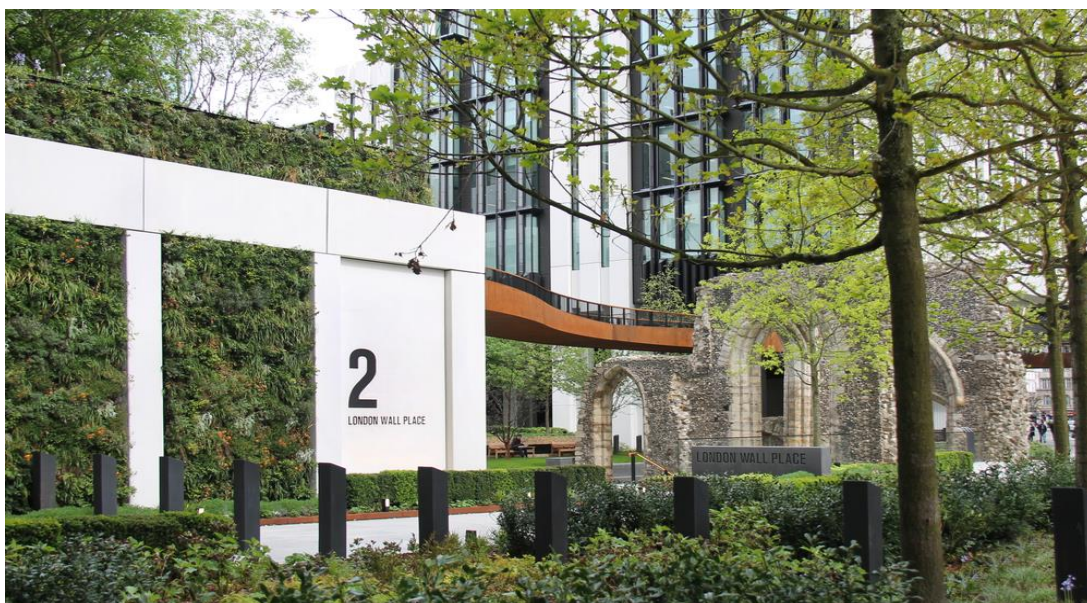
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City of London Local Development Scheme 2022



Published by the City of London Corporation,
Environment Department
November 2022



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1. Introduction

1. The City of London Corporation is the local planning authority for the City of London. It prepares planning policies that shape the development of the City. These policies ensure that planning is co-ordinated with the City Corporation's other aims and strategies and provide the basis for decisions on planning applications.
2. The City Corporation's planning policies are contained in a number of documents. The Local Development Scheme (LDS) outlines the content of these documents and the programme for preparing or reviewing them. The LDS is reviewed regularly to keep it up to date. This version of the LDS came into effect on 1 November 2022.

Planning Policies

3. The following documents set out the City Corporation's planning policies.
 - **City Plan, also known as the Local Plan.** This City Plan sets out the City Corporation's planning policies. It incorporates both strategic and development management policies across a wide range of topics. The current Local Plan was adopted in January 2015, and a review is at an advanced stage.
 - **Supplementary Planning Documents (SPDs)** explain the policies of the City Plan in more detail where this is needed.
 - The **Statement of Community Involvement (SCI)** sets out how the City Corporation will consult and engage with residents, workers, developers, businesses and other stakeholders on planning policies and planning applications in the City of London.
4. The official development plan for the City comprises the adopted City of London Local Plan 2015 together with the London Plan 2021. The Mayor of London is responsible for preparing the London Plan, whose policies apply throughout Greater London, including the City. When the new City Plan is adopted, it will become part of the development plan for the City.
5. There are currently no neighbourhood forums in the City of London and no neighbourhood plans are in preparation or have been adopted.



2. City Plan 2040

Timetable for the City Plan 2040

Stage of Plan	Dates
Issues and Options (Regulation 18): Public consultation on key issues to be addressed and emerging options	Sept - Dec 2016
Draft Local Plan: Public consultation on a full draft of the Plan	Nov 2018 – Feb 2019
Proposed Submission Draft (Regulation 19): Public consultation on the draft Plan prior to submission to the Secretary of State	March – May 2021
Proposed Revised Submission Draft (Regulation 19): Public consultation on a revised draft Plan which considers objections raised to the earlier Proposed Submission Draft Plan	December 2023 - February 2024
Submission: The City Plan, together with the representations received, will be submitted to the Secretary of State who will appoint an independent Planning Inspector	June 2024
Examination: The Inspector will consider the Plan and any comments made through public consultation, including through public sessions to hear evidence about the key issues	Summer / Autumn 2024
Adoption: The Inspector's recommendations will be considered by the City Corporation and the Plan adopted	June / July 2025

Table 1: Local Plan Review Timetable

6. The current City of London Local Plan was adopted in January 2015 and plans for development requirements up to 2026. The City Corporation is preparing a new City Plan covering the period to 2040. The new Plan will address revised national and London Plan policy and emerging development trends and requirements, whilst maintaining a positive planning framework to meet the City's long-term needs.
7. The first stage of preparing City Plan 2040 was the Issues and Options stage in autumn 2016, during which consultation took place on the key planning issues facing the City and on the potential options that should be considered to address them. The second stage, the draft City Plan, was a consultation on a full draft Plan between November 2018 and February 2019. The City Corporation then consulted on a further draft Plan, the

Proposed Submission Draft City Plan (also known technically as the Regulation 19 consultation) between March and May 2021.

8. A number of responses were made to the Proposed Submission Draft City Plan, including from the Mayor of London in relation to tall buildings, which required changes to be made to the Plan. In addition, the City Plan needs to consider more fully the impacts of the Covid pandemic and ensure that the Plan provides a positive strategy for a post-Covid City of London. In October 2020, the City Corporation adopted a Climate Action Strategy setting out a pathway towards achieving net zero carbon emissions across the City of London by 2040, which also needs to be fully addressed in the City Plan. These representations and additional considerations will require changes to be made to the Plan before it is submitted for Public Examination. The City Corporation is therefore undertaking further evidence gathering and policy development, before preparing and consulting on a revised Proposed Submission Draft City Plan.
9. Following the second consultation on the Proposed Submission version of City Plan 2040, it will be submitted to the Secretary of State for Levelling Up, Housing and Communities. The Secretary of State will then appoint an independent planning Inspector to examine the submitted Plan. It is expected to be adopted in 2025.

3. Supplementary Planning Documents

10. Supplementary Planning Documents (SPDs) give further explanation of City Plan policies where this is needed. A draft SPD will be issued for public consultation before it is finalised and adopted.

Adopted SPDs

11. The following SPDs have already been adopted:

Adopted SPDs	Date of adoption
Protected Views	January 2012
Tree Strategy	May 2012
Barbican Estate Listed Building Management Guidelines: Volume I Introduction; Volume II Residential; Volume IV Landscape	October 2012 (Volumes I & II) January 2015 (Volume IV)

Adopted SPDs	Date of adoption
Golden Lane Listed Building Management Guidelines	September 2013
Office Use	January 2015
Open Space Strategy	January 2015
Thames Strategy	June 2015
City Public Realm	July 2016
Planning Enforcement Plan	June 2017
Air Quality	July 2017
Archaeology and Development Guidance	July 2017
Freight and Servicing	February 2018
Planning Obligations	May 2021

Table 2: List of adopted SPDs

SPDs in preparation

12. The following SPDs are currently in preparation or are proposed:

SPD	Consultation on Draft SPD	Anticipated date of adoption
Barbican Listed Building Management Guidelines (Volume IIIA: The Barbican Arts Centre)	March - April 2021	To be confirmed
Lighting	December 2022 – January 2023	Spring 2023
Sustainability	Spring 2023	Summer 2023
Culture	Autumn 2023	Winter 2023/24
Protected Views (to replace 2012 Protected Views SPD)	Autumn 2023	Summer 2025

Table 3: List of SPDs in preparation

13. Table 3 lists those SPDs for which resources and a provisional work programme have been identified. To support the policies in the new City Plan, it may be necessary to amend or replace other adopted SPDs, or to prepare additional SPDs. These will be confirmed through future reviews of this LDS.

14. Character summaries and management strategies are being prepared as SPDs for each of the City's 27 conservation areas. The following tables list those which have been adopted.



Adopted Conservation Area SPDs

Adopted Conservation Area SPDs	Date of adoption
Laurence Pountney Hill	2007
Bank	January 2012
Charterhouse Square	January 2012
Crescent	January 2012
Lloyds Avenue	January 2012
Bow Lane	September 2012
Queen's Street	September 2012
Smithfield	September 2012
Eastcheap	March 2013
Fenchurch Street Station	March 2013
St Paul's Cathedral	March 2013
Bishopsgate	September 2014
Trinity Square	September 2014
Finsbury Circus	July 2015
Foster Lane	July 2015
Chancery Lane	February 2016
Fleet Street	February 2016
Whitefriars	February 2016
Leadenhall Market	July 2017
Postman's Park	May 2018
Barbican & Golden Lane	February 2022

Table 4: List of adopted Conservation Area SPDs

4. Statement of Community Involvement

15. The Statement of Community Involvement (SCI) sets out the procedures that will be used to consult the public in the preparation of planning policies and the determination of applications for planning permission and related consents in the City of London.
16. The City's current SCI was adopted in July 2016. At a meeting on 11 October 2022, the City Corporation's Planning & Transportation Committee approved a draft revision of the SCI for public consultation. This consultation will commence in late 2022 and run for a minimum of 6 weeks. Approval and adoption of the final SCI will take place in spring 2023.
17. Alongside the SCI, the Planning & Transportation approved draft Developer Engagement Guidelines which set out how the City



Corporation expects developers to engage with City stakeholders prior to and following the submission of a planning application and then throughout construction and up to completion of the development. This Guidance will be issued for consultation alongside the SCI and formally adopted in spring 2023 as a Planning Advice Note.

5. Risks

18. The timetable for preparing policy documents set out in this LDS is based on the current legislative and regulatory context, together with assumptions about the availability of resources and the scope of work involved. These will be kept under review and the LDS revised as necessary to reflect in particular changing legislative requirements and the outcomes of public consultation.



Appendix 1: Contact details

Email: localplan@cityoflondon.gov.uk

Website: www.cityoflondon.gov.uk/services/planning/planning-policy

Telephone: General planning enquiries: 020 7332 1710

Contact Address:

Development Plans Team
Environment Department
Guildhall
PO Box 270
London
EC2P 2EJ



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Agenda Item 7

Committee:	Date:
Planning and Transportation Committee	1 November 2022
Subject: Planning Protocol Update (to reflect arrangements for Planning Applications Sub-committee).	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	4, 10
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, Executive Director of Environment and Comptroller and City Solicitor	For Decision

Summary

This report proposes minor updates to the Planning Protocol, largely to address the constitution of the new Planning Applications Sub-committee. The report also proposes that the applications delegated to the Sub-committee include advertisement consents, for consistency.

Recommendation

That :

1. Planning and Transportation Committee delegate to Planning Applications Sub-committee determination of applications for advertisement consent (where the determination is outside authority delegated to officers)
2. **Planning and Transportation Committee adopt the amended Planning Protocol in Appendix 1**

Main Report

Background

1. At its meeting on 19 July 2022 your Committee resolved to constitute a Planning Applications Subcommittee to determine planning applications and applications for listed building consent. This was subsequently agreed by Policy and Resources Committee and then by Court of Common Council on 13 October
2. The current version of the Planning Protocol is drafted on the basis of planning application decisions being made by your Committee and therefore requires updating to reflect these decisions being delegated to the new Planning Applications Subcommittee

Proposed Next Steps

3. Proposed amendments to the Planning Protocol have been prepared as set out at Appendix 1.
4. The amendments are largely minimal changes to address the fact that planning application decisions are to be made by Planning Applications Subcommittee after today's meeting. For consistency it is recommended that advertisement consent applications are treated in the same way, and this is provided for at Recommendation 1 and amendments to the Planning Protocol.
5. Other minor and non-substantive updates are as follows: (i) The Chief Planning Officer and Development Director's title is updated; (ii) the separation of function provisions at paragraph 8e are amended to be expressed as "should" rather than "must" to reflect the fact that the restrictions are not express statutory ones, but are based on interpretation and judicial guidance giving effect to a statutory prohibition applicable in some cases;
6. No **substantive** updates are proposed to the Planning Protocol. A wider review of substantive arrangements is outside the scope of this report and would risk delaying the adoption of the current proposed amendments (which, for clarity, should be adopted before the new Planning Application Subcommittee arrangements are brought into effect).
7. Should the updated Planning Protocol not be adopted at your 1 November Committee meeting, it will be necessary to establish a separate Subcommittee at your 1 November meeting to consider the Museum of London planning application in advance of it being presented on 22 November 2022.

Financial implications – none

Resource implications – none

Legal implications - Included in the report and Appendix

Conclusion

8. It is recommended that the updated Planning Protocol at Appendix 1 be adopted to reflect new arrangements for planning applications to be determined by the Planning Applications Subcommittee.

Appendices

Appendix 1 – Updated Planning Protocol

-

Planning Protocol

Update October 2022

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Part 1 – Introduction

1. Introduction

- a. This Protocol relates to the way in which the Planning & Transportation Committee, through its Planning Applications Sub-committee, exercises its functions on behalf of the City of London Corporation as Planning Authority for the City in deciding upon planning applications. The Protocol has been prepared to guide Members and Officers and to inform the public generally of the high standards of ethical conduct adopted by the City in the discharge of its statutory planning functions.

- b. The Protocol aims to ensure that planning matters are dealt with reasonably and openly; to protect the Court of Common Council and individual Members from allegations of unfairness, findings of maladministration and legal challenge; and to preserve public trust in the integrity and fairness of the planning system.
- c. The Code of Conduct for Members (link below) sets out the general provisions which must be complied with in all decision making and must be applied in relation to planning decisions.

<https://www.cityoflondon.gov.uk/assets/About-us/members-code-of-conduct-march-2022.pdf>

The Code of Conduct is supplemented by Guidance to Members on the Code of Conduct (link below).

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

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

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

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

Part 2 – Planning & Transportation Committee

2. The Planning and Transportation Committee and the Planning Applications Sub-committee (“Committee”)¹

- a. The Planning & Transportation Committee is a Ward Committee comprising Common Councillors for each Ward of the City together with four Aldermen. It has constituted a Planning Applications Sub-committee (with the same Membership, Chair and Deputy Chair as the Planning and Transportation Committee) to which it has delegated its Local Planning Authority function of deciding planning applications, listed building

¹ In this protocol references to “Committee” are to the Planning Applications Sub-committee

consents and advertisement consents (not dealt with under officers' delegated authority).

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

3. General Principle

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

Part 3 – Pre-Committee Consideration

4. Contact with Applications and/or Objectors

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

telephone discussion, it is recommended that the Member should make a note afterwards of what was said.

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

5. Members of other Committees

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

6. Site Visits and Questions

- a. In terms of site visits, the presumption is that Members have a general knowledge of the City that can be supplemented, as necessary, by the site descriptions set out in the reports submitted to the Committee. Therefore, site visits are not generally considered necessary.

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

7. Briefings

Occasionally, briefings on major applications are arranged by applicants for all Members of the Committee or Common Council to facilitate general "information gathering". Officers should also be in attendance and record of the meeting made. Attendance at such a briefing would not compromise the ability of a Member of the Committee to participate in the determination of the application. **Nor would non-attendance.**

Part 4 – Committee Meetings

8. Interests

- a. Private interests should never be allowed to influence a Member's decisions on matters the Member is asked to decide. Where a Member has an interest they should never seek to use their position to advance that interest; and should avoid both impropriety and the appearance of impropriety.
- b. In considering planning matters, in common with all City Corporation business, Members should apply the Seven Principles of Public Life (*Selflessness; Integrity; Objectivity; Accountability; Openness; Honesty; Leadership*) (See Code of Conduct at link below).

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

- c. A Member of the Committee who is, at the same time, a Member of a City of London Corporation committee responsible for a site or building that is the subject of an application does not, by that fact, have an interest that is disclosable under the Code of Conduct. However, where the other City of London Corporation committee is responsible for promoting a proposal paragraph e. applies.
- d. Particular care must be taken in determining planning applications for the development of land or buildings owned by the City of London Corporation so as to ensure that such an application is not subject to preferential treatment but is subject to the same rigorous evaluation as other applications.
- e. In addition, regulation 64(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires that where a local authority is bringing forward a proposal, it must make appropriate administrative arrangements to ensure that there is functional separation between the persons within the authority responsible for bringing forward the proposal, and the persons responsible for determining that proposal. Recent case law² has set out that the appropriate arrangements should include a published and binding Handling Note setting out handling arrangements which give effect to the following requirements:
 - (i) the planning authority functions should be undertaken by an identified internal entity within the authority including officers assisting in those functions with necessary resources and acting impartially and objectively;
 - (ii) persons acting or assisting in the planning authority functions (both officers and members) **should** be prohibited from being involved in promoting or assisting in the promotion of the application for planning permission;
 - (iii) persons undertaking the planning authority function **should** not discuss the project with persons promoting the project (other than through formal channels appropriate to the planning application process);
 - (iv) persons involved in promoting the proposal **should** not give instructions or put pressure whether direct or indirect on persons discharging the planning authority function.

² London Historic Parks and Gardens Trust v Secretary of State for Housing Communities and Local Government [2020] EWHC 2580 (Admin)

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

9. Members' Presence throughout Consideration of an Item

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

10. Reports to the Planning & Transportation Committee

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

11. Decisions Contrary to Officer Advice

Where a decision on a planning application is made contrary to the recommendation(s) of the Chief Planning Officer and Development Director sufficient information will be required by the Chief Planning Officer and Development Director to prepare the formal Decision Notice in accordance with the statutory requirements.

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

12. Public Participation

- a. Applicants, agents and objectors have the right to address the Committee in accordance with the approved Procedure for Public Speaking set out at Appendix B.

The operation of the Procedure will be reviewed regularly to ensure that it continues to operate in an effective way

- b. The Committee will take account of the material planning matters expressed (whether in writing or orally) when reaching a decision.

Appendix A - Guidelines

Planning Application/Appeals

Determinations contrary to Recommendations of the City Planning Officer

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

1. Deferral

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

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

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

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

Where the Committee wishes to grant planning permission contrary to a recommendation to refuse, the reasons should be clearly stated and minuted, and the Committee should consider whether there are any planning conditions it would wish to see imposed. The drafting of appropriate conditions, including those specified by Committee, will normally be delegated to the Chief Planning Officer and Development Director (unless Committee resolve otherwise), and reported to the Committee at its next meeting.

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

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

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

Appendix C – Template Handling Note

[DESCRIPTION OF PROPOSAL] (“the Proposal”)

CITY OF LONDON CORPORATION

TEMPLATE FOR REGULATION 64(2) HANDLING NOTE

1. Background

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

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

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

2. Overarching Principles to be observed in handling the Proposal

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

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

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

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

3. Arrangements for handling the Proposal

3.1 Local Planning Authority Functions

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

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

Planning

Transportation

Highways

Legal

Communications

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

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

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

[Specify team]

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

3.3 Implementation of Arrangements

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

3.3.2 The officers identified at paragraph 3.1 and any members of the Planning and Transportation Committee identified as those who will sit on the committee or any sub-committee to determine the planning application shall not engage in any discussion or communication in relation to the planning application with other officers or members save

that the officers identified in paragraph 3.1 shall be entitled to communicate with the officer/s identified in paragraph 3.2 as the agent for the planning application and only in the same way as those officers identified in paragraph 3.1 would communicate with any person acting as an agent in relation to planning applications in general, and save when officers identified in paragraph 3.1 are conducting formal consultation on the planning application.

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

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

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

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

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Agenda Item 8

Committee(s)	Dated:
Port Health and Environmental Services Committee - for information	10 October 2022
Planning and Transportation – for decision	1 November 2022
Subject: City of London Lighting Supplementary Planning Document (SPD)	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 5,11,12
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	Approximately £18,000
What is the source of Funding?	Planning policy budget
Has this Funding Source been agreed with the Chamberlain's Department?	No
Report of: Executive Director of Environment Department	
Report author: Pearl Figueira, Environment Department	

Summary

This report presents a Supplementary Planning Document (SPD) that provides guidance for developers on lighting buildings and the spaces between them. It will help developers to meet the requirements of the Development Plan policies that relate to lighting. It covers the design, delivery, operation, and maintenance of artificial light within the City of London.

This document includes a 'Considerate Lighting Charter' which the City Corporation would encourage all those involved in lighting the City to commit to, including the owners, occupiers and managers of existing buildings in the City.

As this is a Supplementary Planning Document, the decision to approve and publish it will be taken by the Planning and Transportation Committee.

The report presents the draft SPD for information, summarises the approach taken in the SPD and sets out details of the planned public consultation exercise for at least six weeks during December 2022 and January 2023 (subject to approval by the Planning and Transportation Committee).

Recommendation

The Planning and Transportation Committee is asked to:

- Approve the draft Lighting SPD attached at Appendix 1 for a public consultation exercise.

Main Report

Background

1. In October 2018, the Court of Common Council resolved to adopt the Corporation's Lighting Strategy ('Light + Darkness in the City: A Lighting Vision'), which seeks to improve the quality, efficiency, sustainability and consistency of lighting for the whole City, providing a holistic approach to lighting and helping to ensure a safe, vibrant and pleasant night environment for businesses, residents and visitors. This included a commitment to publish detailed planning guidance as to the use of lighting within the City of London to support and enhance the implementation of policy.
2. The draft Supplementary Planning Document (SPD) provides planning guidance for artificial lighting for existing buildings and details required as part of planning applications from designers, developers, and owners of buildings to help enhance the lit environment after dark. The document has been prepared by lighting consultants Speirs Major Architects with input and oversight from officers across the Corporation.
3. Subject to approval from Planning and Transportation Committee, a formal public consultation exercise will be undertaken to gather public responses to the approach presented in the SPD.

The draft Lighting SPD

4. The Lighting SPD has been drafted having been informed by internal consultation. It provides planning guidance for developers on lighting buildings and the spaces between them and will help developers to meet the requirements of the Development Plan policies that relate to lighting. It covers the design, delivery, operation, and maintenance of artificial light within the City of London.
5. The document sets out:
 - Relevant policy, legislation, and standards;
 - The details related to lighting that will need to be provided at pre-application stage, planning application submission, and post-permission stage (including information secured through conditions);
 - Guidance on good practice related to lighting, categorised under six 'Lighting Outcomes' of: sustainability and climate change; residential amenity; public realm; architecture, heritage and public art; safe and inclusive design; and temporary lighting.
 - Technical requirements, which all lighting schemes for new developments are expected to comply with. This includes 'District Brightness Zones' and corresponding curfew times and illuminance levels; and
 - Appendices including the 'Considerate Lighting Charter'.

6. In addition to providing requirements for planning application submissions for new development, these guidelines can also be of use to owners and occupiers of existing buildings and structures in the City.
7. The SPD encourages developers to address lighting impacts at an early stage before their designs are finalised. Using these guidelines, appointing experienced consultants, having a dialogue with officers of the City of London Corporation and commissioning early stage studies to assess the lighting impacts will help to meet the City's lighting outcomes.

Considerate Lighting Charter

8. The Considerate Lighting Charter gives an opportunity for building owners, operators and occupiers to make a strong commitment to manage their lighting systems in ways that make a positive contribution to the City.
9. For existing buildings where no new development is proposed, the City Corporation has no legal powers to enforce adherence with the Charter. Building owners, managers and occupiers would, however, incur reputational damage if they were to sign up to the Charter but not adhere to the commitments it contains. The Charter does not change or in any way undermine the City's Environmental Health function, which will continue to investigate complaints of intrusive light and take enforcement action where necessary.
10. Officers are intending to promote the Charter and the SPD to owners, managers and occupiers of existing buildings. This will be done through working with partners such as Business Improvement Districts and major landowners in the City, as well as engagement with small and medium sized businesses through the Climate Action Strategy's Heart of the City programme.

Public consultation and engagement

11. It is proposed that the SPD is consulted on for a period of at least six weeks during December 2022 and January 2023. The statutory consultation period for a SPD is four weeks. A comprehensive engagement plan will be developed for the SPD to include residents, businesses, workers, consultants and other relevant stakeholders. The consultation will include:
 - Public meetings to introduce and receive feedback on the SPD and the Charter;
 - A consultation web page for the SPD;
 - Emails to stakeholders and those signed up to the Corporation's planning consultation database;
 - Workshops with lighting industry professionals.
12. Given the nature of lighting, officers are also exploring the potential for a night walking tour for those interested in the subject and to gain practical insight into how the SPD

would affect the people's experiences of lighting in the City after dark. The aims of the public consultation are:

- To obtain feedback from stakeholders on the draft SPD and use that feedback to improve the document and inform the final version.
- To ensure stakeholders are aware of the SPD and use it to inform development proposals.
- To seek broad consensus from stakeholders including lighting consultants for the final SPD to support a consistent high standard for new development.
- To promote the Considerate Lighting Charter.

13. Following the public consultation, the SPD will be revised and brought again to the Planning and Transportation Committee for approval early in 2023. Once the Lighting SPD is adopted it will become a material consideration in the determination of planning applications.

Corporate & Strategic Implications

14. Strategic implications: The Lighting SPD is in line with the aims and objectives of the City of London Corporate Plan 2018-23. This SPD will support the delivery of the Corporate Plan including by ensuring that land-use decisions fully incorporate measures to ensure people are safe and feel safe, people enjoy good health and wellbeing, and our spaces are secure, resilient and well-maintained through the planning system (Corporate Plan, Outcomes 1, 2, 5, 11 and 12).

15. Financial implications: The public consultation exercise and reviewing the final version of the lighting SPD will require consultancy input from those with lighting expertise. This is likely to require additional revenue of expenditure in financial year 2022/23 of approximately £18,000, which will be funded from the planning policy budget.

16. Resource implication: There are no resource implications arising from this report.

17. Equalities implications: The Lighting SPD will contribute to the delivery of the City Corporation's Public Sector Equality Duty 2010 by improving health and wellbeing outcomes for all people who are protected by existing equalities legislation. The SPD has been subject to an initial screening exercise which concluded a detailed Equality Impact Assessment was not needed as the SPD would not have any negative impacts on those who share a protected characteristic.

18. Climate implications: The Lighting SPD will contribute to the delivery of the Climate Action Strategy.

19. Legal implications: The Lighting SPD has been developed in line with the statutory requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

20. Risk implications: There are no additional new risks arising from this report.

21. Security implications: There are no security implications arising from this report.

Conclusion

22. This report presents Members with the draft Lighting SPD and seeks approval for the commencement of a public consultation exercise. It outlines the process of drafting the strategy, the plans for public consultation for at least six weeks during December 2022 and January 2023 and sets out the key principles presented in the SPD. Subject to public consultation and approval by this Committee, the SPD will be published and will become a material consideration in the determination of planning applications.

Appendices

- Appendix 1 – City of London Lighting, Supplementary Planning Document.

Background Papers

- Light + Darkness in the City: A Lighting Vision for the City of London, 2018 ([link](#)).
- Our Corporate Plan, 2018-2023.

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City of London Lighting Supplementary Planning Document

Revision: DRAFT
19/10/2022



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P 04	1.0 Introduction
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Executive Summary

This Lighting Supplementary Planning Document (SPD) provides guidance for developers on lighting buildings and the spaces between them. It will help developers to meet the requirements of the Development Plan policies that relate to lighting and supports the aims of the City Corporation's Climate Action Strategy. It covers the design, delivery, operation, and maintenance of artificial light in the public realm within the City of London.

This document also includes the 'Considerate Lighting Charter' which we encourage all those involved in lighting the City to commit to. The Charter sets out simple yet important steps that everyone can take to ensure the:

“... right light, in the right place at the right time, controlled by the right system.”*

A commitment of the Corporation's Lighting Strategy ('Light + Darkness in the City/ A Lighting Vision for the City of London' 2018), this document builds on the implementation of its policies and principles through the planning system.

What is in this SPD?

The guidance asks developers to produce a high-level **Lighting Strategy** early on in the design process. This can then be discussed during pre-application meetings and can shape other aspects of the design.

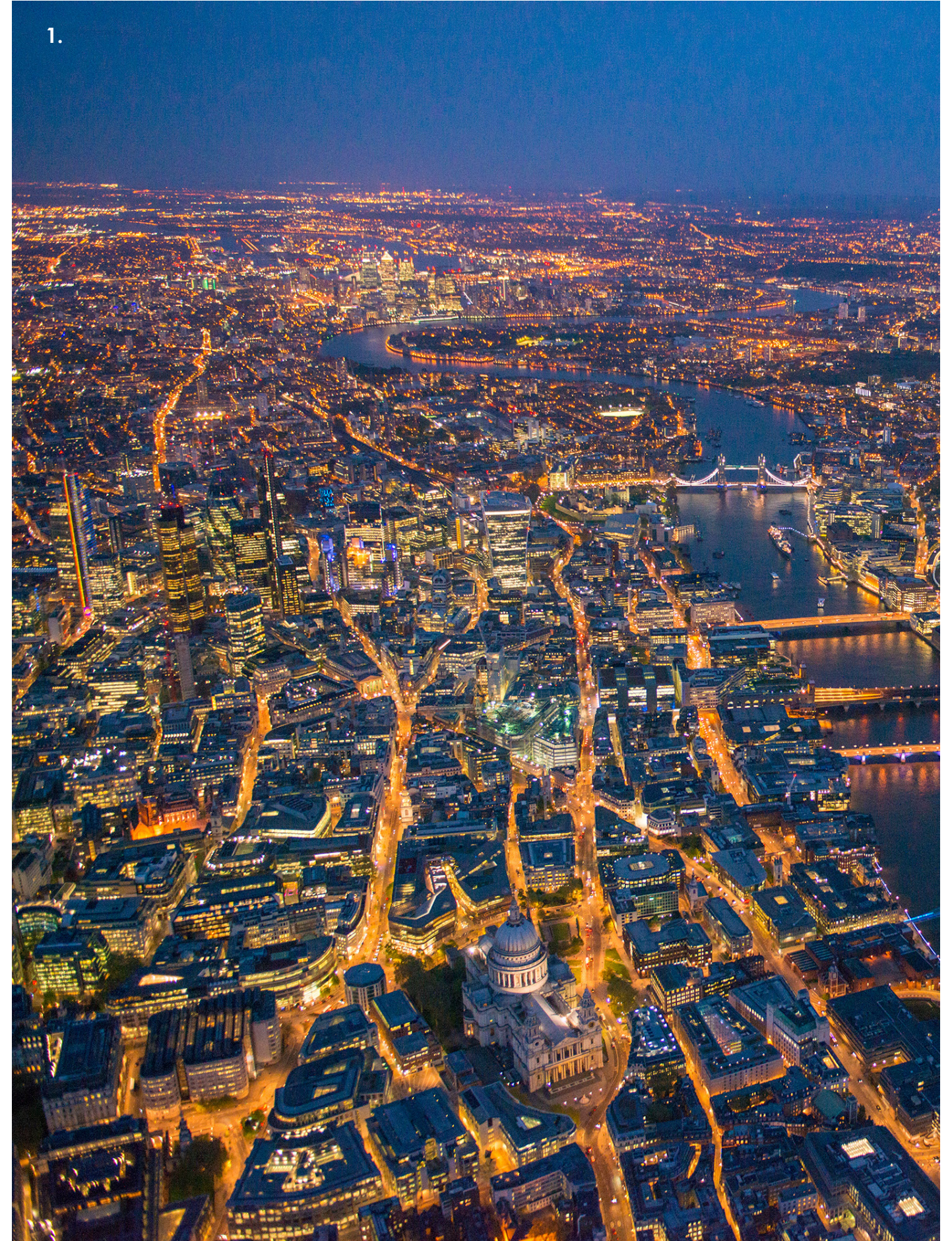
At the application stage, the developer then submits a **Lighting Concept**, with the finer details - including a **Technical Lighting Design** - secured through a condition.

Alongside this new process, the SPD provides guidance and technical requirements, including 'District Brightness Zones' and corresponding curfew times and illuminance levels.

The SPD provides detailed principles that will help to achieve six **Lighting Outcomes**:

- Sustainability and Climate Change;
- Residential Amenity;
- Public realm;
- Architecture, heritage and public art;
- Safe and Inclusive Design;
- Temporary Lighting.

Over time, as new developments come forward that follow this guidance, we will transform the approach to lighting in the City; reducing energy consumption, protecting residential amenity and biodiversity, all the while making the City a safer and more attractive place to be for all its communities after dark.



1. Bird's eye view of the City after dark. Photography by Jason Hawkes

*ILP Guidance Note 01/21 The Reduction of Obtrusive Light

1.0 Introduction

1.1 The City of London has become a diverse 24-hour destination – one which seeks to meet the needs of our residents, workers, and visitors by day and, increasingly so, after dark. Given the international dimension of our businesses, many operate around the clock. In addition, our night-time economy is growing in terms of leisure and hospitality. The 'Culture Mile' transformation seeks to cement the position of the City as a major cultural destination both by day and after dark. It is also a 'Destination City' for local, national, and international tourists.

1.2 The City of London is also home to a significant residential population. Achieving a vibrant and thriving City at night, which works for all its communities, will depend on lighting that is not only intelligent, functional, and safe, but also creative, sensitive, innovative, and beautiful.

1.3 Lighting also has a place in delivering on our Climate Action Strategy (2020-2027) and reducing energy consumption.

1.4 In October 2018 we adopted the most comprehensive, holistic Lighting Strategy in London ('Light + Darkness in the City/ A Lighting Vision for the City of London'). This provides the roadmap to the City of the future which sees lighting contributing to our three overarching aims: A flourishing society, a thriving economy and shaping outstanding environments. This SPD should be read in conjunction with that document.

1.5 The Lighting Strategy made the following recommendations related to planning:

- Promote best practice on lighting around design and environmental considerations;
- Require lighting strategies to be provided as part of the pre-application process where appropriate;
- Improve communication between key stakeholders regarding function and aesthetic outcomes;
- Publish detailed planning guidance as to the use of lighting within the City of London to support and enhance the implementation of policy.

1.6 This SPD also builds on our Corporate Strategy and policies in the Development Plan, detailing how we will deliver on the Lighting Strategy through the planning system.

1.7 Whether it is a proposal for a new building, the alteration of an existing one or new or upgraded public realm, these all have an impact on the character of the City after dark. Artificial light can provide positive benefits, not only on how public and private space is used and how safe it feels, but also how attractive it is. It can also have a negative impact on the ability of residents to enjoy their homes due to obtrusive light, can cause highway safety and accessibility issues and create environmental damage, including harm to local biodiversity.

1.8 The aim of this SPD is to ensure that these opportunities and constraints are identified and addressed. It seeks to consider light as a valuable commodity to be managed in an intelligent, sensitive, and innovative way and provide the guidance needed to ensure that the lighting approach to any development meets specific requirements. It aims to provide support in the preparation of lighting information as part of the pre-application process or for an application submission.

1.9 Owners, occupiers and managers of existing buildings will be encouraged to adopt the principles set out in this guidance by signing up to the 'Considerate Lighting Charter'. A copy of the Charter is included in Appendix A of this document.

1.10 A key aim of the SPD is for City occupiers to consider and discuss lighting at an early stage to ensure issues are understood from the start.



1. View of the Eastern cluster after dark
Photography by Marc Kleen

2.0 Policy, legislation, standards, and guidance

Policy

- 2.1 There are national and local planning policies and guidance that are relevant to lighting.

National

- 2.2 The National Planning Policy Framework (NPPF) comprises Government planning policy for England. The Planning Practice Guidance (PPG) provides further guidance on the policies in the NPPF. The NPPF states that planning policies and decisions should ensure that development “limits the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. The PPG contains further guidance on light pollution. Whilst acknowledging the wider benefits of artificial light, it recognises that it is not always necessary, and has the potential to contribute to ‘light pollution’ and ‘obtrusive light’. For maximum benefit it recognises that “it is important to get the ‘right light, in the right place and for it to be used at the right time’”. The PPG also recognises that since it can be costly and difficult to change lighting installations, getting the design correct at the planning stage is important.

- 2.3 The National Design Guide, updated in January 2021, seeks to ensure new development contains street and building lighting of an appropriate and attractive appearance.

London

- 2.4 The London Plan was adopted in March 2021 and provides planning policy for Greater London. It comprises part of the City of London Development Plan, on which decisions on planning applications are made. Although there is no specific policy on lighting in the London Plan, lighting is referenced throughout the Plan including within the Public Realm policy (D8) which states that lighting should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution.

City of London

- 2.5 The City of London Local Plan was adopted in January 2015. It contains a number of relevant policies with respect to lighting, including details on the internal and external illumination of buildings and the contribution that lighting makes to the character and townscape of the City after dark, and seeks to reduce energy use and limit light pollution.
- 2.6 The City of London has prepared a draft plan, the City Plan 2036, which was published for Regulation 19 consultation in early 2021. Work is continuing on the Plan, and it remains a material consideration in the determination of applications alongside the adopted City of London Local Plan 2015 and the London Plan 2021. The Plan contains a dedicated Lighting Policy which draws on the adopted Lighting Strategy.

Legislation Environmental

- 2.7 There are number of areas of legislation that are relevant to lighting within the City of London. These relate to both environmental law and listed buildings.
- 2.8 Lighting can be controlled under non-planning legislation and so to avoid conflict in the future, it is pertinent to consider the potential for new development to cause statutory nuisance so as to design it out. Section 102 of the Clean Neighbourhoods and Environment Act 2005 and sections 79, 80 and 82 of the Environmental Protection Act 1990 (as amended) extend the statutory nuisance regime to include the new statutory nuisances from ‘(fb) artificial light emitted from premises so as to be prejudicial to health or a nuisance’. Exclusions are in place for developments used for transport purposes and other premises where high levels of light are required for safety and security reasons, such as bus stations, railway stations, harbours, and good or public service vehicle centres. At a local level, the ‘City of London Various Powers Act’ gives the City Corporation the power to affix lighting infrastructure to any building which fronts the public highway and City Walkway without prior consent. In practice the City Corporation would discuss with

the landowner any proposed change and when the opportunities arise through development, is willing to discuss how the lighting can be altered to meet the objectives of the Lighting Strategy and this SPD.

Listed Building

- 2.9 There is a separate legislative regime when it comes to the protection of listed buildings, of which there are many in the City. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires applications for listed building consent for any works, which could include external and internal lighting installation and associated infrastructure, to have special regard for preserving the special architectural or historic interest of the structure/building and its setting.
- 2.10 For example, the following would likely require listed building consent:
- External decorative and/or functional lighting.
 - Illuminated signage or advertising.
 - New internal lighting which would affect the special interest of the listed building.
- 2.11 Any proposal would be assessed to ensure it is appropriate and sensitive to the character and appearance of the building. In some instances, the works might also require planning permission. There is an additional requirement, under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard for the listed building and its setting when assessing a lighting scheme which requires planning permission.

Standards and guidance

- 2.12 There are a number of recognised standards and guidance with respect to external lighting in the UK, many of which are produced by independent professional bodies such as the British Standards Institute (BSI), the Chartered Institute of Building Services Engineers (CIBSE), the Institution of Lighting Professionals (ILP), and Historic England. These bodies make general recommendations regarding the quality, quantity, distribution and delivery of light and the many technical considerations associated with the illumination of the built environment. A list of useful standards and guidelines can be found in Appendix B of this document.
- 2.13 Whilst the specific guidance in this document shall take precedence, all lighting installations in the City of London, including during construction, should generally conform to the recommendations of the Institution of Lighting Professionals (ILP) ‘Guidance Notes for the Reduction of Obtrusive Light 2020’ as a minimum good practice requirement.
- 2.14 All lighting schemes should also refer to, and where possible improve upon, best practice including British and European Standards, CIBSE Code for Exterior Lighting and other recognised guidance. Designers are also expected to follow the Mayor of London’s Supplementary Planning Guidance ‘Sustainable Design and Construction’ April 2014.
- 2.15 All lighting equipment used should also meet the highest standards of energy efficiency at the time of installation and provide the most efficient use of light, taking into account lumen output, colour rendering and colour appearance and the purpose of the lighting scheme. Embodied energy, circularity of design and manufacturing, recycling and disposal should all be considered.

3.0 Planning Process

3.1 This section sets out how lighting should be addressed through the planning process.

3.2 The following is required:

1. All major developments should be accompanied by a Lighting Strategy (see Table 2) outlining the approach to lighting at pre-application stage.
2. This should be re-submitted at application stage together with a more detailed Lighting Concept (see Table 3).
3. A full and final Technical Lighting Design (see Table 4) shall be reserved for condition.
4. All other applications, whether that be refurbishment alteration, extension or new build, should address how lighting has been considered as part of the Design and Access Statement (in line with SPD).

Pre-planning submission

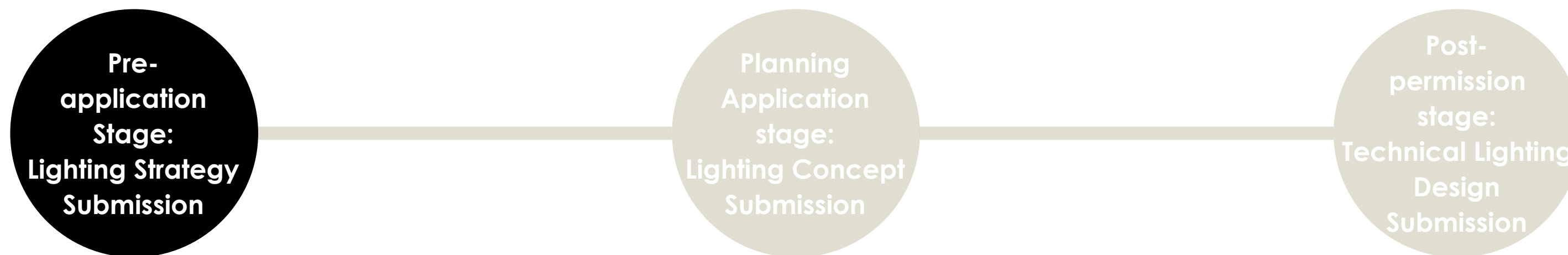
3.3 Appropriate expertise about lighting should be sought from the start. It may be necessary to employ an experienced and suitably qualified professional lighting designer or illumination engineer, usually a corporate member of the International Association of Lighting Designers (IALD), Institute of Lighting Professionals (ILP), Chartered Institute of Building Services Engineers (CIBSE) or other similar independent professional organisation.

3.4 The information as indicated in 'Table 1: Design Process for Lighting Development' should be submitted at each stage, commensurate to the scale of development, addressing the guidance in this document. This process is broadly based on the Royal Institute of British Architects (RIBA) Plan of Work 2020.

Table 1: Design Process for Lighting Development

RIBA Stage	Actions	Notes
0 – Strategic Definition	No action required.	n/a
1 – Preparation and Briefing	Consider the lit context of and potential impact of the lighting. Develop the lighting brief.	Ensure initial brief to design team and incorporates lighting as a key planning requirement. Consider the early appointment of a lighting design professional.
2 – Concept Design	Submit Lighting Strategy (See Table 2 for requirements)	Consider requirements for safety, security, accessibility, inclusion, character, identity, and legibility after dark. Include the strategy for illuminance levels, colour temperature and scale. Define parameters for reduction of obtrusive light and mitigation of impacts on residential amenity and biodiversity both with respect to the design of the building and its external and internal lighting. Set out sustainable lighting criteria.
3 – Spatial Coordination	Submit Lighting Concept (See Table 3 for requirements)	Build upon the Lighting Strategy, developing and clearly communicating the overall lighting design intent.
4 – Technical Design	Submit Technical Lighting Design (See Table 4 for requirements)	Develop the technical response based on the Lighting Strategy, Lighting Concept and any related conditions and/or reserved matters.
5 – Manufacturing and Construction	Comply with any Planning Conditions with respect to lighting as required prior to Practical Completion.	Ensure all conditions with respect to both the Technical Lighting Design and Construction Lighting are met particularly agreed timings in respect of pre-curfew and post-curfew lighting requirements.
6 – Handover	Comply with any Planning Conditions with respect to lighting prior to Final Completion.	Ensure all conditions with respect to balancing and dimming and/or switching of public realm and building lighting are met particularly agreed timings in respect of pre-curfew and post-curfew lighting requirements.
7 – Use	Comply with any Planning Conditions with respect to lighting as required following Final Completion and for the life of the development.	Ensure all conditions with respect to balancing and dimming and/or switching of public realm and building lighting are met particularly agreed timings in respect of pre-curfew and post-curfew lighting requirements.

3.0 Planning Process



3.5 The following information as indicated in 'Table 2: Lighting Strategy Submission Requirements' should be submitted as part of the development of a 'Lighting Strategy':

Pre-application Stage
Table 2: Lighting Strategy Submission Requirements

Requirement	Description	Note
A. Vision	Illustrated and written description of the high-level creative approach for all external lighting and, where relevant, internal lighting.	To have consideration for the City Corporation's Lighting Strategy (2018).
B. Analysis	Assessment of issues including context, character, safety, security, legibility, accessibility, and sustainability.	To investigate and communicate key design criteria.
C. Approach	Illustrated and written description of the general lighting approach for all external lighting including street and amenity lighting, illuminated signage and media, building and landscape lighting and the illumination of art.	To include night-time sketch visuals.
D. Technical	Strategic diagrams showing proposed average levels of illuminance and uniformity requirements, colour temperature, and scale/ heights of fixtures.	May be based on classes as per BS5489 or other recognised guidance. Should refer to the City Corporation's Lighting Strategy (2018).
E. Residential Amenity	Details of the approach to the reduction of any impact created by the internal lighting related to obtrusive light, such as glare, excessive visual brightness, light spill, and light intrusion, detailing potential mitigation measures.	Important where the development is highly glazed and has the potential to affect sensitive environmental receptors, such as local residences.
F. Environmental Impact	Statements regarding proposed energy use, obtrusive light such as sky glow, glare, excessive visual brightness, light spill, and light nuisance and any potential impacts on local biodiversity should be included along with a commitment to long term maintenance, management, and the reduction in waste, embodied and operational carbon.	Important where the development is highly glazed and has the potential to affect sensitive environmental receptors, such as intrinsically dark spaces, for example, parks, gardens, churchyards or the River Thames.

3.0 Planning Process

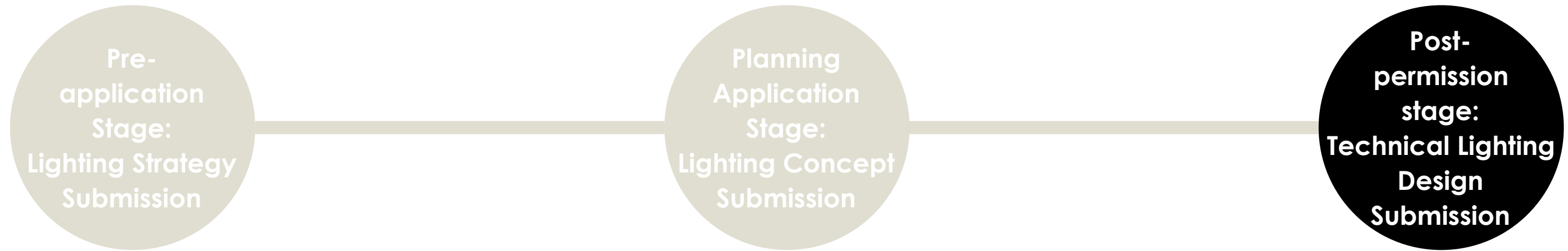


3.6 The following information as indicated in 'Table 3: Lighting Concept Submission Requirements' should be submitted as part of the development of a 'Lighting Concept':

Planning Application Stage
Table 3: Lighting Concept Submission Requirements

Requirement	Description	Note
A. Concept	Illustrated and written description of the detailed Lighting Concept for all external lighting including street and amenity lighting, illuminated signage and media, building and landscape lighting and the illumination of art and, where relevant, internal lighting.	Visual material that clearly explains and illustrates the lighting intent including rendered plans, sections, and elevations, digital models (where relevant) and night-time visuals including CGIs.
B. Technical	Modelling of typical areas of public realm showing illuminance levels and uniformity and of any lighting to façades showing luminance levels.	May be provided as extracts from Relux, Dialux, AGI or other proprietary light modelling software.

3.0 Planning Process



3.7 The following information as indicated in 'Table 4: Technical Lighting Design Submission Requirements' should be submitted as part of the development of a 'Technical Lighting Design':

Post-Permission Stage

Table 4: Technical Lighting Design Submission Requirements

Requirement	Description	Note
A. Lighting Layouts	Plans, sections, and elevations as required to indicate the proposed position of all external luminaires.	Luminaires to be referenced to Lighting Equipment Schedule.
B. Lighting Equipment Schedule	Detailed schedule providing the specification for sources, luminaires and accessories (see Table 6 for details for Technical Requirements).	To include description, type, output, power, mounting, driver, size, weight and all accessories and associated columns/bracketry. May specify final recommended manufacturer.
C. Lighting Details	Drawings showing typical details indicating methods of locating/fixing luminaires and associated equipment within the public realm and/or on the building/s .	To show relationship of luminaires to landscape and/or building fabric and should provide drawings at an appropriate scale.
D. Control Methodology	Details of approach to the provision of lighting control including dimming and/or switching to include proposed method of control and level of automation together with proposals for management of the system, lighting scenes and their timings.	Should reference the use of timeclocks, PIRs and other similar devices that may trigger on/off or other lighting states.
E. Technical Information	Details showing lighting calculations indicating illuminance and/or luminance, uniformity, colour temperature and colour rendering criteria for typical areas of public realm and/or building facades. To include details of total installed energy load of all external lighting.	As may be reasonably requested to support any evaluation of the lighting proposals, particularly to demonstrate mitigation of obtrusive light such as sky glow, glare, excessive visual brightness, light spill, and light intrusion.
F. Operation and Maintenance Information	Details of operational requirements for lighting including details of times at which lighting will be switched on and off and/or dimmed together with anticipated timescales and access methods for the cleaning, repair, upgrading and replacement of all lighting and control systems. To include details of proposed recycling and disposal of lighting equipment at end of life.	As may be reasonably required to demonstrate the duration of any impact of the lighting proposals and to confirm that operation and maintenance has been properly considered as part of the design.

4.0 Lighting Guidance

Lighting Outcomes

4.1 This section of the SPD provides general guidance and sets out technical requirements for lighting scheme that forms part of a new development. It allows applicants to address City Corporation lighting policy in their planning application. The guidance will be a material consideration when reviewing a lighting scheme submitted as part of a planning application. Schemes that deviate from this guidance and its technical requirements should provide a clear explanation as to the reasons and offer any mitigation as may be required.

4.2 Artificial light is an important aspect of 'place-making' and should be carefully managed to address competing demands to achieve the right outcomes. The planning process within the City of London demands that an appropriate approach is taken to the design, deliver, installation and maintenance of all exterior lighting, and interior lighting visible from within the public realm. This is with the view to ensuring that the lighting makes a positive contribution to the cityscape whilst limiting potential adverse impacts and obtrusive light, particularly in respect of residential amenity and biodiversity.

4.3 **'Table 5: Lighting Outcomes'** summarises the key outcomes from any lighting scheme that is submitted as part of a planning application:

Table 5: Lighting Outcomes

Topic	Outcomes
A. Sustainability and climate change	<ul style="list-style-type: none"> • Minimise embodied energy to help reduce carbon emissions. • Minimise operational energy use to help reduce carbon emissions. • Employ circularity through design and specification to help reduce material waste. • Minimise obtrusive light such as sky glow, glare, excessive visual brightness, light spill and light intrusion that adversely impacts biodiversity, particularly within green spaces and adjacent to or within the river.
B. Residential amenity	<ul style="list-style-type: none"> • Minimise obtrusive light that adversely impacts local residents created by permanently installed interior, street, amenity, architectural, and landscape lighting and illuminated signs and media. • Minimise obtrusive light that adversely impacts local residents created by temporary construction lighting.
C. Public realm	<ul style="list-style-type: none"> • Employ lighting to help create an attractive, legible, safe and secure public realm after dark. • Employ lighting to help promote mobility, sustainable travel and support wayfinding, and accessibility. • Employ lighting to help promote culture and the arts.
D. Architecture, heritage, and public art	<ul style="list-style-type: none"> • Employ lighting to enhance and preserve the City of London's architectural heritage and historic places. • Employ lighting to enhance new architecture, but only where justified. • Employ lighting to enhance public art.
E. Safe and inclusive design	<ul style="list-style-type: none"> • Employ lighting to ensure that public places and buildings are accessible for everyone. • Employ lighting to help promote inclusion and diversity, and create places where everyone feels safe. • Employ lighting to support and promote walking, cycling and the use of public transport.
F. Temporary lighting	<ul style="list-style-type: none"> • Consider the opportunity for the inclusion of infrastructure to support temporary lighting for festivals and events. • Minimise construction lighting to that required to meet safety and security requirements only.

4.0 Lighting Guidance

4.4 This section provides the general principles that apply to lighting development, where relevant. Each principle includes guidelines related to the topics outlined in 'Table 5: Lighting Outcomes'.

Topic A: Sustainability and climate change

4.5 There are many things to think about when considering the use of artificial light in the City of London, whether it is illuminating an open space or landscaped area or highlighting a building. Even the impact of the interior lighting of a building needs to be considered as it can create unwanted impacts on people and the environment. Lighting schemes should aim to carefully balance the social and economic benefits that lighting brings to a development whilst mitigating the environmental consequences. The following general principles can assist in creating sustainable and responsible lighting solutions that minimise their impact on the planet:

Minimising energy Use

4.6 Electric light uses energy. In so doing it can create carbon emissions and uses valuable resources, contributing to climate change. The following general principles aim to help reduce energy used by lighting schemes:

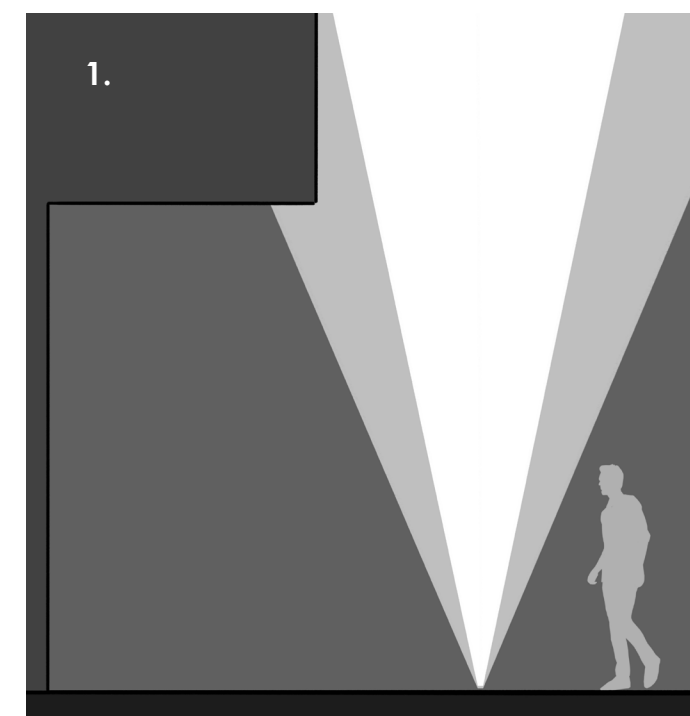
a. Artificial light is a precious commodity and should not be taken for granted. It should be used in a way that minimises waste and promotes moderation. Where artificial light is introduced to a development, it should be done so for a reason, with clear justification, whether functional, aesthetic or both.

- b. Developments should seek to minimise the use of artificial lighting in interior spaces during daylight hours through the provision of natural light as an integral part of the building design. This particularly applies to deep plan office and retail spaces where optimisation of daylight should adhere to best practice.
- c. Buildings should seek to achieve the maximum number of credits for lighting in the BREEAM Assessment (or similar schemes), using the most energy efficient lighting possible.
- d. Lighting schemes should be designed to contribute to the well-being of building occupants through measures such as the WELL standard (or similar schemes).
- e. All developments should ensure all external and internal lighting is automatically turned off when not needed using PIRs and/or timeclocks or other automated control devices to help reduce energy use and waste.
- f. Any architectural lighting, or lighting without an essential function, should be switched off between the agreed 'lighting curfew' and dawn.
- g. Lighting schemes should ensure as much of the energy demand as possible is met through on-site renewable or other forms of renewable energy provision.
- h. Lighting schemes should seek to exploit innovative procurement strategies such as lux-lease arrangements, whereby building owners or tenants lease the luminaires on a pay as you use basis, incentivising efficiency and reducing waste.

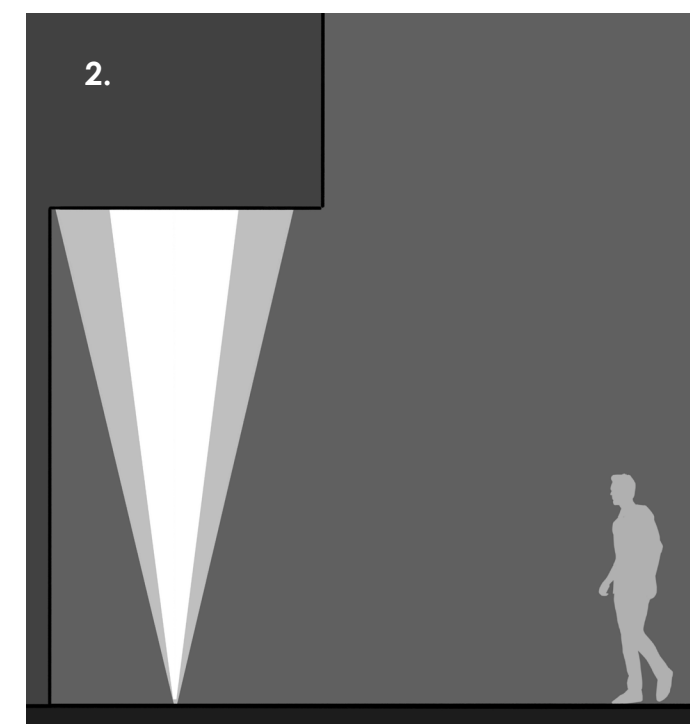
Obtrusive Light

4.7 Obtrusive light is a growing problem in urban centres including the City of London. It includes sky glow, glare, excessive visual brightness, light spill, and light intrusion. Sources of obtrusive light can include street and amenity lighting, security lighting, the exterior and interior lighting of buildings, and illuminated advertising amongst other examples.

- a. The City Corporation's Lighting Strategy (2018) seeks the active reduction of all forms of obtrusive light including sky glow, light spill, glare, excessive visual brightness, and light intrusion.
- b. All developments within the City of London should take measures to limit all aspects of obtrusive light in accordance with the recommendations of this SPD and best practice.
- c. All developments should ensure all external and internal lighting is turned off when not needed to help reduce obtrusive pollution.
- d. All external lighting schemes should avoid directly uplighting the sky and ensure that any light distributed above the horizontal is directly targeted at the surface to be lit and demonstrate this through the planning application details.
- e. All exterior fixtures should be fitted with louvres, snoots, cowls or other accessories that help limit obtrusive light, specifically light spill, glare, and sky glow.



1. Schemes should avoid directly uplighting into the sky.



2. Schemes should ensure that any light distributed above the horizontal is directly targeted at the surfaces to be lit without spilling light into the sky.



4.0 Lighting Guidance

Biodiversity

4.8 Exposure to artificial light at night (ALAN) has the potential to have a negative impact on a wide range of wildlife, from birds, bats, and fish to plant life, insects and other flora and fauna. The impact of artificial lighting on biodiversity is known to be complex and varies with species. It can either attract or repel certain species, interfering with natural feeding, breeding and migration patterns. Particular importance is given to avoiding the lighting of water habitats in relation to bats and fish and the mitigation of light spill from tall, highly glazed buildings with respect to bird strike and interference with patterns of migration. This SPD makes the following general recommendations:

- a. All developments should ensure natural darkness is retained in green areas / corridors at night. Natural darkness is defined as the general condition at night without the addition of artificial light from any development. Where not practical to do so specific 'dark nights' are encouraged during which time lighting is turned off.
- b. Lighting should encourage, or not discourage, biodiversity in green areas / corridors.
- c. Lighting levels should generally be kept as low as possible with light focused only where it is needed in green areas / corridors.
- d. The direct illumination and highlighting of green landscape, including the uplighting of trees and other planting, is discouraged other than where it can be justified in terms of helping to create a more legible environment that directly support inclusion and accessibility.
- e. New developments should prevent light intrusion into green areas / corridors through the detailed design of glazing and by using hoods, cowls, louvres and shields on external lighting.
- f. All lighting next to the River Thames and the riverside should avoid excessive illumination and any spillage into the water which could have detrimental impacts on biodiversity including bird, bat and fish populations and other river species.
- g. All lighting should closely observe and not interfere with established bat corridors.

- h. All lighting near planted areas and hedgerows, should be sensitive to bats, birds, insects and other flora and fauna.
- i. Highly glazed tall buildings should take any necessary mitigation measures to reduce the risk of bird strike due to external and internal lighting.
- j. All major developments, particularly those located adjacent to green space such as gardens, parks, churchyards or the river are advised to take advice from a specialist environmental consultant and/or ecologist who has local knowledge.
- k. All developments should ensure all external and internal lighting is turned off when not needed to protect biodiversity.
- l. Developments should follow the data on species and Sites of Importance for Nature Conservation (SINCs) from Greenspace Information for Greater London (GiGL).



1. Glazed façades without treatment and external lighting with insufficient optical control can cause light trespass intrusion into green areas spaces and potentially create bird strike.



2. Strategically located internal illumination, carefully detailed glazing facades and good optical control on for external lighting can help prevent light trespass intrusion into green areas spaces and birdstrike.



4.0 Lighting Guidance

Topic B: Residential amenity

4.9 Lighting can adversely impact residents' quiet enjoyment of their properties after dark. Consideration should also be given to temporary residents including workers who live in apartments during the week and tourists who stay in hotels and rented apartments, particularly at the weekend. Light spill through windows, even those fitted with blinds and curtains and the direct view of bright external and internal lighting schemes and light sources can not only cause a nuisance but also contribute to health issues including anxiety and sleep deprivation through the disruption of circadian rhythms. The following general principles should be observed:

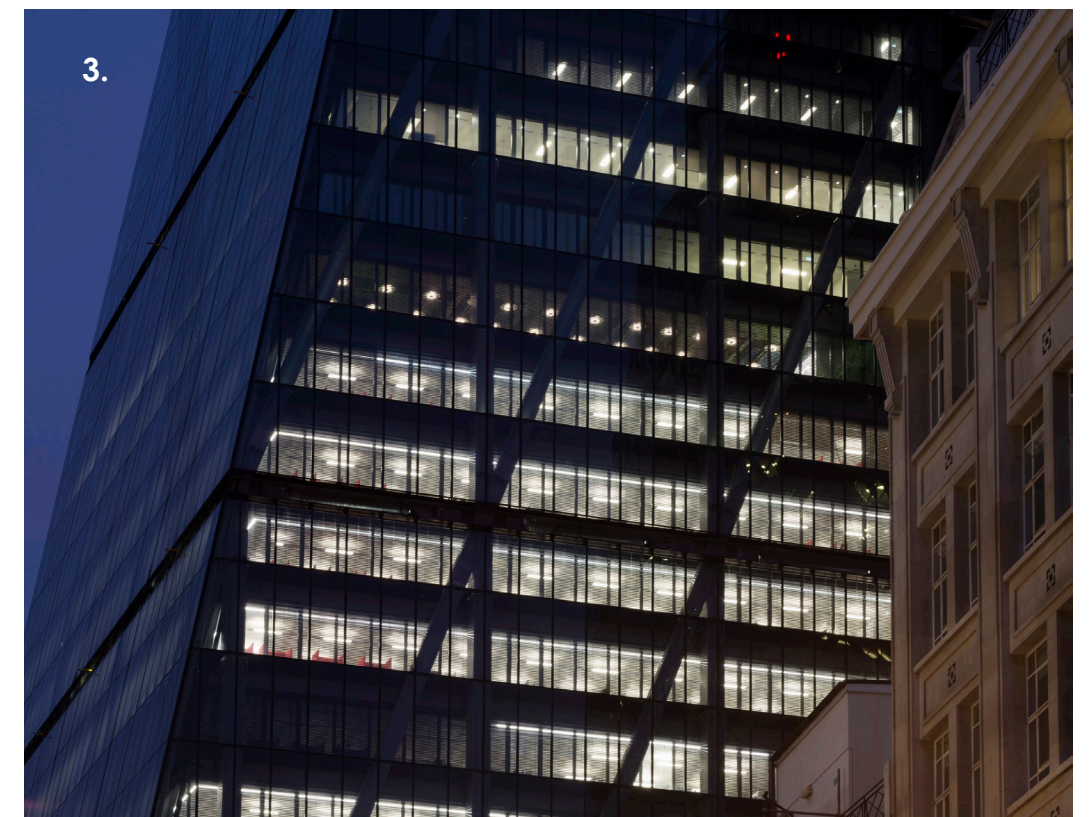
- a. Minimise and mitigate the visual brightness of interior lighting, particularly of highly glazed buildings, when seen from residential properties including the visibility of light fittings and their sources. This includes distant, mid and near views.
- b. Use good optical control and/or baffles to light fixtures to help reduce glare from interior lighting.
- c. Include well-designed presence detection systems to reduce lighting accidentally being left on as well as saving energy.
- d. Consider the solid to void ratio of facades or the use of blinds for developments directly impacting residential areas to help reduce the visibility of interior lighting at night.
- e. Put robust management protocols into place that seek to reduce over-lighting and waste.
- f. Developments should ensure all external lighting is managed in accordance with the Lighting Curfew Times, and all non-essential lighting turned off after 2300h if near to residential properties.
- g. Newly installed street lighting, where visible from residential properties nearby, should be provided with a shield/louver or similar to protect against glare.



1. Bright internal lighting schemes and highly visible light sources can not only cause a visual nuisance but also contribute to health issues.



2. Blinds, coatings, frit patterns and other façade design techniques can help reduce the visibility of interior lighting at night while occupants can still perform their tasks. All developments should switch off the internal lighting when the building is not occupied.



3. Good optical control and baffles to light fixtures can help reduce glare from interior lighting.
Photography by James Newton.

4.0 Lighting Guidance

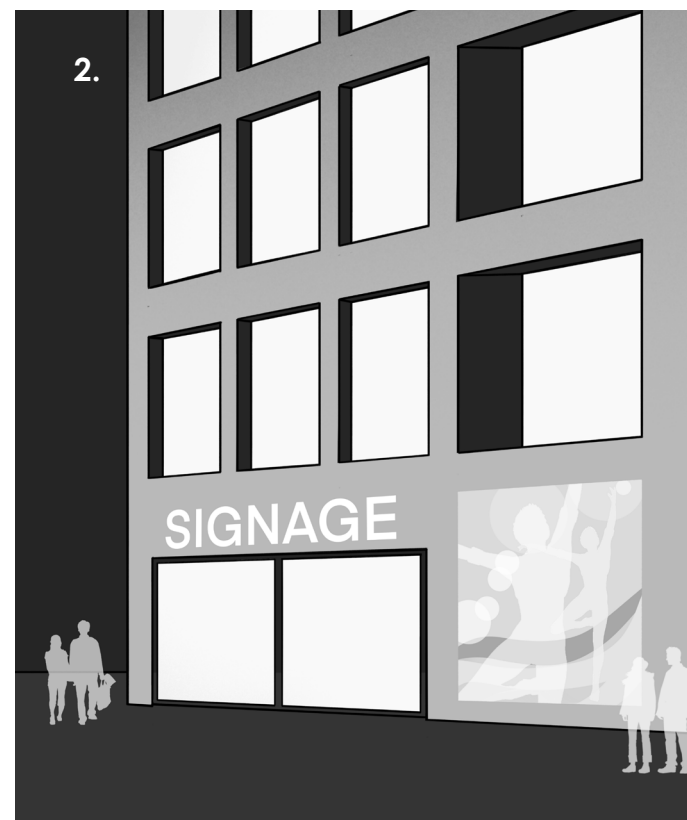
Topic C: Public realm

4.10 Lighting directly contributes to the character of the City of London after dark. This can range from the experience of pedestrians at street level to an appreciation of the skyline and key landmarks such as St. Paul's Cathedral when seen from a distance. The lighting of all developments should seek to make a positive contribution to the experience of the public realm after dark. Lighting schemes within the public realm should observe the following general principles:

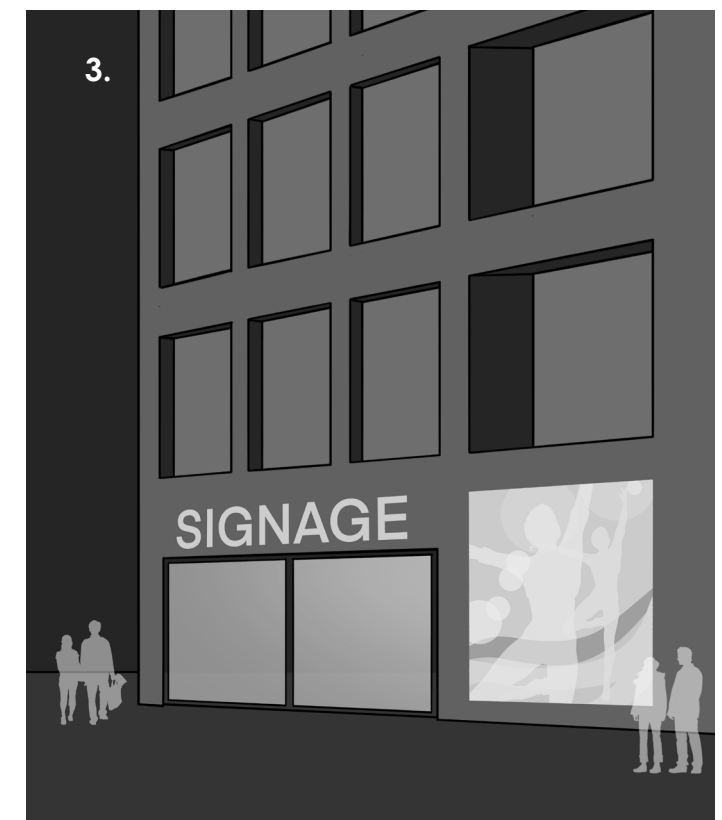
- a. All developments should consider how architectural and public realm lighting can contribute to place-making, character, and ambience to ensure attractive and safe places after dark.
- b. All developments should consider the accommodation of street and amenity lighting from early in the design a process from both a functional and urban design perspective.
- c. All new developments should determine the requirement to fix City of London street and amenity lighting to their facades if required to do so early in the design process.
- d. Where new developments are providing street or amenity lighting illuminance levels, colour temperature and mounting heights should be in strict accordance with the City Corporation's Lighting Strategy (2018) unless otherwise agreed.
- e. Public realm lighting should seek to create a legible environment that reveals key vertical as well as horizontal surfaces but without recourse to creating obtrusive light or glare.
- f. Small-scale creative lighting has the potential to create welcoming routes and improve sense of place and should be employed where appropriate.
- g. The illumination of all areas of hard and soft

landscape should balance the requirements for safety and security after dark with any potential impact on residential amenity and biodiversity.

- h. All public realm lighting should have the provision to be dimmed and controlled to help manage and balance visual brightness.
- i. The requirements for lighting to support CCTV should not over-ride aesthetic and environmental considerations.
- j. Key soft landscape features may be highlighted, but only where appropriate to do so.
- k. Schemes should retain natural darkness in green areas / corridors where safe to do so. Natural darkness is defined as the general condition without the addition of artificial light from any development.
- l. Colour rendering and colour appearance should be carefully considered such that materials and their surface textures, where illuminated, are well lit. Well-lit does not necessarily mean brightly lit.
- m. Consideration should be given to the appearance of any exterior lighting equipment and its associated architectural and electrical infrastructure by day.
- n. Illuminated signage and advertisements, including media screens, should be lit in line with the requirements of Advertising Consent.
- o. The lighting of signs, and external and internal media screens (where visible from the public realm) should be fully dimmable and controllable to help manage visual brightness.
- p. There is a general presumption against the use of non-white spectrum coloured lighting, unless there is a strong justification in the wider public interest.



2. The high brightness of signs and media screens can negatively impact the public realm experience.



3. Controlled signs and media screens can enhance the public realm experience.



1. Key landmarks such as St. Paul's Cathedral are part of the character of the City of London skyline after dark.
Photography by James Newton

4.0 Lighting Guidance

Topic D: Architecture, heritage and art

4.11 The lighting of architecture, including key details and parts of buildings, can make a valuable contribution to the overall experience of the City after dark and directly contribute to its cultural, social and economic life. Whilst the City Corporation encourages the creative and sensitive use of architectural lighting to help enhance its rich heritage not all new developments should necessarily be externally lit. Whilst external lighting that is used to enhance contemporary architecture should therefore generally be minimised, proper consideration should be given to the identity of all developments after dark including the external appearance of the internal lighting. Subject to the agreement of the artist, public art should generally be lit. The following general principles must be observed:

- a. All new developments should consider whether the addition of exterior architectural lighting is desirable. Not all buildings should necessarily have lighting treatments. The inclusion of exterior lighting to buildings that form part of a development should therefore be fully justified as part of any application, particularly in relation to any adjacent heritage, residential or environmentally sensitive site.
- b. The lighting of heritage assets should be undertaken with great care, and be compatible with their conservation and enhancement, but not all heritage assets should be lit, and this will require strong justification.

- c. Where facades are highly glazed to new or refurbished developments, particularly retail frontages and office floor plates, careful consideration should be given to the impact of the interior lighting on the external identity of the development after dark.
- d. Colour rendering and colour appearance of all external and internal lighting should be carefully considered such that materials and their surface textures, if highlighted at all, are well lit. Well-lit does not necessarily mean brightly lit.
- e. In some cases, particularly with tall towers, the impact of the building on the skyline and strategic townscape heritage should also be considered.
- f. Consideration should also be given to the appearance of any exterior lighting equipment by day.
- g. The inclusion of lighting to reveal public art after dark should be carefully considered in terms of brightness, colour and scale such that it provides visual benefit after dark as well as by day subject to the requirements of the artist.
- h. Where 'light art' is employed, the brightness, colour, scale, and glare should be fully dimmable and controllable.



1. Example of good lighting of an internal office floorplates that positively contributes to the building's external identity after dark. Bloomberg European HQ – Lighting design by Tillotson Design and Foster + Partners Photography by James Newton.

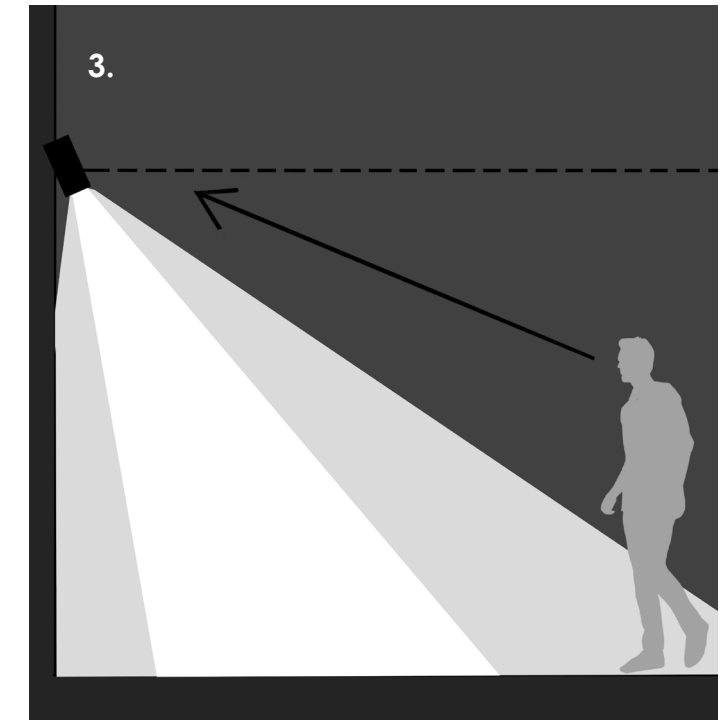
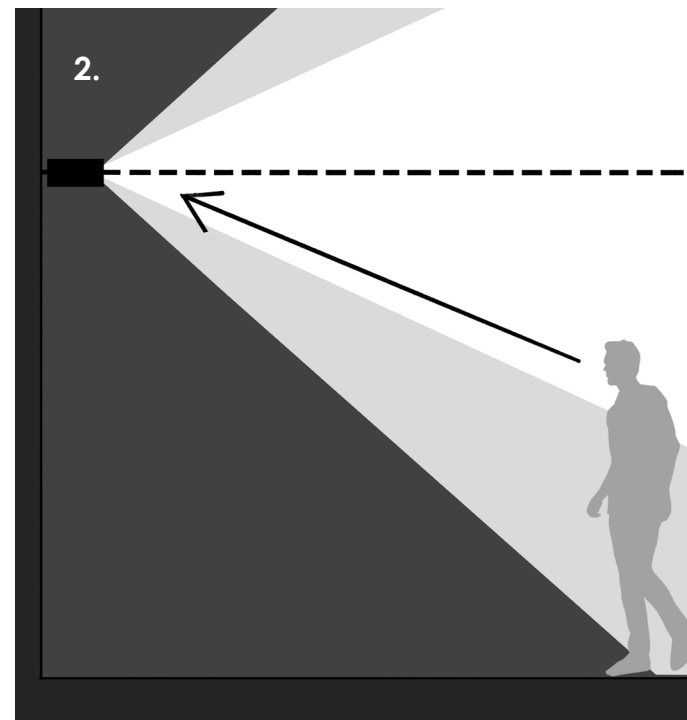
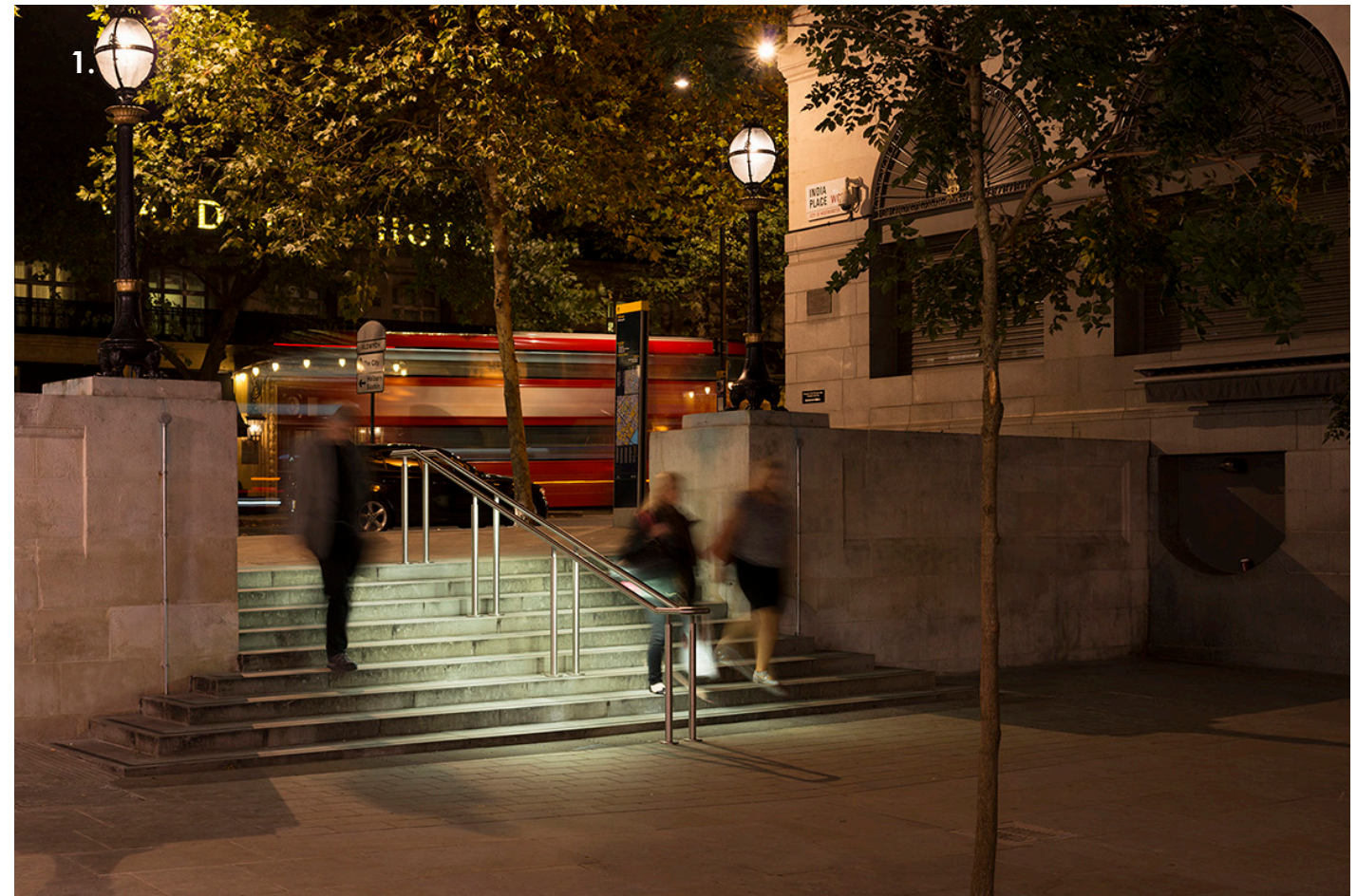
2. Considered illumination of heritage structures makes a valuable contribution to the overall experience of the City after dark. London Wall Place – Lighting design by Studio Fractal Photography by James Newton.

4.0 Lighting Guidance

Topic E: Safe and inclusive design

- 4.12 Lighting should be used to help create safe, inclusive environments for everyone. Lighting design should reinforce the City Corporation's and Mayor's Transport Strategies including the 'Healthy Streets Approach', which seeks to create a public realm that helps improve people's health and their experience of using streets. The following general principles should be observed:
- a. Lighting should be used to create an accessible public realm and public spaces for everyone, particularly after dark. Lighting should be designed to meet the needs of different people, including those with reduced mobility, visual impairments, people who are neuro-divergent, older people, and children.
 - b. Lighting design should prioritise the creation of safe and attractive spaces and routes for people walking, cycling and using public transport.
 - c. Lighting design should be used to create a safe public realm and public spaces, recognising that softer, warmer, more ambient lighting can help create safer-feeling places than harsh, bright, cooler light. Also, that the lit context, reflections, contrast, glare, spectrum and layering can all influence the sense of safety and security.
 - d. In designing for safety and security, lighting design should factor in the experience of different groups, including women and girls, LGBTQ+ people, disabled people and those who are likely to experience hate crime on the basis of their race or religion.
 - e. Lighting design should employ fuller spectrum white light sources to help improve recognition.
 - f. Lighting should be used to celebrate the diversity of the people who live, work and visit the City of London, for example through highlighting public art, commemorative statues, and religious buildings or through

- g. temporary, creative lighting installations that celebrate events and festivals for particular communities.
- g. Lighting should be used to enhance the experience of people arriving by public transport including through ambient and creative lighting at a human scale.
- h. New developments should consider how lighting can be provided which encourages vehicles to behave safely, whilst allowing safe passage for pedestrians and cyclists.
- i. Lighting should be designed to reduce the amount of distracting and even disorientating light so as to prevent accidents and assist with the prevention and fear of crime.



1. Ambient and creative lighting on a human scale can encourage people to use public spaces after dark. Photography by James Newton.

2. Glare caused by luminaires can disorient and distract people, especially people those with visual impairments.



3. The appropriate careful direction of light fixtures can help reduce glare and help people better orient themselves.



4.0 Lighting Guidance

Topic F: Temporary lighting

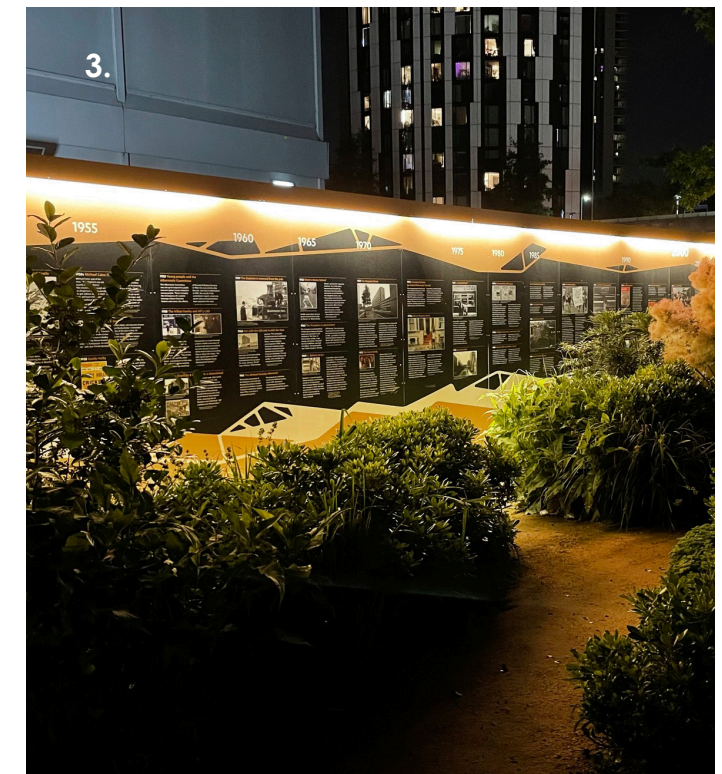
- 4.13 Whilst this SPD is concerned with the design, detailing, delivery, operation, and maintenance of permanent lighting installations, there are two types of temporary lighting which should be considered as part of the planning process where relevant: festive lighting, and construction lighting.
- 4.14 Temporary festive and event lighting can make a positive contribution to the social, economic, and cultural life of the City. Whilst the installation of permanent dynamic lighting schemes are not encouraged i.e. lighting installations that randomly change colour with no clear design purpose or create a visual distraction or nuisance to local residents, it welcomes the provision of infrastructure for the occasional use of dynamic coloured lighting, projections and other forms of artistic night-time intervention as part of national or local celebrations, public and religious holidays and support for causes.
- 4.15 Construction lighting can be in place for many years. Whilst this is essential to the safety and security of construction sites, particularly during the winter months, it is recognised it can have a highly detrimental impact on both residential amenity and biodiversity due to the techniques that are often employed such as area floodlighting.
- 4.16 Lighting equipment for filming or photography does not usually require planning permission. Where it does, the principles set out in this document should be followed, with particular care taken to minimise impact to residential amenity.

- 4.17 The following general principles should be observed with respect to both of these forms of lighting which may be subject to planning conditions as part of the approval process:
- The provision of temporary festive lighting both within the public realm and where mounted on or from the building should be considered early in the design where applicable.
 - Where temporary festive lighting is to be employed consideration should be given to the provision of supporting electrical and mechanical infrastructure including externally exposed cabling, sockets, cleats, hooks, eyes and other fixings as part of the façade design.
 - The provision of temporary construction lighting adjacent to or running through a development site, and the illumination of the site itself for safety and security purposes including the lighting of cranes should all be carefully considered as a holistic design.
 - The temporary lighting of construction sites should be designed to minimise obtrusive light including sky glow, glare, light spill, visual brightness, and light intrusion, and avoid creating adverse ecological impacts particularly with respect to residential amenity.
 - Consideration should be given as to how the temporary lighting of construction sites might make a positive contribution to the character and ambience of the local area after dark for the duration of the works.

1. Provision of infrastructure for the occasional and appropriate use of dynamic coloured lighting, projections and other forms of artistic night-time intervention can enhance the public realm after dark.
Photography by James Newton.



2. Temporary construction lighting can cause glare, light spill and light pollution.
Photography by James Newton.



3. Temporary lighting of construction hoarding can make a positive contribution to the character and ambience of the local area and minimise the impact on the ecology.



5.0 Technical Requirements

Technical Requirements

- 5.1 This final section sets out the technical requirements with which all lighting schemes within the City of London for new developments are expected to comply. Where deviation occurs applicants should explain their reasons and justify their design decisions including providing mitigation where needed.
- 5.2 The information as indicated in '**Table 6: Technical Lighting Requirements**' should be submitted as part of the Lighting Equipment Schedule as indicated in '**Table 4: Technical Lighting Design Submission Requirements**':

Table 6: Technical Lighting Requirements

Item	Requirement
Type of source	To be light emitting diode (LED) unless otherwise stated. Where not LED please detail the source and justify its use.
Colour appearance of the source	All exterior and interior light sources (where visible to the public realm) should be in the range of 2300K – 4000K. Where sources are not within this range, or are coloured, please clearly explain the reason.
Colour rendering of the source	All exterior light sources should have a CRI of ≥ 80 . Where sources are not within this range, please clearly explain the reason.
Construction of the luminaire	Details should be provided as to the materials and general construction of the luminaire, its IP and IK rating (where relevant) and its compliance with relevant British Standards, Electrical Regulations and Codes of Practice.
Efficiency of the luminaire	All exterior lighting equipment should achieve an efficiency of ≥ 70 lm/circuit watt. Where equipment does not achieve this efficiency, please clearly explain the reason.
Optical design and aiming of the luminaire	All exterior luminaires should be directed at the target surface and aimed so as not to create obtrusive light such as sky glow, glare, excessive visual brightness, light spill or light intrusion. Where the risk of obtrusive light exists luminaires should be fitted with louvres, cowls or shields. Where no accessories are fitted, please clearly indicate how the design minimises glare.
Mounting methodology	Please indicate the method by which any lighting equipment is fixed within the public realm or to a building and the means by which it is secured to prevent it falling. Where equipment is at low level and/or can be touched by a member of the public details should be provided as to the measures taken to secure the fitting and prevent injury by sharp edges, heat, or electric shock. Details should also be provided as to any measures taken to counter vandalism.
Dimensions and weight	Please state the overall dimensions and weight of each item of lighting equipment.
Lifetime, upgrading and disposal	Details should be provided as to the anticipated lifetime of all exterior lighting equipment, any warranty period provided by its manufacturer and the method by which it will be upgraded to extend its life and/or disposed of at end of life. It is recommended that all luminaires have a warranty of not less than 5 years.
Origin of manufacture and support	Details should be provided as to the origin of manufacture of all exterior lighting equipment and the means by which technical support will be provided during its lifetime.

5.0 Technical Requirements

Obtrusive Light

5.3 One of the primary goals of this SPD is to help reduce the environmental impact created by lighting schemes for new developments to protect both residential amenity and biodiversity, whilst at the same time promoting the creation of rich, diverse and visually interesting public realm experience after dark. To do so it has drawn upon general guidance and best practice. This includes 'Guidance Note 01/21 for the reduction of Obtrusive Light 2021' published by the Institution of Lighting Professionals (ILP), which in itself is based on international guidance on obtrusive light as detailed in 'CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations'.

5.4 Whilst obtrusive light is also referred to as light pollution, for the purposes of this document it includes sky glow, glare, excessive visual brightness, light spill, and light intrusion that can cause a nuisance or create an adverse impact on both people and biodiversity.

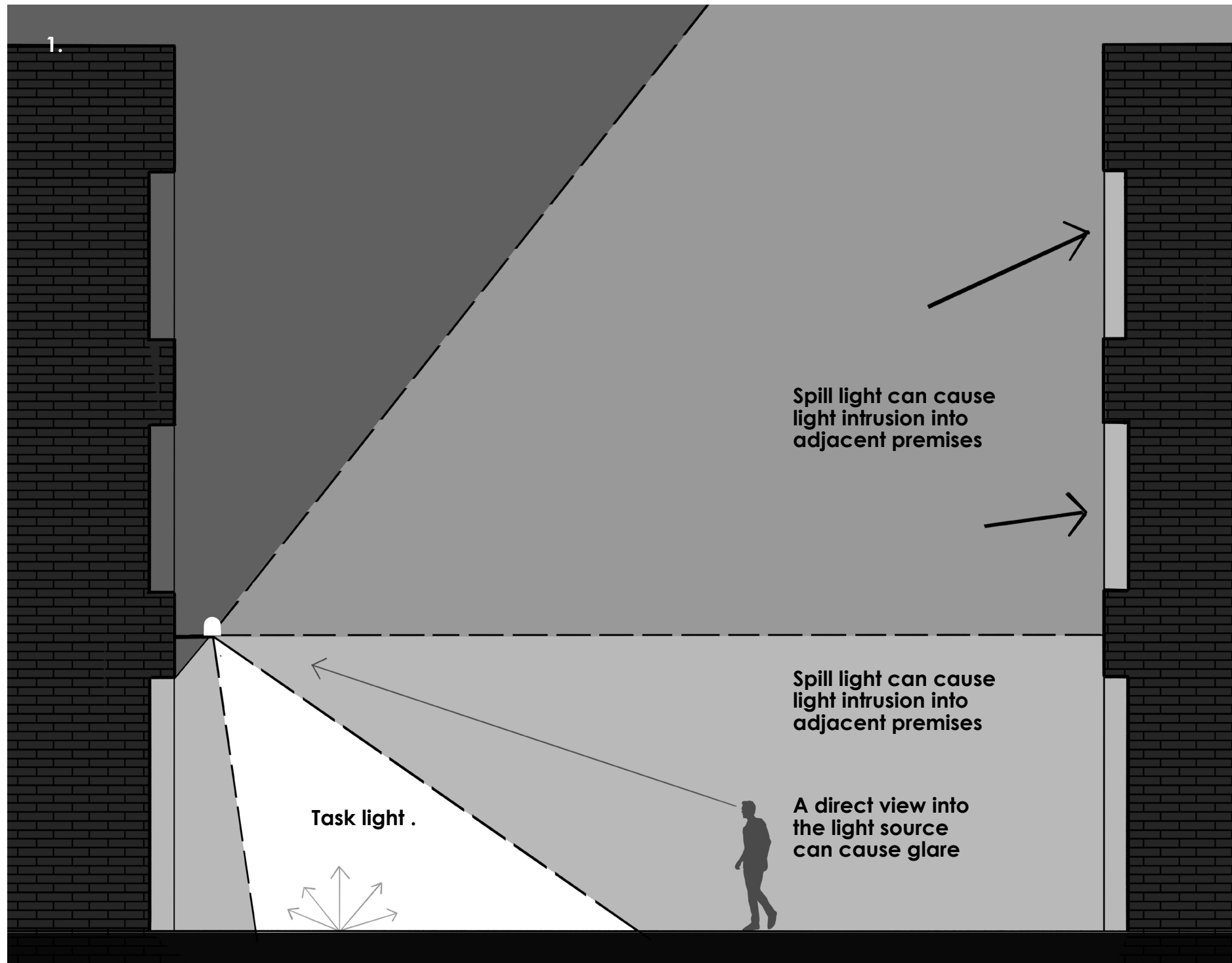
5.5 Four things are required to be considered to help minimise obtrusive light created by a lighting scheme whether that is external to the building or internal but visible from outside: The brightness of the light sources, the optical design and distribution of the luminaires, the positioning and mounting of the luminaires, and how they are controlled.

5.6 Lighting schemes designed as part of new developments should meet the requirements and provide the information set out in 'Table 7: Environmental Lighting Standards'. Where deviation from such standards occur applicants should explain their reasons and justify their design decisions including providing mitigation where required.

Table 7: Environmental Lighting Standards

Issue	Requirement	Reason
Sky glow	Provide details of any mitigation measures taken as part of the design and management of the exterior and interior lighting to reduce the risk of contributing to sky glow such as aiming fixtures above the horizontal, their optical design, the inclusion of accessories such louvres, snoots and cowls and the use of lighting control.	To contribute to the reduction of obtrusive light.
Glare	Provide details to demonstrate how glare will be controlled including confirmation that the main beam angle of all light fixtures when directed towards an observer is no more than 45° from the vertical. If aiming angles of luminaires exceed this requirement, clearly explain the reasoning and any mitigation measures that may be taken.	To contribute to the reduction of obtrusive light.
Visual brightness	Provide details, including luminance plots, to demonstrate that the visual brightness of a façade, or illuminated media complies with the requirements of this document (see Tables 9-13) If the visual brightness exceeds these clearly explain the reasoning and any mitigation measures that may be taken.	To contribute to the reduction of obtrusive light.
Light spill	Provide details, including illuminance plots, to demonstrate that light spill from the development complies with the requirements of this document (see Tables 9-13), excluding street and amenity lighting. If the light spill exceeds these, clearly explain the reasoning and any mitigation measures that may be taken.	To contribute to the reduction of obtrusive light.
Light intrusion	Provide details of any mitigation measures taken as part of the design and management of the exterior and interior lighting to reduce the risk of light intrusion into adjoining or neighbouring properties such as blinds, lighting control, etc.	To contribute to the reduction of obtrusive light.
Curfew	Provide details of which luminaires are required to be maintained from dusk to dawn for essential lighting to support safety and security and which luminaires are non-essential and may therefore be switched off at the appointed curfew time (see Table 9).	To contribute to saving energy and reducing obtrusive light.
Energy consumption	State the total energy consumption of the external and internal lighting installation and detail what measures are being taken to minimise energy use.	To show how the development may directly contribute to the City of London's strategy for the reduction of CO2 emissions.

5.0 Technical Requirements



1. Types of obtrusive light.



2. If the visual brightness of signage is too high, it contributes to obtrusive light.



3. If the visual brightness is ≤ 200 cd/m² and well balanced, the façade and signage are more legible.



5.0 Technical Requirements

5.7 Alongside the requirements set out in 'Table 7: Environmental Lighting Standards' the following Tables 9-12 indicate the general technical standards that lighting should be designed to for all new developments, particularly with respect to light spill and visual brightness.

5.8 The City Corporation's Lighting Strategy (2018) describes a variety of different character zones. It is recognised that these different areas of the City are brighter or darker depending on the nature of the activity taking place i.e. commercial office, retail, residential, historic, cultural or mixed use. 'Table 8: District Brightness Zones (DBZ)' indicates the classification of different areas of the City of London into areas of district brightness. Applicants should establish which zone/s applies to their development through consultation with a City of London Planning Officer.

5.9 For the avoidance of doubt where a development lies at the boundary of two District Brightness Zones the design should comply with the requirements of the lower brightness zone unless otherwise agreed with the City Corporation. It may also be that different facades of a development may be required to meet the standards of different District Brightness Zones.

5.10 Having established the relevant District Brightness Zone/s (DBZ) with the City Corporation that applies to a lighting scheme, the applicant should consult 'Table 9: Lighting Curfew Times' which clarifies the times at which all external lighting, except that specifically required for safety and crime prevention such as street and amenity lighting, should automatically switch off, or dimmed down to pre-agreed levels, unless activated by a passive infrared (PIR) detector or similar presence detector or sensor.

5.11 Having established the District Brightness Zone (DBZ) and the Lighting Curfew Times the external lighting, or the internal lighting visible from the public realm, should be designed to meet the criteria stated in 'Table 10: Light Spill – Maximum value for vertical illuminance spilling from a façade' as measured on a vertical plane at a 5m offset from the site boundary of any development. Evidence of compliance with these requirements should be provided through outputs from light modelling studies.

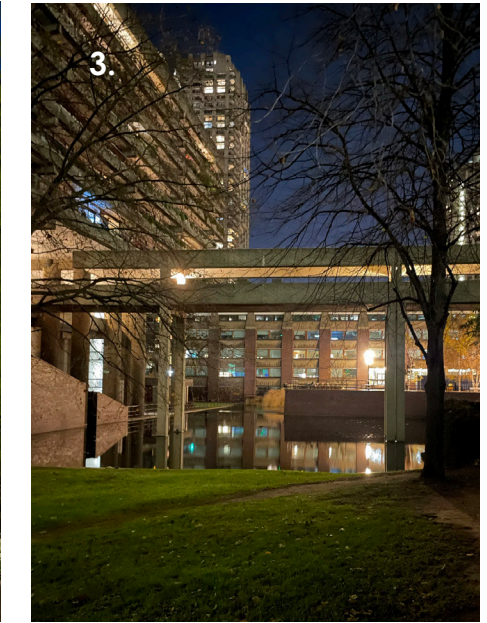
5.12 Having established the District Brightness Zone (DBZ) and the Lighting Curfew Times the external lighting, or the internal lighting visible from the public realm, should be designed to meet the criteria stated in 'Table 11: Light Spill – Maximum value for horizontal illuminance spilling from a façade' as measured on a vertical plane at a 5m offset from the site boundary of any development. Where the offset to neighbouring buildings or open spaces is less than 5m the criteria apply to that boundary. Evidence of compliance with these requirements should be provided through outputs from light modelling studies.



1. Example of a District Brightness Zone 1. Photography by James Newton.



2. Example of a District Brightness Zone 2. Photography by James Newton.



3. Example of a District Brightness Zone 3.

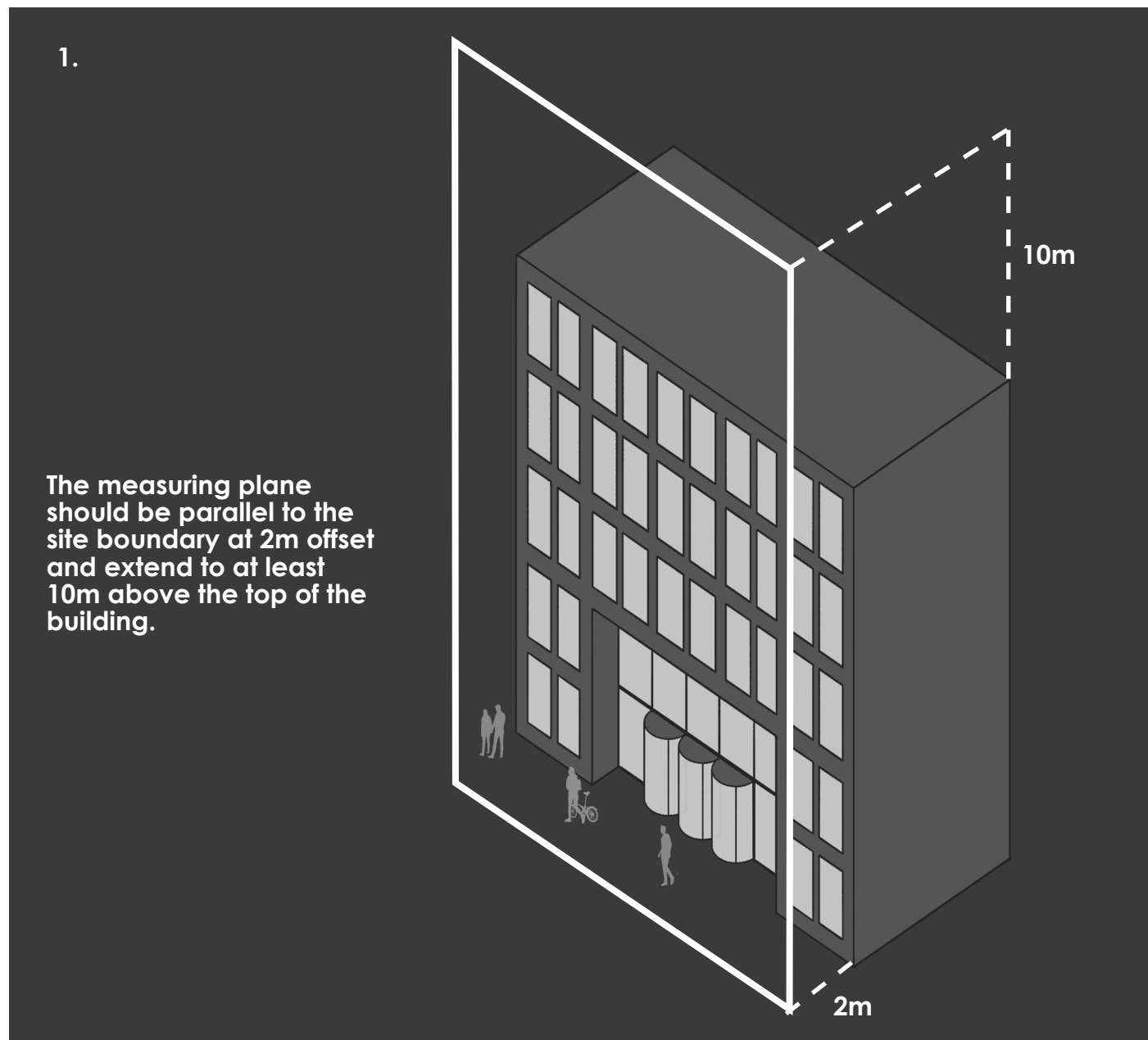
Table 8: District Brightness Zones (DBZ)

DBZ	Class	Area
DBZ1	High	Commercial, retail and transport terminals and other defined high district brightness areas.
DBZ2	Medium	Cultural, tourist and heritage and other defined medium district brightness areas.
DBZ3	Low	Residential, special heritage, landscaped and other defined low district brightness areas.

Table 9: Lighting Curfew Times

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	Sunset to midnight	Midnight to sunrise
DBZ2	Medium	Sunset to 23.00	23.00 to sunrise
DBZ3	Low	Sunset to 22.00	22.00 to sunrise

5.0 Technical Requirements

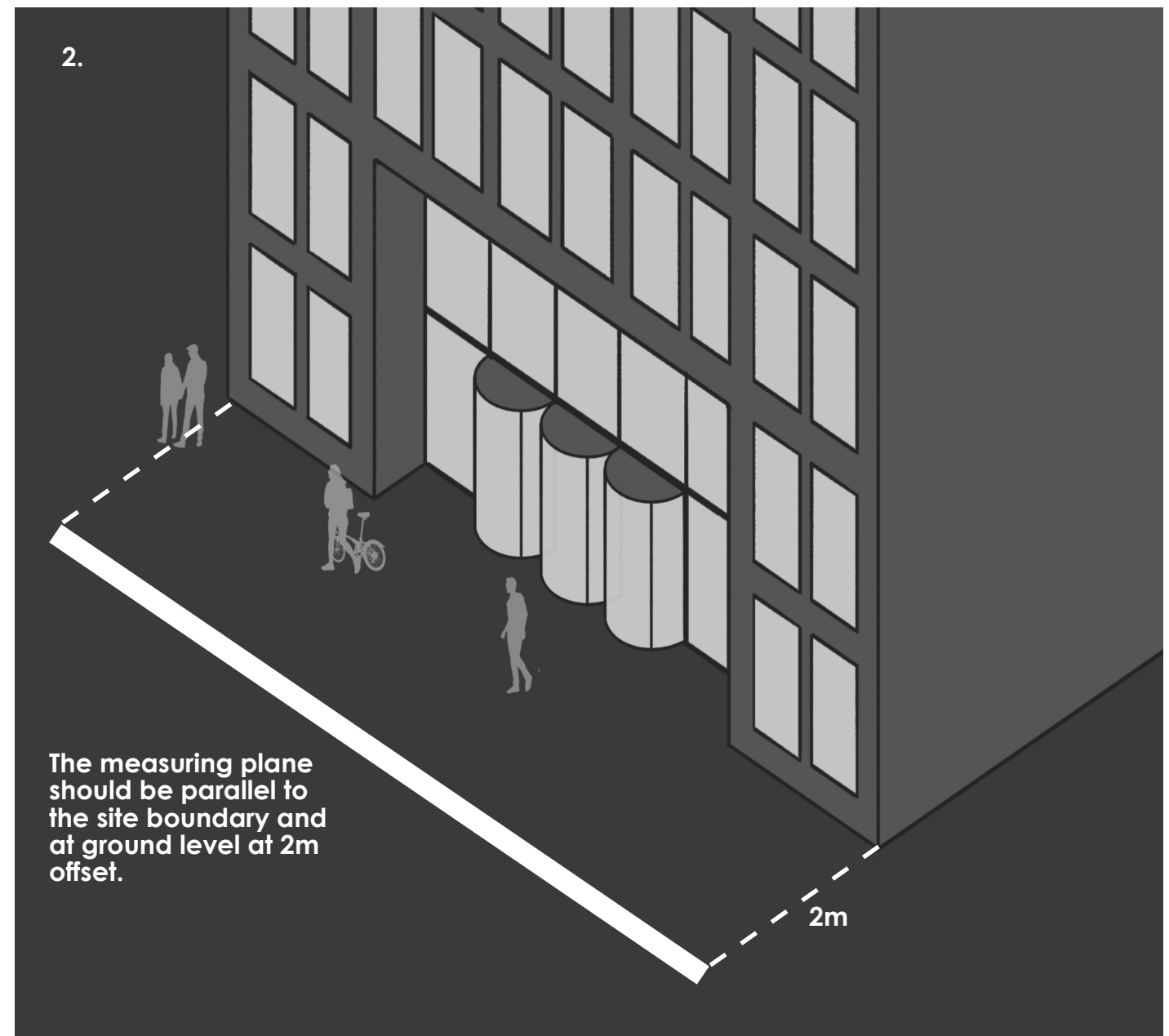


1. Diagram explaining measuring plane for vertical illuminance.

Table 10: Light Spill – Maximum Vertical Illuminance

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	15 lux	3 lux
DBZ2	Medium	5 lux	1 lux
DBZ3	Low	1 lux	0.1 lux

Note: The measuring plane should be parallel to the site boundary and extend to at least 10m above the top of the building.



2. Diagram explaining measuring plane for horizontal illuminance

Table 11: Light Spill – Maximum Horizontal Illuminance

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	15 lux	3 lux
DBZ2	Medium	5 lux	1 lux
DBZ3	Low	1 lux	0.1 lux

Note: The measuring plane should be parallel to the site boundary and at ground level.

5.0 Technical Requirements

5.13 Having established the District Brightness Zone (DBZ) and the Lighting Curfew Times the external lighting, or the internal lighting visible from the public realm, should be designed to meet the criteria stated in 'Table 12: Visual Brightness – Maximum values of average surface luminance of illuminated media' as measured at the face of the sign/media screen. Evidence of compliance with these requirements should be provided through outputs from light modelling studies.



1. The measuring plane is the face of the sign/media screen.

Table 12: Visual Brightness – Maximum values of average surface luminance of illuminated media

DBZ	Class	Pre-Curfew	Post-Curfew
DBZ1	High	500 cd/m ²	250 cd/m ²
DBZ2	Medium	200 cd/m ²	100 cd/m ²
DBZ3	Low	100 cd/m ²	50 cd/m ²

Note: The measuring plane is the face of the sign/media screen.

5.0 Technical Requirements

Operation and Maintenance

5.14 Notwithstanding the quality of the lighting design for any development and its compliance with the general principles and technical requirements of this SPD, the way in which the lighting performs after dark each night will be reliant on the manner in which it is operated and maintained. **'Table 4: Technical Lighting Design Submission Requirements'** requires applicants to submit full details of their intended operational and maintenance requirements for the exterior lighting and any interior lighting visible from the public realm. Such details should include the information and details as outlined in **'Table 13 – Requirements for the Operation and Maintenance of Lighting'** as follows:

Table 13: Requirements for the Operation and Maintenance of Lighting

Item	Requirement
Control Methodology	General summary of anticipated methodology for the control of all external lighting and all internal lighting visible from the public realm.
Control System	Details of exterior and interior control systems including general type, control protocol, confirmation of degree to which lighting is dimmable and details of operational interfaces that control the timing of the external lighting and internal lighting visible from the public realm including PIRs, photocells, programmable and astronomic timeclocks.
Operational Times	Details of operational timings and approximate lighting levels as a percentage of full brightness for all external lighting and internal lighting visible from the public realm to demonstrate compliance with pre-curfew and post-curfew lighting requirements as stated in this guidance including details of different lighting moods or scenes.
Maintenance of Lighting Equipment	General method statement for the maintenance of all lighting equipment providing the external lighting and internal lighting visible from the public realm including intervals for inspection and cleaning of lighting equipment including details of access requirements and timings.
Replacement of Lighting Equipment	General statement for the anticipated upgrading and/or replacement of all lighting equipment providing the external lighting and internal lighting visible from the public realm including LED chips, luminaires, accessories and drivers together with details of how such equipment will be recycled or disposed.

Appendices

Appendix A:

Considerate Lighting Charter

City of London Corporation

The City of London Corporation's Considerate Lighting Charter is a set of actions that will help to ensure that buildings and public spaces in the Square Mile achieve the right light, in the right place, at the right time.

Building owners, managers and occupiers in the Square Mile are encouraged to sign up to the Charter. By doing so, they commit to the principles and actions of the Charter, and commit their organisations to minimising the amount of artificial lighting they use.

These 13 actions are the minimum required to comply with the Considerate Lighting Charter. For further guidance, look at the City of London Corporation's Lighting SPD.

Well-managed lighting

1. **Turn lights off** – Do not leave the lights on in unoccupied interior spaces, particularly commercial spaces and ensure external lighting accords with curfew times in the Lighting SPD.
2. **Review your lighting system** – Carry out an initial review and update it regularly, with the aim of minimising light spill, reducing energy consumption and improving sustainability.
3. **Consult neighbouring properties** – Particularly residents and other sensitive receptors, as part of the review. Keep neighbouring properties informed about changes to your lighting system.
4. **Detection systems** – Install passive infrared detectors (PIR) or similar detection systems as part of a 'smart' lighting system designed in a way that minimises the amount of light used.
5. **Management** – Embed good lighting practice in your facilities management teams and undertake training for staff on how lighting systems should be operated.

Comfortable lighting

6. **Glare** – Install low-glare downlighting and louvres to minimise glare and the visibility of lights from outside the building.
7. **Light spill** – Remove or reduce any lighting that is within two metres of a window. Install blinds to minimise light spill outside the building.
8. **Colour temperature** – Do not use lighting that is cooler than 3,000 Kelvin for outside the building, or cooler than 4,000 Kelvin for inside the building, after dark.
9. **Illuminance and brightness** – Put limits on external lights and internal lights that are visible from outside, taking account of the time of day and character of the area. (Tables 10 -12 of the Lighting SPD set out the limits to follow).

Sustainable lighting

10. **Energy waste** – Only use light where deemed absolutely necessary and ensure it is on only when needed.
11. **Reduce carbon impacts** – Procure light fittings that have the minimum embodied carbon and lowest operational energy, and can be easily repaired, replaced and recycled. Consider 'lux leasing' and other circular economy approaches.
12. **Efficiency** – All exterior lighting equipment should achieve an efficiency of more than 70 lumens per circuit watt.
13. **Biodiversity** – Identify local context and design your lighting to limit any impacts on biodiversity.

Appendix B:

Supporting legislation, standards

There are numerous recognised standards and guidelines with respect to external lighting the UK. These make general recommendations regarding the quality, quantity, distribution, and delivery of light and the many technical considerations associated with the illumination of the built environment. Whilst too numerous to cite within this document, the following are recommended for further background information in support of this SPD:

- BS5489-1 2020: Design of road lighting. Lighting of roads and public amenity areas. Code of practice;
- CIBSE/SLL Code for Lighting;
- CIBSE/SLL Lighting Guide LG06/16: The Exterior Environment;
- CIBSE/SLL LGLOL Guide to limiting obtrusive light;
- CIE 115:2010 Lighting of roads for motor and pedestrian traffic;
- CIE 126:1997 Guidelines for minimising sky glow;
- CIE 136:2000 Guide to the lighting of urban areas;
- CIE 150:2017 Guide on the limitation of the effects of obtrusive light from outdoor lighting installations;
- ILP GN 01/20: Guidance note for the reduction of obtrusive light;
- ILP PLG04 Guidance on undertaking environmental lighting impact assessments;
- ILP PLG05 The brightness of illuminated advertisements;
- ILP PLG06 Guidance on installation and maintenance of seasonal decorations and lighting column attachment;
- Historic England: Streets for All Advice for Highway and Public Realm Works in Historic Places;
- Historic England: External Lighting of Historic Buildings;
- Information from the Bat Conservation Trust on artificial lighting, and Eurobats guidelines for consideration of bats in lighting projects.

It should be noted that the above list is not exhaustive. It also relates to good practice guidance not regulation. The advice given by the Institution of Lighting Professionals in relation to their guidance may be seen as applicable to all: "Lighting is a complex subject with both subjective and objective criteria to be considered. The notes are therefore no substitute for professionally assessed and designed lighting, where the various and maybe conflicting visual requirements need to be balanced."

Appendix C: Construction Lighting

Whilst temporary construction lighting for construction sites after dark is essential to maintaining safety and security on construction sites it can also be a blight creating light spill, glare, light intrusion and other unwanted impacts, particularly with respect to local residents and biodiversity. In some cases temporary construction light may stay in place for many years. It also often changes and develops over time, including the re-positioning of lighting associated with hoardings, scaffolding, site access for vehicles and personnel, site accommodation, open working areas, cranes, concrete batching plants and other construction areas. The following guidance is recommended for all construction sites within the City of London with respect to lighting:

1.0 Introduction

The following guidelines have been prepared to assist with the design, development, delivery, operation, and maintenance of 'Exterior Site Lighting' within the City of London. They aim to provide 'best practice' guidance to principal contractors, their sub-contractors, and other key stakeholders as to the use of artificial light in the external realm in association with construction sites and their immediate curtilage.

2.0 Background

Lighting plays a key role on construction sites, particularly during the winter months when work may be taking place during the hours of darkness. Lighting is used to provide a safe and secure environment for all those that work on, or visit the construction site itself, and for members of the public who are driving, cycling or walking around the perimeter. Whilst the role of such lighting is critical it should be recognised that it also creates several unwanted environmental impacts including:

- Energy use
- Obtrusive light
- Light Pollution
- Waste

This document aims to provide advice as how to improve the balance between the requirement to provide a well-lit working environment and reducing the environmental impact of Exterior Site Lighting to create a sustainable response. This is particularly important as construction sites within the City of London, and their temporary lighting arrangements, will be in place for long periods – often several years. It is therefore important to reduce the impact of such lighting for local residents, biodiversity, and to protect the night sky but without compromise to safety and security.

3.0 Standards

Whilst there are no apparent statutory requirements for Exterior Site Lighting within the UK, it is a requirement of the Health and Safety Executive to safely illuminate construction sites. Guidance is available on the HSE website. This includes links to HSG38 'Lighting at Work'. Whilst this document deals more broadly with health and safety issues around lighting in a range of different workplaces including offices, factories, etc., it also refers to construction sites. It should be noted however, that HSG38 was first published in 1987, and last updated in 1997, since when many changes in lighting technology and the understanding of both the benefits and impacts of artificial lighting on human health and the wider environment have substantively changed. The baseline information from HSE regarding Site Lighting is currently limited to the provision of light but does not include any comment regarding the potential environmental impact or nuisance it can cause. Many other standards exist with respect to the design of exterior lighting which are noted in the appendix to this document. Whilst such guidance refers generally to more permanent schemes, much of the advice can equally apply to temporary conditions, particularly where lighting is to be installed and operated for many years. The most relevant document that provides guidance in respect of light pollution, light spill, over-illumination and other environmental factors with respect to the use of artificial light at night (ALAN) is 'ILP GN 01/20: Guidance note for the reduction of obtrusive light' published by the Institution of Lighting Professionals.

4.0 Principles

The key lighting requirement for all Exterior Site Lighting is providing the right amount of light, of the right type in the right place, and at the right time.

Quantity

Whilst HSE guidance on technology as outlined in HSG38 is outdated, many of its key recommendations remain relevant. The guidance states: "Lighting at work is very important to the health and safety of everyone using the workplace. The quicker and easier it is to see a hazard, the more easily it is avoided. The types of hazard present at work therefore determine the lighting requirements for safe operation." It is therefore essential that the right amount of light for the visual task is determined in each area of the site. This should generally be determined based on carrying out a risk assessment and/or using the CIBSE Code for Exterior Lighting or similar best practice guidance. Whilst the amount of light (illuminance measured in lux) may be expressed as an average across the task plane its uniformity (evenness of the lighting) is critical. Extremes of contrast should be avoided wherever safety is a key consideration. The more uniform the lighting the better the eye can see and therefore the lower the light level can be. This point is important where measures are being taken to minimise the environmental impact of the lighting including the avoidance of over-illumination and over-specification. The less light that is used the less impact is created.

In the absence of any other guidance the following may be used subject to a proper assessment of risk:

Task (rough construction work)	Average Illuminance (lux)	Minimum Illuminance (lux)	Uniformity (UF)
Areas involving the movement of people and vehicles such as lorry parking or circulation areas	30	5	0.2
Areas involving the movement of people, vehicles and/or machinery such as clearance, excavation and soil work	50	20	0.4

Whilst the background level of illumination as stated in this table should be sufficient for many activities, where more detailed tasks are being carried out, or there is a high risk of personal injury, higher levels of illumination may be required. In such cases consideration might be given to the local lighting of such tasks rather than illuminating large areas of the site to a higher level. An alternative may be to raise the level of light across the wider area but only when such tasks are being carried out.

Quality

As important as the quantity of light is its quality. This can be expressed both in terms of colour appearance and colour rendering.

Colour appearance is the colour of the light itself i.e. warm, neutral or cool, which is measured as correlated colour temperature (CCT) expressed in Kelvin (K). Whilst not critical to the visual task consideration might be given to the CCT of any exterior lighting in relationship to the site context. By example, warmer light (2700K-3000K) might be employed in a residential area.

Colour rendering is a measure of the ability of a light source and its spectrum to reveal colours accurately and is measured through a 'colour rendering index' (CRI) expressed in Ra. Ra100 is identical to the spectrum of daylight which reveals colours accurately. The better the quality of light in terms of its spectral distribution, the higher

the CRI and the easier it is to recognise colours. High CRI (>Ra 80) can allow lighting levels to be slightly lowered when compared with sources with a lower CRI.

It should be noted that the prevailing source technology, light emitting diodes (LED) generally have a very high CRI. They render colours better than many of the more traditional sources of light such as fluorescent and metal halide around which many lighting standards were originally determined.

Another important qualitative issue is glare. There are two types: The first is 'disability glare' which is produced directly or by reflection and which impairs the visibility of objects. The second is 'discomfort glare' which causes actual visual discomfort. Glare should be avoided as it can cause a wide variety of problems including hampering people's ability to easily adapt to the dark. With exterior lighting the eye will always adapt to the brightest object in the field of vision which in turn will create problems with the visibility of the surrounding area. Glare can therefore be hazardous in complex and potentially dangerous working environments such as construction sites.

Place

Another critical factor is the manner in which light is distributed to meet the requirements of the visual task within any place. Aside from the distribution of the light having the potential to create issues such as glare it will also impact uniformity and create shadows. By example a focussed light source will create extremely sharp and deep shadow, but the visual brightness of the fitting can be better controlled. An unfocussed or diffused light source will produce a softer flatter light with less harsh shadows but can create more glare.

LEDs themselves are generally bright, glary and highly focussed light sources by their very nature so good optical control is always recommended. This can also greatly enhance the efficiency of the fixture and its source as well as helping to control glare.

Lighting can also be regarded as a 'place-making' tool. Whilst Exterior Site

Lighting is less likely to be concerned with character or identity it should be recognised that the overall appearance of a construction site after dark can positively contribute to the brand values and image of the client, the wider development and the construction team, both as responsible 'good neighbours' to local communities and in respect of sustainability and environmental impact.

Duration

One of the easiest ways to save energy and reduce unwanted environmental impacts is to use less light. This can not only be achieved through designing for lower light levels but also by ensuring that lighting is turned off, or at least right dimmed down, when there is no human presence. The duration of any lighting can be controlled by photocells, timeclocks or presence detection. These can either control light fittings either individually or as a network.

Photocells can be used to raise or lower, turn off and turn on light sources related to the availability of daylight i.e. at dusk or dawn.

Timeclocks can provide simple pre-programmed on/off instructions. Astronomic timeclocks are pre-programmed to control lighting in relation to the daily change to sunset and sunrise times.

Presence detection will raise or lower, switch on or off light fittings when triggered by the presence of a person or vehicle.

It is recommended that these various forms of control are used to manage energy and mitigate environmental impacts through regulating the use and amount of light at a different times for different purposes, including dimming lighting down to a security setting or switching it off altogether at an agreed 'curfew' time.

5.0 Environmental Impact

As previously stated, Exterior Site Lighting can directly contribute to environmental impact that can cause harm to people, flora and fauna, and the planet. Such impacts are created in several ways:

Energy Use: Light is a highly visible form of energy use. The less light we use the more we reduce the carbon footprint of any site which in turn reduces the depletion of the earth's natural resources in the form of valuable fossil fuels. Whilst solid state lighting technology such as LED and control systems can help reduce energy use through achieving greater efficiencies energy use can be further reduced and better managed through good design.

Light Pollution: Artificial light is an industrial product that can create pollution. Light pollution not only conceals our view of the stars on a clear night but can also harm local ecologies, particularly bird, bat and insect populations. Light pollution is not only caused by direct upward light but also reflected light from brightly illuminated horizontal or vertical surfaces. Security lighting is recognised as one of the major contributors to light pollution.

Light Intrusion: Light intrusion (also called Light Spill) is a form of light pollution. In the context of this guidance, it refers to light that strays over the site boundary into neighbouring areas. This is known as light trespass. Uncontrolled light spill can cause problems for people and biodiversity. Light spilling through bedroom windows of residences local to a site can create problems with sleep patterns leading to health issues. Light spilling into ecologically sensitive zones can harm both flora and fauna upsetting the natural balance, impacting the migration patterns of birds, attracting insects that change the feeding patterns of predators and causing stress to plants, trees and other flora.

Over-Illumination: The use of higher levels of light than are needed or maintaining illumination when not required, can be referred to as over-illumination. Over-illumination is often created by the over-specification of light sources and lighting equipment. With well-designed lighting 'brightest is not always best' and 'less can often be more'. Whilst safety and security is of paramount importance this should not be achieved through the careless use of more light than is required to achieve such objectives.

Waste: As well as wasted energy and wasted light, lighting can also create waste through the redundancy of lighting equipment and supporting electrical infrastructure. This is particularly the case with temporary lighting where fittings are sometimes discarded rather than being re-used or re-purposed. Low cost fixtures often break or LED sources fail prematurely. They are also often unable to be upgraded, repaired or even recycled. Every effort should be made to reduce unnecessary waste and to re-use site lighting. Consideration should be given to the whole-life cost, circularity, embodied energy, ability to be repaired, upgraded and/or recycled for each component within the systems that deliver the Exterior Site Lighting.

6.0 Recommendations

Exterior Site Lighting is often designed to spill high levels of light into the environs of a construction site using bright and uncontrolled fittings such as floodlights mounted on hoardings, site offices, gantries, towers and cranes. Such lighting is often over-specified, over-bright, glary and light polluting spilling light well outside the boundary of the site itself.

Whilst 'temporary' in nature Exterior Site Lighting can often be in place for many years creating visual problems for local residents, office workers and members of the public who pass by, overlook or otherwise engage with the site.

It is the recommendation of this report that all Exterior Site Lighting is designed, developed, specified, procured, delivered, controlled and maintained to reduce unwanted and unnecessary environmental impacts as far as it is reasonably possible. If carefully and professionally designed, this can be achieved without compromise to health and safety and security.

Beyond the general recommendations already made in this guidance the Exterior Site Lighting to all construction sites within the City of London should adhere to the following specific recommendations:

- The quantity of light used should not exceed the recommendations of the CIBSE Code for Exterior Lighting and/or HSE Guide HSG38. Wherever possible consideration should be given to further reducing light levels, particularly where overlooked by, or in close proximity to residences or areas of ecological importance.
- The correlated colour temperature of the light (CCT) should be no greater than 4000K (neutral white). Where the site is local to residential areas consideration should be given to using 3000K or less (warm white).
- All light sources shall produce white light in the range of 4000K-2700K and the use of coloured lighting should be avoided unless otherwise agreed.
- The colour rendering of all light sources should not be less than Ra80 to aid recognition.
- A 'lighting curfew' time should be agreed after which all exterior lighting is switched off or dimmed down to 10% of its designed level.
- Whilst lighting should be designed to support CCTV arrangements this should not be to the detriment of the local environment. CCTV cameras should be specified or switched to low light level mode post-lighting curfew.
- All light sources should be directed at the ground or onto vertical surfaces such that light does not spill into the sky or beyond the site boundary.
- All light sources should be fixed or tilted such that they light above the horizontal.
- All light sources should be fully or partially shielded to prevent a direct view of the light sources.
- All area floodlights or similar wide-beam luminaires should be fitted with louvres, snoots, shields and/or hoods to help reduce glare, light spill, and light pollution.
- All bulkheads should be shielded such that upward light spill is avoided, particularly where fitted to public hoardings.
- All continuous or discontinuous linear light sources, especially those fixed to hoardings, should be concealed behind shields or pelmets to avoid direct views of the source.
- All illuminated signage, graphics and/or media screens should be controlled such that they do not become a glare source or a visual nuisance.
- Consideration should be given to the use of blinds in windows of all site accommodation where interior lighting levels are in excess of 200 lux and/or unshielded ceiling mounted light sources are visible from outside, particularly

where the site is in close proximity to residences or sensitive ecological areas.

- Tower cranes should not be lit other than with specific task lighting for safe access and/or operation.
- All lighting should be fully dimmable or capable of being switched down in increments of 25%.
- All lighting systems and lighting equipment should be controlled by either a centralised or localised system of photocells, timeclocks or presence detectors to allow the lighting to be fully controlled according to an agreed series of times.
- Lighting should be controlled across the site such that three lighting 'scenes' can be created and managed as follows:
 - Early evening: The brightest scene, particularly in the winter months, to support an active site. Lighting levels to different areas and tasks to comply with the recommendations of this report.
 - Late evening: A reduced lighting scene where areas with no activity have the lighting switched off or dimmed down to a security level of 10% of full output.
 - Post-lighting curfew: The lowest lighting scene where all lighting on the site is either switched off or reduced to 10% of full output.
- The addition of electrical infrastructure to support the temporary creative illumination of events and holidays such as Christmas should be considered as part of community outreach.

Appendix D: Glossary

The following is a glossary of terms to help the reader understand some of the more technical terminology used within this document. It is adapted from a full and more detailed glossary published as part of the SLL Lighting Handbook. Further information is also available through many of the standards, codes and guides that are listed in Appendix B.

Adaptation

Adaptation is the ability of the human eye to adjust to various levels of light.

Astronomical time clock

A timing device or software function designed to switch lighting on at dusk and off at dawn in relation to the day of the year at a given geographical location.

Average illuminance

(See illuminance). Illuminance averaged over the specified surface area measured in lux. In practice this can be derived either from the total luminous flux falling on the surface divided by the total area of the surface or, alternatively, from an average of the illuminances at a representative number of points on the surface.

Average luminance

(See luminance). Luminance averaged over the specified surface measured in candela per square meters (cd/m²). In practice, this may be approximated by an average of the luminance at a representative number of point on the surface.

Brightness

Attribute of a visual perception according to which an area appears to emit (or reflect) more or less light.

Brightness contrast

Subjective assessment of the difference in brightness between two or more surfaces seen simultaneously or successively.

Colour contrast

Subjective assessment of the difference in colour between two or more surfaces seen simultaneously or successively.

Correlated colour temperature (CCT)

The Correlated Colour Temperature of a lamp refers to the chromaticity of the light emitted. CCT is measured in degrees Kelvin (K). The warmer the appearance of the light source, the lower the degrees of Kelvin.

Colour rendering (CRI)

Colour rendering is the ability of a light source to reproduce surface colours as faithfully as possible compared to a reference light source (e.g. daylight). It is identified by the colour rendering index (CRI). The highest colour rendering is Ra = 100.

Colour consistency

Colour consistency refers to the average amount of variation in chromaticity among a batch of supposedly identical lamp samples. To limit this variation, the lighting industry uses a colour consistency system based on MacAdam ellipses.

Cowl

Shaped semi-cylindrical device fitted to the front of a luminaire that restricts the view of the light source.

Curfew

Time period during which stricter requirements (for the control of obtrusive light) will apply. Note: it is often a condition of use of lighting applied by a government controlling authority, usually the local government.

Cut-off

Technique used for concealing lamps and surfaces of high luminance from direct view to reduce glare.

Diffused lighting

Lighting in which the light on the working plane or on an object is not incident predominantly from a particular direction.

Direct lighting

Lighting by means of luminaires having a distribution of luminous intensity such that the fraction of the emitted luminous flux directly reaching the working plane, assumed to be of infinite extent, is 90% to 100%.

Directional lighting

Lighting in which the light on a plane or on an object is predominantly from a particular direction.

Disability glare

Glare that impairs the vision of objects without necessarily causing discomfort. Disability glare can be produced directly or by reflection.

Discomfort glare

Glare that causes discomfort without necessarily impairing the vision of objects. Discomfort glare can be produced directly or by reflection.

Driver

Device connected between the supply and one or more LED lamps which serves mainly to limit the current and/or regulate the voltage to the lamp(s) to the required value.

Efficacy

Luminous efficacy of luminaires corresponds to the ratio between the light output (lm) and the input power (W). Luminous efficacy is measured in lm/W.

Emergency lighting

Lighting provided automatically for use when the supply to the normal lighting fails.

Flicker

Impression of unsteadiness of visual sensation induced by a light stimulus whose luminance or spectral distribution fluctuates with time.

Floodlighting

Lighting of a scene or object, usually by projectors, in order to increase considerably its illuminance relative to its surroundings.

General lighting

Substantially uniform lighting of an area without provision for special local requirements.

Glare

Glare is the sensation produced by bright areas within the field of view and may be experienced either as discomfort glare or disability glare. Discomfort glare arises from light sources or luminaires whose luminance is greater than the eye can adapt to. Disability glare impairs the vision of objects without necessarily causing discomfort. See also disability glare and discomfort glare.

Illuminance

Illuminance describes the quantity of light emitted by a light source falling on a surface, and it is measured in lux. Illuminance (lx) = luminous flux (lm) / area (m²).

Indirect lighting

Lighting created by reflecting light off a surface.

Ingress Protection (IP) ratings

Numerical index used to define levels of sealing effectiveness of electrical enclosures, including luminaires, against intrusion from foreign bodies (tools, dirt etc) and moisture.

Integral lighting

Lighting system consisting of lamp(s), luminaire(s) and associated mechanical and electrical control devices which forms a permanent part of the built environment.

Intensity

See luminous intensity.

IK rating

Numerical index used to define the degrees of protection provided by electrical enclosures (including luminaires) against external mechanical impacts.

Lamp

Light source made in order to produce an optical radiation, usually visible.

LED (light emitting diode)

Solid state device emitting optical radiation (light) when excited by an electric current.

Life of lighting installation

Period after which the installation cannot be restored to satisfy the required performance because of nonrecoverable deteriorations.

Light Trespass

Light Trespass occurs when poorly shielded or poorly aimed fixtures cast light into unwanted areas, such as buildings, neighbouring property, and homes. This negative effect of outdoor lighting crosses property lines and detracts from property values and our quality of life - often affecting our ability to sleep and maintain good health.

Local lighting

Lighting for a specific visual task, additional to and controlled separately from the general lighting.

Louvres

Fixed or adjustable blades or baffles on windows to restrict daylight and/or preclude sunlight or to restrict or reflect some portion of the light from the lamp or light source associated with a luminaire.

Luminaire

Another term for a light fitting.

Luminance

Luminance is a measure of the luminous intensity per unit area of light travelling in a given direction measured in candelas per square metre (cd/m^2). It describes the amount of light that passes through, is emitted or reflected from a particular area, and falls within a given solid angle. Luminance distribution in the visual field controls the adaptation level of the eyes which affects task visibility and visual comfort. Too high luminances can give rise to glare and too high luminance contrasts can cause fatigue from constant re-adaptation of the eyes.

Luminance meter

Instrument for measuring luminance.

Luminous environment

Lighting considered in relation to its physiological and psychological effects.

Maintained emergency luminaire

Luminaire in which emergency light sources are operating at all times when normal lighting or emergency lighting is required.

Maintained illuminance

Value below which the average illuminance on the specified area should not fall.

Maintained luminance

Value below which the average luminance on the specified area should not (unit: $\text{cd}\cdot\text{m}^{-2}$).

Maintenance cycle

Repetition of lamp replacement, lamp/luminaire cleaning and room surface cleaning intervals.

Maintenance factor

Ratio of illuminance produced by the lighting installation after a certain period to the illuminance produced by the installation when new.

Obtrusive light

Spill light which because of quantitative, directional or spectral attributes in a given context gives rise to annoyance, discomfort, distraction or reduction in the ability to see essential information.

PIR (passive infrared)

Movement detector used as part of a presence or absence detection system.

Presence detection

The automatic detection of presence in a space in order to switch the luminaires on during space occupancy.

Reflectance

Ratio of the reflected radiant or luminous flux to the incident flux in the given conditions.

Reflections

See veiling reflections.

Scene setting

A software function or manually via a scene setting switch in order to select the available lighting scenes in a space.

Snoot

Cylindrical device fitted to front of luminaire to restrict the view of the light source.

Sky Glow

Sky Glow is a result of light fixtures that emit a portion of their light directly upward into the sky where light scatters, creating a diffuse glow above a city or town.

Spacing

Distance between the light centres of adjacent luminaires of the installation.

Spacing to height ratio

Ratio of spacing to the height of the geometric centres of the luminaires above the reference plane.

Spill light

Light emitted by a lighting installation which falls outside the boundaries of the area for which the lighting installation is designed.

Uniformity

Uniformity is the ratio between the lowest illuminance level and the average illuminance, measured in an illuminated area. $U_0 = E_{\text{min}} / E_{\text{av}}$.upward flux ratio.

Veiling reflections

Specular reflections that appear on the object viewed and that partially or wholly obscure the details by reducing contrast.

Visual comfort

Subjective condition of visual wellbeing induced by the visual environment.



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Committee: Planning & Transportation	Dated: 1/11/22
Subject: Pan-London rental e-scooter trial extension	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	9
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?	Y/N
Report of: Executive Director Environment	For Decision
Report author: Giacomo Vecia, Senior Strategic Transportation Officer	

Summary

As part of their e-scooter review and in response to reduced public transport capacity as a result of the COVID-19 pandemic the Government fast-tracked legal processes to allow trials of rental e-scooter schemes in the summer of 2020.

In July 2020 the Planning & Transportation Committee agreed to participate in the pan-London rental e-scooter trial. The City formally joined the trial in July 2021. This required the implementation of experimental traffic orders (ETOs) to provide dedicated parking for rental e-scooters, cycle hire pedal cycles (dockless cycles) and pedal cycles. In addition, various traffic orders were amended experimentally to permit rental e-scooters the ability to use the public highway in the same way as permitted by pedal cycles. These ETOs are due to expire in January 2023 and cannot be extended.

Since joining the trial in July 2021 over 1 million trips have been taken across London and the Government has announced plans to introduce a new vehicle class to legalise and regulate e-scooters.

Following the Department for Transport's announcement that UK trials were extended until the end of November 2022 Transport for London announced that the London trial had also been extended until 20 November 2022.

On 28 June 2022 the DfT announced an a further 18-month extension of the current e-scooter trials to 31st May 2024. The DfT has stated that the deadline for local authorities to inform the DfT of their decision whether to withdraw or extend their trial must be made before 31st October 2022. TfL is responsible for informing the DfT of whether the pan-London e-scooter trial will be extended.

At the time of writing no formal decision has been taken by TfL on the future of the London trial. Officers believe it is likely TfL will extend the trial to maintain service continuity and continue studying e-scooters in the period between November 2022 and the adoption of relevant primary legislation by Central Government, likely in 2024-25.

Should the City decide to continue participating in the pan-London trial it will be necessary to make an Order which continues the provisions of the ETOs indefinitely as it is not possible to re-run or extend the current ETOs.

Recommendation(s)

Planning and Transportation Committee is asked (subject to TfL's formal extension of the pan-London rental e-scooter trial and agreement of the terms of the extension by the City Operations Division Director) to:

1. Approve the City of London Corporation's participation in the extension of the pan-London rental e-scooter trial until 31st May 2024.
2. Agree to make the necessary traffic orders (parking for rental e-scooters, cycle hire pedal cycles and pedal cycles, amendments to various traffic orders to permit rental e-scooters to use the public highway in the same manner as by pedal cycles) so as to continue the provisions of the current ETOs indefinitely.

Main Report

Background

3. As part of their e-scooter review and in response to reduced public transport capacity as a result of the COVID-19 pandemic the Government fast-tracked legal processes to allow trials of rental e-scooter schemes in the summer of 2020.
4. In July 2020, the Planning & Transportation Committee agreed to participate in the pan-London rental e-scooter trial coordinated by Transport for London and London Councils. The trial commenced in June 2021 and the City Corporation formally joined in July 2021 following additional preparations and engagement.
5. The Planning & Transportation Committee originally approved participation in the trial for a period of 12-18 months. This approval would formally conclude at the end of the current trial extension on 20 November 2022.
6. All power given to Local Authorities by the DfT to enable them to run e-scooter trials are limited to managing and regulating rental e-scooters only. Dockless bike schemes remain a distinct and separate industry which Local Authorities have very limited powers to regulate and effectively manage.

7. The City Corporation joined the trial with 17 confirmed carriageway bays to accommodate both dockless cycles and e-scooters. Space for approximately 170 e-scooters was allocated to be shared by the three operators selected for the trial – Dott, Lime and TIER.
8. At present 10 boroughs, TfL and the Canary Wharf Group are participating in the trial and the three operators have permission to operate a combined fleet of approximately 4,300 e-scooters across the trial area.
9. To date there have been zero serious injuries in the City of London on rental e-scooters across over 70,000 trips in the first year of the trial. It is estimated that parking bay compliance for e-scooters in the City has remained above 95% over the same period. More data is available from TfL's rental e-scooter trial publication webpage (<https://tfl.gov.uk/corporate/publications-and-reports/electric-scooter-rental-trial>) and can also be found in Appendix 2.
10. Following the DfT's announcement that UK trials were extended until the end of November 2022 Transport for London announced that the London trial had also been extended until 20 November 2022.
11. London's trial is one of 32 around the UK authorised by the DfT. The trials are gathering data to inform any changes to the legal status of e-scooters that Government may choose to introduce. The trial is also exploring whether e-scooters positively contribute to London's transport mix, reduce carbon emissions and enable a sustainable recovery from the pandemic.
12. Private e-scooters remain illegal for use on public land and highways, including pavements and cycle lanes.

Future of the pan-London rental e-scooter trial

13. On 28th June 2022 the DfT announced an 18-month extension of the current e-scooter trials to 31st May 2024. The extension will be restricted to existing trial areas only and will allow local authorities and the DfT to gather further evidence where gaps are identified and build on the findings of the current trials.
14. The DfT has stated that the deadline for local authorities to inform the DfT of their decision whether to withdraw or extend their trial must be made before 31st October 2022.
15. For the pan-London rental e-scooter trial to be extended TfL would be required to write to the DfT with their decision to extend the trial as individual boroughs do not have the necessary powers to exclusively extend the trial on their network.
16. At the time of writing no formal decision has been taken by TfL on the future of the London trial. Officers believe it is likely TfL will extend the London trial to maintain service continuity and continue studying e-scooters in the interim

period between November 2022 and the adoption of relevant primary legislation by Central Government likely in 2024-25.

17. While there is no public timeframe for TfL's formal decision the deadline to inform the DfT of any intentions to extend our trial by 31st October 2022 will require TfL to inform us of any decisions made by that date. A verbal update will be provided at the Committee meeting.
18. While the mechanism to maintain this service continuity is also unclear, Officers believe it is most likely that an extension of existing operational contracts with Dott, Lime and TIER will be necessary as it won't be possible for TfL to commence and conclude the procurement of new operators for the trial extension period before current operational contracts expire in November 2022.
19. The DfT has not provided any new traffic order powers for Local Authorities to participate in the extension. Officers believe that the most appropriate option would be to make an Order which continues the provisions of the ETOs indefinitely as it is not possible to re-run or extend the current ETOs noting the ability to revoke such Order as may be required as explained in Paragraph 35.
20. Given this, Officers recommend that Planning and Transportation Committee (subject to TfL's formal extension of the London trial and agreement of the terms of the extension by the City Operations Division Director):
 - a. Approve the City of London Corporation's participation in the extension of the pan-London rental e-scooter trial until 31st May 2024.
 - b. Agree to make the necessary traffic orders (parking for rental e-scooters, cycle hire pedal cycles and pedal cycles, amendments to various traffic orders to permit rental e-scooters to use the public highway in the same manner as by pedal cycles) so as to continue the provisions of the current ETOs indefinitely.
21. As long as the trial is operational, TfL and participating boroughs will continue to collect data and insights and will publish an evaluation report after the trial ends.

E-scooter trial monitoring

22. Several metrics are being tracked as part of the monitoring and evaluation of the e-scooter trial. TfL publish these statistics at the end of each four-week trial period.
23. TfL, e-scooter operators, the Metropolitan Police and the City of London Police work together to report collisions involving rental e-scooters. As of 25 September 2022 (15 months of trialling), there had been 21 serious injuries and zero deaths involving rental e-scooters reported by operators across the trial area. None of the serious injuries reported occurred in the City.
24. Following a manual review of e-scooter casualty data the DfT published a report suggesting there were nine recorded collisions involving e-scooters in

the City of London in 2021. The severities of the casualties were not provided as part of the DfT data report nor was a breakdown of whether private or rental e-scooters were involved.

25. 1.77 million trips have been taken as part of the trial covering a total distance of 4.6 million kilometres or 2.85 million miles (equivalent to over 96 circumnavigations of the globe). More than 70,000 trips had been taken to or from the City of London or approximately 4% of all trial trips.
26. Pedal cycle parking was introduced on-carriageway as part of the same ETO which provided provisions for e-scooters. Overall, observations have shown that the pedal cycle parking has been well utilised. This is likely to be because the general high demand for cycle parking and the local convenience of the locations provided.

E-scooter trial infrastructure and maintenance

27. The temporary infrastructure for rental e-scooter, pedal cycle hire and pedal cycle parking bays were cost effective and delivered at pace. Maintenance of the measures has been required with the replacement of four cycle parking toast racks and several bollards and signs. This level of maintenance is not unexpected for temporary measures. However, if more robust measures were to be installed this could reduce the maintenance needed.

E-scooter trial feedback

28. Relatively few comments were received by officers regarding the City's e-scooter trial. Of those received most regarded riding behaviours of e-scooter riders more generally and it was unclear whether comments referenced rental or private e-scooter riders. City of London Police continue to enforce against illegal behaviours on the street network and have undertaken targeted enforcement campaigns against e-scooter riders and in particular those riding private e-scooters across the City over the last 18 months.
29. Two other specific issues were raised during the trial including incorrect deployment of e-scooters in one location and inappropriate parking issues at another location on the border of the pan-London trial area. Mitigations included closing and proposing relocation of an impacted bay to limit the risk of incorrect deployment at the location and working with operators to increase patrols in areas with lower parking compliance. In both cases issues were resolved by the City and operators and no additional negative comments were received.

Current Experimental Traffic Orders

30. In July 2021, experimental traffic orders (ETOs) under Section 9 of the Road Traffic Regulation Act 1984 were made to provide dedicated parking for rental e-scooters, cycle hire pedal cycles and pedal cycles. In addition, various traffic orders were amended experimentally to permit rental e-scooters the ability to use the public highway in the same way as permitted by pedal

cycles. Details of the measures implemented under the ETOs are shown in Appendix 1.

31. ETOs must be in operation for a minimum period of six months and a maximum of 18 months. Between 6-18 months into the experiment a decision must be made whether the provisions of the experiment should be continued indefinitely or discontinued and the original highway arrangement restored. A statutory public consultation must also be undertaken in the first six months and any objections must be made within this period.
32. As part of the statutory public consultation on the Orders needed to enable the e-scooter trial in the City no objections were received.
33. E-scooter trial monitoring has shown there have been no serious injuries or deaths involving rental e-scooters reported by operators in the City across over 70,000 rental e-scooter trips. There have also been no major issues reported on the dedicated experimental parking bays delivered or providing rental e-scooters the same access as pedal cycles in the City. The continuation of the ETO provisions would therefore be appropriate.
34. The experimental traffic orders made in July 2021 are due to expire in January 2023. If the City Corporation is to participate in the e-scooter rental trial extension until May 2024, and in the absence of additional DfT provisions for enabling rental e-scooter use on UK streets, Officers believe that the most appropriate option is to make an Order to continue the provisions of the ETO indefinitely, as the Road Traffic Regulation Act 1984, Section 9 does not allow ETOs to be extended or the same ETO to be restarted.
35. At the end of the e-scooter rental trial extension in May 2024, if the use of e-scooters is terminated, primary legislation is not passed or it is decided at any time that a provision is no longer required the permanent traffic orders could be revoked and the traffic arrangement amended as required.

Planned legislation

36. As reported in our July report to this committee, in May 2022 the Government announced that the forthcoming Transport Bill is likely to introduce a new category of low-speed, zero-emission vehicles with a view to legalising the use of e-scooters on public land and highway following a public consultation. This new vehicle category is likely to include e-scooters and would be separate to the existing cycle and motor vehicle categories.
37. The Government has also stated its plans to introduce new controls to enable the rental market to be regulated in cities given the lack of existing powers local authorities have. This would extend to rental bikes and e-bikes as well as e-scooters. London Councils currently anticipates that these controls would be introduced via secondary legislation after the Transport Bill has received Royal Assent following a public consultation.

38. No timetable has yet been confirmed for the legislative process. TfL, London Councils and London local authorities anticipate that new regulations governing the whole micromobility rental market in London could come into force during 2024 or 2025. In the interim TfL and London Councils will continue to lobby the Government on behalf of London to ensure new powers are made available to regulate and improve dockless vehicle operations in London.

Dockless bike schemes in the City

39. Officers are aware of significant challenges and issues associated with dockless bike schemes in the City including inappropriately parked bikes and poor operational performance.

40. In contrast to our powers to effectively regulate rental e-scooter trial operations, local authorities lack necessary regulatory powers to enforce operational requirements of dockless bike scheme operators.

41. Given recent poor dockless bike scheme performance officers are reviewing our overall position on dockless bikes and the approval statuses of all scheme operators with approval status in the City. Officers will bring a report to this committee in January 2023 with further recommendations.

42. We will continue to work with operators to improve parking compliance in the City through user information and operator-levied fines or bans.

43. We will also continue to support TfL and London Councils' ongoing update of the Dockless Bike Share Code of Practice which is expected to be published sometime in 2023.

Corporate & Strategic Implications

44. The e-scooter trial supports the delivery of Corporate Plan Outcome 9: We are digitally and physically well-connected.

45. The City of London Transport Strategy (Proposal 28) sets out our approach to improving cycle hire in the Square Mile. While rental e-scooters schemes technically fall outside the remit of this proposal their benefits and challenges will be similar. The need for designated parking areas is also included in Proposal 17: Keep pavements free of obstructions.

46. The trial will provide data to help understand how e-scooters might impact the City of London Transport Strategy and Mayor's Transport Strategy (MTS), as well as helping to inform the DfT's position on the statutory basis and legislative requirements for e-scooters to be used in England, Scotland and Wales, following the trials

47. The trial forms part of the Future City Streets Programme (Proposal 42).

48. The trial also supports our Climate Action Strategy through providing a potentially zero emission alternative to short car and taxi trips.

49. The trial will contribute to activities to deliver the Recovery Taskforce recommendation to pilot and scale innovative solutions.
50. There is a possible reputational risk to the City Corporation if innovative approaches to supporting Covid-19 recovery and increasing sustainable and healthy transport modes are not carefully considered. There are also possible reputational risks if potential adverse impacts of rental e-scooter scheme operations are not carefully managed.

Legal implications

51. The City Corporation has no jurisdiction over the legality of e-scooters. The London e-scooter trial is fully compliant with any laws and regulations as set out by the DfT.
52. The trial will help inform Corporation policy and possible representations on and consultations to future legislation to legalise scooters for general use.
53. Should the trial not be extended or the City continue to participate in a possibly extended trial, rental e-scooters would not immediately become illegal in the City but instead operators of rental e-scooter schemes would be unable to operate their schemes on public highways in the City.

Financial implications

54. A permitting scheme has been agreed with operators that will generate revenue for boroughs and TfL during the trial, offsetting some of the costs associated with preparing for and participating in the trial. To date approximately £28,000 in revenue has been generated from the trial.
55. Costs of deploying additional parking bays for e-scooters and dockless cycles will likely be met by contributions from operators.
56. Additional costs will be incurred if the City Corporation has to remove e-scooters deemed to be causing a danger from the streets in default of the operator removing them. Removal and storage costs would be incurred in these circumstances and will be recovered through charging operators for removal.

Health Implications

57. Well managed rental e-scooter schemes have the potential to reduce the number of car journeys within central London, and potentially shift journeys from short taxi, private-hire and public transport trips, with associated benefits to air quality and public health.
58. Concerns exist around the safety of travelling by e-scooter, with some evidence suggesting users of e-scooters may be at higher risk of injury or casualty than other road users on comparable vehicles such as e-bikes and mopeds in areas with higher speed limits. DfT has deemed this risk to be manageable and mitigatable given its decision to legalise rental e-scooters in the UK.

Equality Implications

59. A detailed Equalities Impact Assessment has been undertaken in consultation with internal and external stakeholders, including the City of London Police and protected characteristic groups.
60. E-scooter activity in the City is being closely monitored throughout the trial to understand impacts on vulnerable road users (e.g. visually impaired, wheelchair users). This is consistent with the public sector equality duty.
61. The EQIA identifies a number of issues, particularly around safety of e-scooter users and other road users, especially people walking.
- Increased risk of Covid-19 transmission to riders.
 - Speeding and irresponsible riding behaviours.
 - Irresponsible parking leading to e-scooters being abandoned and becoming street litter that could causing obstructions or injury.
 - Increased fears for people's safety and wellbeing on the City's Streets.
 - Increased risk of collisions for those riding e-scooters.
 - Increased risk to people walking on our streets, due to e-scooters not being seen or heard, e-scooters speeding in shared use areas, and/or illegal or poor rider behaviour.
62. Mitigating the safety impacts of the trial is of utmost importance. For this reason, TfL in collaboration with London Borough Councils and the City Corporation are taking a co-ordinated approach to the trial. In this way the safety standards, accessibility standards and environmental standards can be collectively determined and agreed upon. This process will assist in mitigating and reducing the severity of many of the negative impacts identified.
63. In addition to the mitigation measures put in place by TfL the City of London will address measures by restricting where scooters can travel and park.
64. Engagement and enforcement on the legal and safe use of scooters will be undertaken in partnership with City of London Police.
65. Full details on the issues of concern to all protected characteristic groups and associated mitigation measures are available in the TfL EQIA here ([link](#)) and the CoL EQIA ([link](#)).
66. In summary we have concluded that the application of mitigation measures and the benefits from safe use of an e-scooter trial outweigh the negative impacts, or potential impacts of those in protected characteristics groups.

Conclusion

67. The recommendations in this report for the extension will allow the City to continue gathering evidence on e-scooter safety and demand in the Square Mile, build on the findings of the current trial and be more effective in influencing draft legislation on e-scooters in the UK.
68. We recommend continuing participating in the pan-London rental e-scooter trial, subject to TfL agreeing to extend it.

69. As set out in the report to this committee on the 19th July 2022, current trial operations and usage are considered acceptable although still requiring officer management and oversight.

70. To support the participation in the trial extension, it will be necessary to make an Order to continue the provisions of the ETO indefinitely as there are no other mechanisms to be achieved. The ETO also expires in January 2023, so a decision would also be required regarding whether this should continue. The monitoring of the trial to date has shown that the ETO has been successful with no major issues.

71. However, should future primary legislation legalising the continued use of e-scooters not pass or no longer be required, the traffic orders could be revoked or amended and the highway adjusted accordingly.

Appendices

Appendix 1 List of ETO Measures

Appendix 2 – TfL London rental e-scooter trial headline metrics – up to Trial Period 17

Background Papers

[London rental e-scooter trial and dockless vehicle update -19 July 2022](#)

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List of Experimental Traffic Order Measures (made 5 July 2021)

- (a) introduces pedal cycle parking places in:-
 - (i) **Bucklersbury** on the north-east side outside the City of London magistrates court;
 - (ii) **Gutter Lane** on the east side adjacent to Nos. 130-133 Cheapside;
 - (iii) **New Change** on the east side outside One New Change; and
 - (iv) **Thavies Inn** on the east side at the rear of No. 6 St. Andrew Street;

- (b) introduces cycle hire and electric scooter parking places in:-
 - (i) **Bucklersbury** on the north-east side outside the City of London magistrates court; and
 - (ii) **New Change** on the east side outside One New Change;

- (c) replaces payment parking places with pedal cycle parking places in:
 - (i) **Basinghall Street** on the east side outside No. 25 replacing 1 bay;
 - (ii) **Coleman Street** on the west side outside No. 4 replacing 1 bay;
 - (iii) **East Cheap** on the north side outside No. 51 replacing 1 bay;
 - (iv) **Finsbury Circus** rotunda, on the inner side replacing 1 bay on the west side at the garden entrance opposite Circus Place;
 - (v) **Golden Lane** on the west side outside Basterfield House replacing 1 bay;
 - (vi) **Gresham Street**, on the north side outside the churchyard of St. John Zachary replacing 1 bay;
 - (vii) **Lloyd's Avenue** on the north-east side outside No. 3-5 replacing 1 bay;
 - (viii) **Mincing Lane** on the east side Minster House No. 42 replacing 1 bay;
 - (ix) **Minories** on the west side outside Nos. 132 to 140 replacing 1 bay;
 - (x) **Shoe Lane** on the west side adjacent to No. 40 Holborn Viaduct replacing 1 bay;
 - (xi) **West Smithfield** rotunda, outer side opposite the old horse drinking trough replacing 2 bays; and
 - (xii) **Wilson Street** on the south-east side outside Whitecross Place replacing 1 bay.

- (d) replaces payment parking places with cycle hire and electric scooter parking places in:
 - (i) **Basinghall Street** on the east side outside No. 25 replacing 1 bay;
 - (ii) **Coleman Street** on the west side outside No. 4 replacing 1 bay;
 - (iii) **Creechurch Lane** on the east side outside No. 2 replacing 1 bay;
 - (iv) **East Cheap** on the north side outside No. 20 replacing 1 bay and outside No. 37 to 39 replacing one bay;
 - (v) **Finsbury Circus** rotunda, on the inner side replacing 1 bay on the east side at the garden entrance opposite Circus Place;
 - (vi) **Golden Lane** on the west side outside Basterfield House replacing 1 bay;
 - (vii) **Gresham Street**, on the south side outside No. 37 to 39 replacing 1 bay;
 - (viii) **Lloyd's Avenue** on the north-east side outside No. 3-5 replacing 1 bay;
 - (ix) **Mark Lane** on the north-east side adjacent to No. 16 – 22 London Street replacing 1 bay;
 - (x) **Milton Street** on the west side adjacent to The Brewery No. 52 Chiswell Street replacing 1 bay;
 - (xi) **Mincing Lane** on the east side Minster House No. 42 replacing 1 bay;
 - (xii) **Minories** on the west side outside Nos. 132 to 140 replacing 1 bay;
 - (xiii) **Moorfields** on the west side at the rear of Nos. 142 – 171 Moorgate replacing 1 bay;

- (xiv) **Shoe Lane** on the west side adjacent to No. 40 Holborn Viaduct replacing 1 bay;
and
 - (xv) **Wilson Street** on the south-east side outside Whitecross Place replacing 1 bay.
- (e) replaces a motorcycle parking place with a cycle hire and electric scooter parking place in **Brushfield Street** on the south side outside Nos. 6 to 10; and
- (f) amends the various relevant Orders to permit electric scooters taking part in the Greater London trial to travel on the public highway with the same access as is provided to pedal cycles.

London e-scooter rental trial headline metrics – Trial Period 17

Table 1: London e-scooter trial headline metrics

Trial Period ¹	Dates	Permitted Fleet Size ²	Total Trips ³	Average trip distance	Average trip duration	Serious injuries reported by operators ⁴
TP1	07 Jun – 04 Jul 2021	600	35k	2.9 km	24 mins	1
TP2	05 Jul – 01 Aug 2021	1,200	50k	2.7 km	22 mins	2
TP3	02 Aug – 29 Aug 2021	2,700	80k	2.8 km	21 mins	2
TP4	30 Aug – 26 Sep 2021	2,835	95k	2.8 km	22 mins	1
TP5	27 Sep – 24 Oct 2021	3,480	100k	2.5 km	18 mins	3
TP6	25 Oct – 21 Nov 2021	3,585	90k	2.5 km	18 mins	0
TP7	22 Nov – 19 Dec 2021	3,585	70k	2.4 km	17 mins	4
TP8	20 Dec 2021 – 16 Jan 2022	3,585	60k	2.5 km	18 mins	1
TP9	17 Jan – 13 Feb 2022	3,585	75k	2.4 km	16 mins	1
TP10	14 Feb – 13 Mar 2022	3,885	80k	2.4 km	16 mins	0
TP11	14 Mar – 10 Apr 2022	4,010	95k	2.5 km	16 mins	1
TP12	11 Apr – 08 May 2022	4,010	130k	2.6 km	17 mins	0
TP13	09 May – 05 Jun 2022	4,100	145k	2.6 km	17 mins	2
TP14	06 Jun - 03 Jul 2022	4,125	180k	2.8 km	18 mins	2
TP15	04 Jul – 31 Jul 2022	4,125	180k	2.7 km	17 mins	1
TP16	01 Aug – 28 Aug 2022	4,365	170k	2.7 km	17 mins	0
TP17	29 Aug – 25 Sep 2022	4,425	140k	2.5 km	16 mins	0
Total / Average			1.77m	2.6km	18 mins	21

Table 2: Participating boroughs and trial period joined

Borough	TP1	TP2	TP3	TP4	TP5 on-wards
Camden					
City of London					
Ealing					
Hammersmith & Fulham					
Kensington & Chelsea					
Lambeth					
Richmond upon Thames					
Southwark					
Tower Hamlets					
Westminster					

¹ The trial is being managed using 4-weekly trial periods. The trial started on 07 June 2021.

² Maximum fleet size is determined by TfL, London Councils and the London Boroughs through a periodic 'fleet size review process' that considers operator performance over the trial period, and can change dependent on the size of the trial area, feedback on performance, demand and operator compliance.

³ Trip numbers have been provided by operators. All trips under 50 metres distance, or with a duration of 0 minutes are excluded from these metrics. Total trip count has been rounded to nearest 5,000. Due to rounding at a period level, the rounded total number of trips may differ from the sum of the rounded trial period totals

⁴ The number of serious injuries reported to TfL by operators, taken as the period in TfL was notified of the injury (see *Notes on injury data reported* for further definition).



Notes on injury data reported

The safety of e-scooter riders, and other road users, is paramount to this trial. TfL will use a number of data sources to monitor and evaluate the trial, but we acknowledge that in singularity, none of these are perfect. These include a number of sources to understand perceptions of safety as well as safety incidents. Safety incident data includes operator reported injuries, casualty statistics (STATS19) as reported to the police and DfT survey data.

E-scooters are not identified as a vehicle type by the Department for Transport official road casualty statistic STATS19, and are categorised as 'other vehicles'. Therefore, data can only be gained on e-scooters via this means if in the free text field an e-scooter has been listed to identify the vehicle. Additionally, there is no ability to differentiate between hire or private e-scooters and thus this data is not a reflection of the trial.

The DfT intend to introduce a new category of "powered personal transporter device" to include, but not exclusive to, e-scooters in personal injury collision information from 2024.

Survey data has limitations such as sample size, reporting bias and the ability to recall details if questioned some time after an incident has occurred.

A final trial evaluation report will be published by the Department for Transport with significant research and data points. However, we do understand that there is a desire for a view of the safety of the trial at more regular intervals. Therefore, we have decided to report here data numbers of serious and fatal injury incidents that have been reported by the operator in each four-week Trial Period. This data ensures the reporting focus remains on trial e-scooter data, but a number of caveats should be noted:

- As this data is Operator-reported, it is dependent on the Operator actually being aware that the injury has taken place. This data relies upon either the rider themselves, other road users involved in the incident, members of the public, emergency services, or TfL's Network Management Control Centre or the relevant Borough reporting the injury to the operator. Some riders may not report injuries due to perceived time taken to report, no incentive to making an Operator aware, not wanting to take responsibility for an incident or being held responsible for damage or injury to others, considering their incident too minor to report, or not being aware that they can report. Due to this, we have decided to focus on the serious and fatal injuries as these are more likely to be reported (either by those directly involved, TfL's Network Management Control Centre, or emergency services), and thus more robust to measure change and outcomes.
- To maintain consistency with the definition used by TfL for road collisions, which follows the DfT's STATS19 definitions, serious injuries are categorised as an injury for which a person is detained in hospital as an 'in-patient', or any of the following injuries whether or not they are detained in hospital: fractures, concussion, internal injuries, crushings, burns (excluding friction burns), severe cuts, severe general shock requiring medical treatment and injuries causing death 30 or more days after the collision.
- Not all injuries reported by operators to TfL will have had independent or official medical verification, to confirm that an injury was sustained, and that the severity reported is accurate. The description of injuries reported directly by users is taken at face value in the absence of any further information that verifies the nature of the injury sustained.
- When an injury has been reported to an Operator, they make attempts to contact the rider to verify that the injury took place, and find out further details, including how the injury occurred and any contributory factors.
- The incidents reported here that include serious or fatal injuries are provisional. The injury report may not be submitted to TfL on the date the injury occurred, and detail on the severity of an incident may change over time. Where information on the severity of an injury changes, these statistics will be updated to reflect the change. Changes may also be made by exception. The figures reported here relate to the trial period in which they were reported by operators to TfL.

All incidents reported in the trial period are discussed at a safety forum that is attended by TfL, all three e-scooter operators, participating Boroughs, the Metropolitan Police, and relevant stakeholders to ensure any learning is shared widely.

PLANNING AND TRANSPORTATION COMMITTEE – OUTSTANDING ACTIONS

Item	Date	Action/ Responsible Officer	Progress Update and Date to be progressed/completed
1	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 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022	<p align="center"><u>Daylight/Sunlight – Alternative Guidelines</u></p> <p align="center">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 (20 July 2021) – see action 1a)</p> <p>The new BRE guidance for daylight/sunlight was published in June 2022 which Officers are reviewing and have arranged for training from industry experts. A report will be brought back to Committee in January 2023 to set out options for producing a new advice note/guidance for the City.</p>

1a)	<p>5 March 2020 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021 20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022</p>	<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>UPDATE (21 September 2021) - The Chief Planning Officer and Development Director underlined that, ultimately, Officers would be producing a planning advice note in order to create more clarity on the methodology and that they were still working through this with the BRE and other stakeholders to deliver this. He added that, to date, Officers had not had any pushback from the industry when requiring the provision of radiance studies for relevant planning applications.</p> <p>To be completed: Further report to Committee setting out/providing updates on these points by Winter 2021.</p> <p>Radiance assessments continue to be requested and submitted with planning applications. An update on the use of this methodology will be incorporated into the abovementioned report to Committee setting out options for a new advice note/guidance.</p>
2	<p>17 Nov 2020 15 Dec 2020 5 Jan 2021 26 Jan 2021 16 Feb 2021 24 Feb 2021 9 March 2021 30 March 2021 22 April 2021 12 May 2021 8 June 2021 29 June 2021</p>	<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</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 2021 with a view to implementing this for the new municipal year.</p>

	<p>20 July 2021 7 Sept 2021 21 Sept 2021 26 Oct 2021 16 Nov 2021 14 Dec 2021 11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022</p>	<p>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>	
3.	<p>11 Jan 2022 1 Feb 2022 22 Feb 2022 26 April 2022 17 May 2022 7 June 2022</p>	<p style="text-align: center;"><u>Sustainability SPD</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p> <p>A Member questioned whether the production of a Sustainability SPD could feature on the list of outstanding actions.</p> <p>The Chief Planning Officer and Development Director stated that he would be liaising with his sustainability officers to provide a more targeted timeline around the production of the Sustainability SPD and agreed to include this information in the list of outstanding actions.</p>	
4.	<p>22 Feb 2022 26 April 2022 17 May 2022 7 June 2022</p>	<p style="text-align: center;"><u>Update to Statement of Community Involvement</u></p> <p style="text-align: center;">Chief Planning Officer and Development Director</p>	Report to Committee in Autumn 2022

		<p>The Chief Planning Officer agreed that now would be an appropriate time to fundamentally review the DBE Users Panel and look again at how best to engage with all stakeholders given that DBE no longer existed as a department with a new, wider Environment Department with a wider remit now established. He reported that work on this was already being undertaken at present and that a key element of this would be a review of the Statement of Community Involvement. It was hoped that Officers would be in a position to report back to Committee on this in Autumn 2022 as to future options around receiving feedback about how engagement with various stakeholders could be improved.</p>	
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