

<b>Committee(s)</b>	<b>Dated:</b>
Planning & Transportation	29 January 2019
<b>Subject:</b> City Fund Highway Declaration – 22 Bishopsgate, EC2	<b>Public</b>
<b>Report of:</b> City Surveyor (CS.520/18)	<b>For Decision</b>
<b>Report author:</b> Nicholas Welland	

### Summary

Approval is sought to declare a volume of City Fund airspace above highway at Great St Helens, EC2 to be surplus to highway requirements to allow its disposal in conjunction with the development scheme at 22 Bishopsgate, EC2.

The scheme was approved by your Committee on the 28 November 2016 (16/00849/FULEIA) and on 3 October 2017 your Committee declared parcels of City Fund land around the permitted development scheme as surplus to highway requirements to enable their disposal upon terms since approved by Corporate Asset Sub Committee, Finance Committee and the Court of Common Council.

A further declaration was made by your Committee on 11<sup>th</sup> September 2018 relating to highway land at 42-44 Great Helens Street to enable the fulfilment of a planning condition to clad an exposed wall; cladding which will project permanently into highway airspace.

Since those declarations the developer has made minor changes to the scheme that necessitate the declaration of further parcels of City Fund airspace over highway totalling 3 ft<sup>2</sup> (0.32 m<sup>2</sup>) as surplus to highway requirements. In addition, City Fund airspace over highway previously declared surplus and totalling 54 ft<sup>2</sup> (5.00 m<sup>2</sup>) is no longer required for the scheme and it is recommended these areas remain held for highway purposes. The net result is a reduction in City Fund airspace over highway required for the development of 51 ft<sup>2</sup> (4.74m<sup>2</sup>).

The development works will require a stopping up of the highway and the Department of the Built Environment is dealing with this. The airspace volume will be limited to relevant datum levels in order to preserve the highway stratum and prevent any vertical enlargement.

**Power of Disposal** - The proposed transaction involves the disposal of an interest in City Fund highway land that is understood to have been acquired for highway purposes. Disposal is authorised by the *City of London (Various Powers) Act 1958, Section 9*, which allows the City Corporation to dispose of its land within or outside of the City in such manner and for such consideration and on such terms and conditions as it thinks fit.

The terms for the highway disposal are being considered separately by the Corporate Asset Sub Committee.

## **Recommendation**

Members are asked to:

- Resolve to declare a volume of City Fund airspace above highway at Great St Helen's, EC2 measuring 3 ft<sup>2</sup> (0.32m<sup>2</sup>) and between datum levels to be determined by the City Surveyor to be surplus to highway requirements which will preserve the highway stratum and the continuing highway functions therein to enable its disposal upon terms to be approved by the Corporate Asset Sub Committee.
- Resolve that part of the parcels of airspace over City Fund highway at Great St Helens, EC2 measuring 54 ft<sup>2</sup> (5.00 m<sup>2</sup>) and declared surplus by this Committee on 3 October 2017 now remain held for highway purposes.

### **Appendices**

- Appendix 1 – Highway Plan; Great St Helen's, EC2
- Appendix 2 – Proposed Development 22 Bishopsgate, EC2.

### **Background Papers:**

- Planning Consent; 16/00849/FULEIA.
- Report of City Surveyor; City Fund Highway Declaration – 22 Bishopsgate, EC2 (CS.393/17) 3 October 2017.
- Report of the City Surveyor, City Fund Highway Declaration – 42/44 Bishopsgate, EC2 (CS.366/18) 11 September 2018.

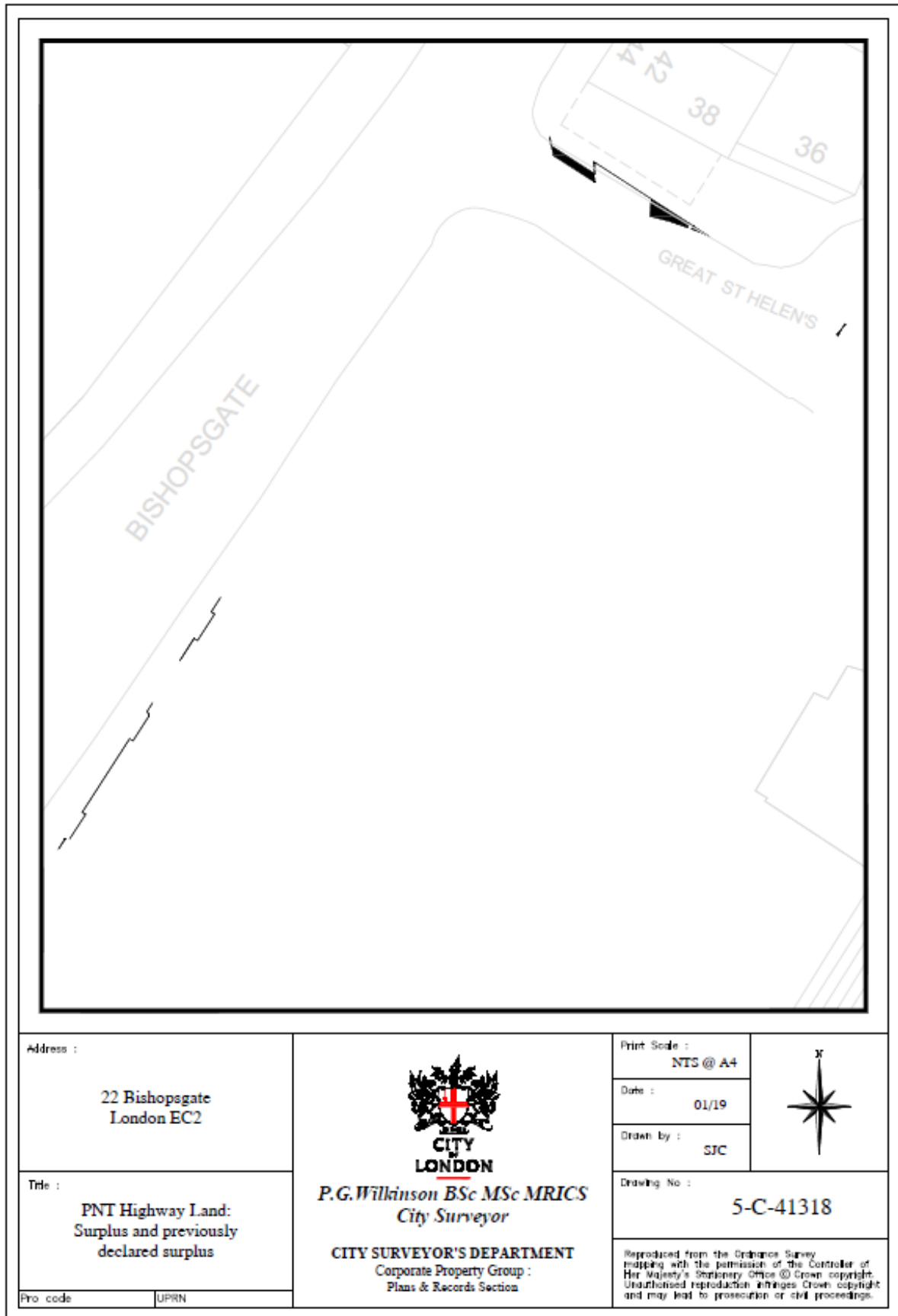
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Appendix 1 – Highway Plan



Address :  
  
22 Bishopsgate  
London EC2

Title :  
  
PNT Highway Land:  
Surplus and previously  
declared surplus

Pro code      UPRN



**CITY  
LONDON**

*P.G.Wilkinson BSc MSc MRICS*  
*City Surveyor*

**CITY SURVEYOR'S DEPARTMENT**  
Corporate Property Group :  
Plans & Records Section

Print Scale :  
NTS @ A4

Date :  
01/19

Drawn by :  
SJC



Drawing No :  
**5-C-41318**

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Appendix 2 –Image; Flank Wall 42-44 Bishopsgate, EC2

