

Committee:	Date:
Planning and Transportation	12 December 2019
Subject: City Point 1 Ropemaker Street London EC2Y 9AW Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, lighting, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal of existing projecting (non-structural) columns; installation of 1.3m high glass balustrade; timber decking, lighting, planters and seating; double doors to improve access to the existing terrace from the offices.	Public
Ward: Coleman Street	For Decision
Registered No: 19/00823/FULL	Registered on: 12 August 2019
Conservation Area: no	Listed Building: No

Summary

Planning permission is sought for improvements and alterations to the existing north terrace at level 6 and west terrace at level 8 to include installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to improve access to the terrace from the existing offices and installation of a spiral staircase to access level 7.

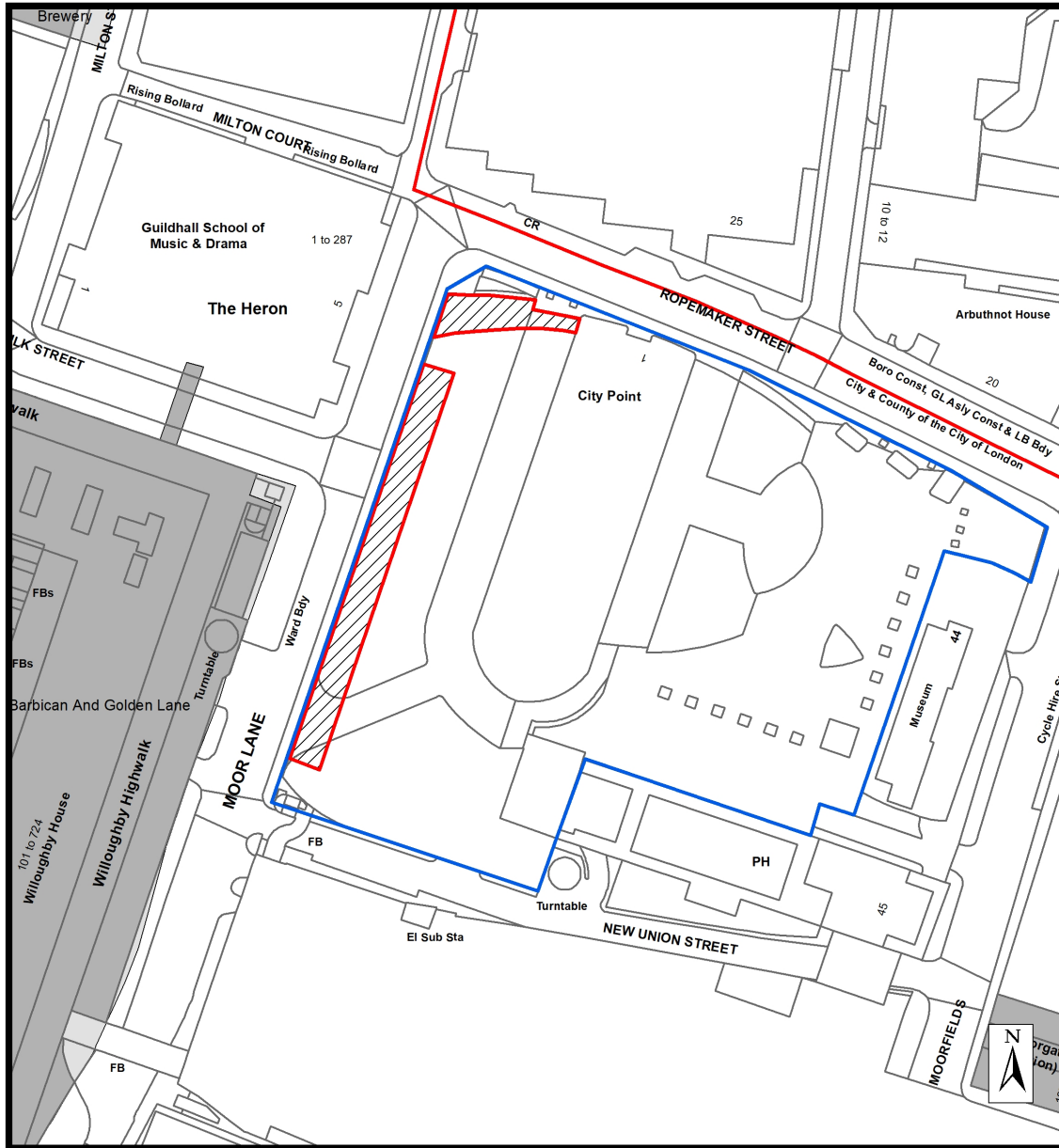
Representations have been received from neighbouring residents at Willoughby House and the Heron on the grounds that the proposed increased use of the terraces would cause noise disturbance, loss of privacy and light disturbance.

The proposed development would contribute to the provision of high-quality office accommodation, the roof terraces would enhance the fifth elevation and would be of an appropriate design. The design and layout would preserve residential privacy and the incorporation of conditions restricting the hours of use would ensure that the use would not detrimentally impact on the amenity of neighbouring residential properties.

Recommendation

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

Site Location Plan



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ADDRESS:
1 Ropemaker Street

CASE No.
19/00823/FULL

- CITY BOUNDARY
- SITE LOCATION
- SITE BUILDING
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



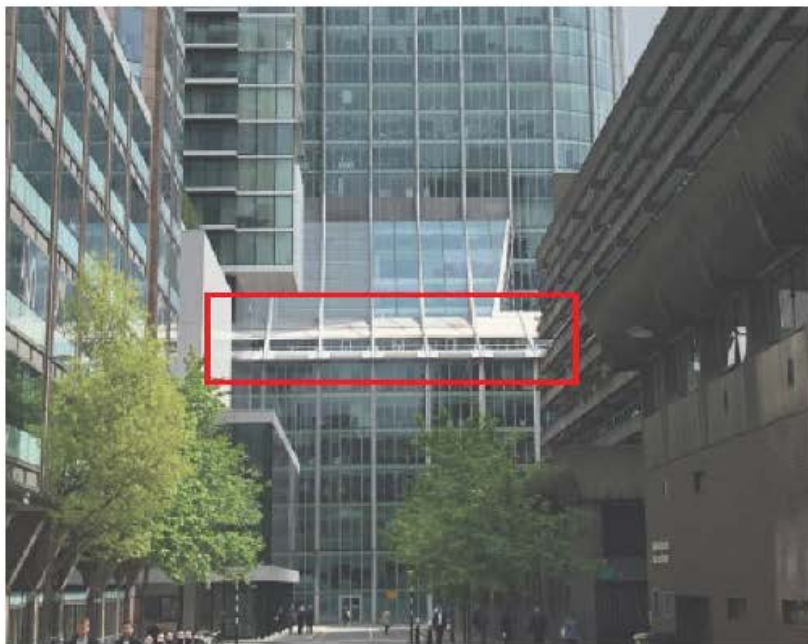
DEPARTMENT OF THE BUILT ENVIRONMENT



View from Ropemaker Street



Existing view



View from Silk Street



View from Level 15 towards Moor Lane & Barbican

Main Report

Site

1. The application site is bound by Ropemaker Street to the north and Moor Lane to the west and City Point Plaza to the east. The boundary with the London Borough of Islington is on the north side of Ropemaker Street. The residential properties of the Barbican and The Heron are located to the west of the site.

The building comprises a 36 storey office development with retail uses at ground and first floor located around an internal atrium and a large health and fitness club in the basement. The City Point tower was built in the 1960's and altered pursuant to a planning permission granted in 1997 for its extension and substantial refurbishment (Application No's 3350BE and BH).

Planning History

2. Planning permission was granted in November 2019 for alterations to the Level 8 east terrace facing onto the City Point Plaza to include alteration of the facade to remove existing architectural sloping beams, installation of 1.3m high glass balustrade, timber decking, planters and seating, new double doors and a louvred plant enclosure to accommodate future plant. Installation of link bridges within the internal atrium's at levels 6 and 7 with adjoining staircase. Installation of five internal terraces onto the atrium at levels 6, 7 and 8 with associated alterations. Alterations to ground floor entrance on the City Plaza facade to include replacement of the glass cladding (creating 9sq.m floorspace) and installation of new sliding entrance doors. (Total of 342 sqm floorspace created) (19/00735/FULL).

Proposal

3. Planning permission is sought for alterations to improve the existing north west terrace at level 6 and the existing west terrace at level 8. The proposals for the north terrace at level 6 consist of the installation of 1.3m high glass balustrade, new timber decking, tensile cables for feature vertical planting, lighting, planters and seating and double doors to provide access to the terrace from the existing offices. A new spiral staircase from the terrace to provide a new link to the offices at level 7 with associated changes to the 7th floor façade to create a new access door is proposed, subject to tenant demand.
4. Proposals for the west terrace at level 8 are for the removal of the existing architectural sloping beams, installation of a 1.3m high glass balustrade, new timber decking, lighting, planters and seating and the introduction of double doors to improve access to the existing terrace from the offices.

Consultations

5. The application has been advertised on site and in the local press and neighbour notification letters were sent to residents in Willoughby House, Speed House and The Heron.

6. The Department of Markets and Consumer Protection's initial comment stated that *'It is noted that the applicant has proposed restricting use of the terraces from 21.30 hours. However, there are residential flats with noise sensitive rooms such as bedrooms facing the proposed terraces. Terraces on other neighbouring commercial buildings such as 21 Moorfields, Tenter House and 1 Fore Street have been suggested to operate between the hours as suggested in the following condition. In the interests of consistency, this department suggests the following condition be attached to any consent that the terraces shall not be used or accessed between the hours of 0900 on one day and 1800 hours on the following day and not at any time on Saturdays, Sundays or Bank Holidays.'*
7. The applicants have submitted a Statement of Community Involvement with analysis of responses, outlining their programme of engagement with the local representatives and residents surrounding the development. Details of the consultation process carried out by the applicants included approximately 800 letters to neighbouring residents; Barbican Residents Association; elected ward members prior to a public exhibition on 24 July 2019 at the City Point offices.
8. Following the initial submission of the application, 24 neighbour responses were received.
9. The neighbour comments are summarised below:

Issue	Objection	Response
Noise	<p>The terrace use would result in unacceptable levels of noise and disturbance to nearby residents even with a 6pm restriction.</p> <p>The original 1997 permission restricted outdoor uses to the east side of the development to safeguard residential amenity.</p> <p>Some rooms facing onto the terrace in Willoughby House are bedrooms so are sensitive to noise.</p> <p>Canyon effect of Moor Lane increases noise to The Heron.</p>	See paragraphs 23 – 26 of the report

Light	Lighting to the terrace would cause disturbance to residents.	Low level lighting is proposed. Details of light fittings, light locations and an onsite glare assessment would be required by conditions. See paragraph 27 of the report
Loss of Privacy	Terrace would allow direct overlooking of flats in Willoughby House and the Heron.	See paragraphs 28 of the report
Other	<p>Objections to use of the neighbouring building in Fore Street by WeWork resulted in a restriction of use of their terraces no later than 6pm.</p> <p>A time limit to use until 9pm and an assurance there would be no music, loud noise nor alcohol served under these conditions</p> <p>The terraces as an amenity for workers would be welcomed.</p>	See Paragraph 30

10. The applicant has sought to address neighbour comments by:
11. Agreeing to reduce the proposed hours of use of the terraces from 08.00 to 20.00 every day to between 09.00 to 18.00 and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency A condition has been attached to the permission restricting hours of usage.
12. Providing an Operational Note setting out hours of use, no smoking and no amplified music on the terrace.

Policy Context

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

Considerations

- The Corporation, in determining the planning application has the following main statutory duties to perform:
 - To have regard to the provisions of the development plan, so far as material to the application and to any other material considerations (Section 70 Town & Country Planning Act 1990);
 - To determine the application in accordance with the development plan unless other material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004);
 - 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) and;
 - For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
15. The principal issues in considering this application are:
 - i. The suitability of the alterations to the existing building.
 - ii. The impact of the proposals on neighbouring residential occupiers.

Assessment of the application

Land Use

16. The application site is occupied as an office with retail / leisure uses at ground and basement levels. There are existing accesses to the terrace areas which are currently not laid out to provide amenity space. The planning application would formalise the use of the roof as a terrace. Providing roof terraces with the associated works would enhance the quality of the existing office provision by providing an amenity space for the office occupiers promoting health and wellbeing. Use of terraces for this purpose is becoming a valued amenity for by City occupiers. The proposal would contribute to the provision of a range of high-quality office accommodation in accordance with Core Strategic Policy CS1.

Design

17. The alterations to the north west terrace at level 6 include replacement of the existing 1.1metre high balustrade with a new 1.3m high glass balustrade; renewal of the existing double glass doors onto the terrace; installation of timber decking, planters, tensile cables for feature vertical planting, low level lighting fixed seating and free standing furniture. The applicants have included the option of constructing a spiral metal staircase to provide an access link from the terrace up to the offices at level 7. Its provision is dependent on the requirements of future tenants of level 7. Details of the staircase, its materials and the associated alterations to the level 7 façade are required by conditions.
18. The alterations to the west terrace at level 8 involves removing thirteen projecting (non-structural) architectural beams which currently cut across the terrace at 5 metre intervals from the balustrade to the glazed facade of the building to improve circulation and usability of the terrace. It is proposed to replace the four existing single doors with double doors to improve access to the terrace from the existing offices. Additional alterations include installation of a 1.3m high glass balustrade; timber decking, low level lighting, planters and seating.
19. The proposed balustrading, greening and improvements to the appearance of the existing terraces at levels 6 and 8 would positively contribute to the 'fifth elevation' and are considered to provide terrace spaces that would complement the building when viewed from the surrounding buildings.
20. The alterations to the terraces and associated alterations would be in keeping with the design and materials of the existing building and would not be detrimental to the character or appearance of the area or the setting of the grade II listed Barbican Estate or the adjoining Conservation Area. The proposals are acceptable in design terms and would be in accordance with Local Plan Policy DM 10.

Impact on Neighbouring Residents

21. The north west terrace at level 6 of the building is 16 metres from the east elevation of the Heron building on the west side of Moor lane. The west terrace at level 8 of the building is located 24 metres from Willoughby House and 16 metres from the east elevation of the Heron building west side of Moor lane. The residential accommodation at The Heron and Willoughby House have living rooms and bedrooms that face on to the development.
22. The increased use of the terraces could result in noise and disturbance and a loss of privacy to residential occupiers. These issues are addressed in turn.

Noise and Disturbance

23. Reference has been made to the original 1997 permission restricting use of the terraces to only the east side of the development to safeguard residential amenity. Whilst the ground floor outdoor uses are located on the east side of the property there are no restrictions to the use of the west facing terraces.
24. During the progression of the application, the planning agent has provided a supplementary statement detailing the proposed use of the terrace. This would be restricted for use by office tenants between the hours of 9am and 6pm and not at any time on Saturdays, Sundays or Bank Holidays.
25. The agent has agreed to conditions that there would be no amplified music or smoking permitted on the terrace. The applicants have not offered to restrict the serving of alcohol on the terrace. It would be difficult to ensure compliance and due to the time restrictions and use of the terrace adjacent to the offices this is considered to be of no significant risk in terms of it causing disturbance.
26. The terrace would offer a complementary use to the existing office building. The restricted hours would accord with the restrictions imposed on the scheme approved for 21 Moorfields to be occupied by Deutsche Bank and are considered to provide adequate mitigation to ensure that the use would not cause unacceptable levels of disturbance during the day and removes the potential for night time disturbance so as to be compatible with the neighbouring residential occupiers. The incorporation of these measures and a management plan would ensure that the use of the roof terrace would comply with policies DM 3.5, DM 15.7 and DM 21.3 of the Local Plan.

Lighting

27. Low level lighting is proposed and indicated on the drawings. Details of the light fittings, locations and an on-site glare assessment would be required to control the light levels and avoid light glare into neighbouring residential apartments. The lighting details and the on-site assessment would be required by conditions prior to any lighting being used. A condition has been attached to ensure the lighting on the terrace is switched off at 6pm.

Privacy and Overlooking

28. The distance between City Point and the adjacent residential dwellings at The Heron and Willoughby House is between 16 metres and 24 metres. Whilst there will be a degree of overlooking from people using the terrace it would not be materially more significant than the overlooking from the existing terraces which are already accessible and the existing office areas in those floors above and below the terraces. On balance, officers are satisfied that the proposed development would

not result in a significant loss of privacy compared to the existing situation.

Energy and Sustainability

29. The design proposal has incorporated planting around the perimeter of the terraces. This would provide an element of sustainable urban drainage (SuDs) appropriate to the scale of the development in accordance with Local Plan Policy DM 18.2.

Conclusion

30. The proposed development would contribute to the provision of high-quality office accommodation, the roof terraces would enhance the fifth elevation of City Point and would be of an appropriate design.
31. The design and layout would preserve residential privacy and the incorporation of conditions restricting the hours of use would ensure that the use would not detrimentally impact on the amenity of neighbouring residential properties to an unacceptable extent.

Background Papers

August 2019 Planning Statement

August 2019 Application Design Report

August 2019 Design and Access Statement

August 2019 Statement of Community Involvement Brookfield Properties

November 2019 Terrace Operation Note

Internal

02.09. 2019 Memo Department of Markets and Consumer Protection

External

06.09.2019	Hilary Sunman
10.09.2019	Michael Swash MD FRCP FRCPATH
22.08.2019	Jorge Rodrigues
28.08 2019	Peter Rees
29.08.2019	Simon Ebbins
29.08.2019	Mrs Mayumi Takeuchi-Ebbins
29.08.2019	Mr Peter Smart
02.09.2019	Miss Carolyne Worman
02.09.2019	Miss Amoret Larkin
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09.09.2019	Pamela Sayers

09.09.2019	Mr Wenhao Nie
09.09. 2019	Miss Polina Lyubeznova
09.09.2019	Miss Aisha Brady
10.09.2019	Mrs Katherine Jarrett
10.09.2019	Dr Anthony Hotson
10.09.2019	Mrs Maria Cimadevilla
11.09.2019	Mr David Hall
11.09.2019	Mrs Helen Kay

Appendix A

London Plan Policies

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

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

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

Policy 7.6 Buildings and structures should:

- a. be of the highest architectural quality
- b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c. comprise details and materials that complement, not necessarily replicate, the local architectural character
- d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e. incorporate best practice in resource management and climate change mitigation and adaptation
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g. be adaptable to different activities and land uses, particularly at ground level
- h. meet the principles of inclusive design
- i. optimise the potential of sites.

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

Relevant Local Plan Policies

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.

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.

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.

DM10.3 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.

DM10.8 Access and inclusive design

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

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

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.

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.

SCHEDULE

APPLICATION: 19/00823/FULL

City Point 1 Ropemaker Street London

Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, lighting, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal of existing projecting (non-structural) columns; installation of 1.3m high glass balustrade; timber decking, lighting, planters and seating; double doors to improve access to the existing terrace from the offices.

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 Works shall not begin 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 development 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: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.
- 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) particulars and samples of the materials to be used including terrace surfaces, planters, seating and the new staircase;

- (b) details of the proposed new spiral staircase and associated alterations to the level 7 facade;
- (c) details of the proposed lighting, fittings, locations and a test light glare assessment on site;
- (d) details of the proposed planting;

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

- 4 The roof terraces hereby permitted shall not be used or accessed between the hours of 18.00 on one day and 09:00 on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency and the terrace lighting shall be switched off at 6pm each day.

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.

- 5 A management plan for the use of the terraces shall be submitted to and approved by the Local Planning Authority prior to its first use. The terraces shall only be used in accordance with the details set out in the approved management plan.

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

- 6 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.

- 7 Full height glazing doors should be made apparent, with permanent manifestation within two zones, from 850mm to 1000mm from the floor and from 1400mm to 1600mm from the floor, contrasting visually with the background seen through the glass (both from inside and outside) in all lighting conditions.

REASON: To ensure that disabled people are able to use the building in accordance with the following policy of the Local Plan: DM10.8

- 8 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.

- 9 No smoking or vaping shall take place on the terraces at levels 06 and 08.

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

- 10 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: drawings numbered 0706 - BDG - 101 - A - 1002 REV A; 0706_BDG_101_DR_A_1002 REV A; 0706_BDG_106_DR_A_1102 REV A; 0706_BDG_106_DR_A_2701A REV D; 0706_BDG_106_DR_A_2702A REV B; 0706_BDG_106_DR_A_2002 REV D; 0706_BDG_106_DR_A_2701B REV D; 0706_BDG_108_DR_A_2730; 0706_BDG_106_DR_A_2702B REV B ; 0706_BDG_108_DR_A_2004 Rev A; 0706_BDG_108_DR_A_2711A REV D; 0706_BDG_108_DR_A_2712B REV B; 0706_BDG_108_DR_A_2004 REV D; 0706_BDG_108_DR_A_2711B REV D; 0706_BDG_108_DR_A_2712B REV B; 0706_BDG_108_DR_A_2714 Rev A; 0706_BDG_108_DR_A_2711C and 0706_BDG_108_DR_A_2701C Briefing Note Rev 1 dated 21st November 2019

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.

Background Papers

06.09.2019	Hilary Sunman
10.09.2019	Michael Swash MD FRCP FRCPATH
22.08.2019	Jorge Rodrigues
28.08.2019	Peter Rees
29.08.2019	Simon Ebbins
29.08.2019	Mrs Mayumi Takeuchi-Ebbins
29.08.2019	Mr Peter Smart
02.09.2019	Miss Carolyn Worman
02.09.2019	Miss Amoret Larkin
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10.09.2019	Mrs Katherine Jarrett
10.09.2019	Dr Anthony Hotson
10.09.2019	Mrs Maria Cimadevilla
11.09.2019	Mr David Hall
11.09.2019	Mrs Helen Kay

From: [Hilary Sunman](#)
To: [PLN - Comments](#)
Cc: [REDACTED]
Subject: City Point, 1 Ropemaker Street, EC2Y 9AW
Date: 06 September 2019 10:39:05

Cc to Willoughby House residents for information only

Dear Sir/Madam,

I am writing in connection with the application to create a new external terrace on level 6 of this building.

There are some concerns by residents of Willoughby House as any noise from the building will bounce around and reflect off soffits, creating nuisance for the residents in the east side of Willoughby. Most of the rooms on that side of the building are bedrooms and many of the flats house families with young children. It is important for us that this is recognised.

We would like therefore to see a time limit on use of the terrace to 9pm, and an assurance that there will be no music, loud noise nor alcohol served. Under these conditions I would welcome the terraces as providing amenity for the workers in the building.

With kind regards

Hilary Sunman
Chair - Willoughby House Residents' Association

124 Willoughby House
London EC2Y 8BL

[REDACTED]

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: City Point, 1 Ropemaker Street, EC2Y 9AW

Sent: 10 September 2019 13:54
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Fwd: City Point, 1 Ropemaker Street, EC2Y 9AW

Dear Sir/Madam,

Re: City Point, 1 Ropemaker St

I wish to comment on the application to build an external terrace on the 6th floor of this building.

First, please recognise that the application is actually more concerned with Moor Lane than with Ropemaker St.

I must ask the planning committee most carefully to take notice that this building is only a few yards across Moor Lane from the bedrooms of the residents of Willoughby House, all of which face eastward across Moor Lane toward City Point. The sixth floor of City Point is at a height equivalent to the third and fourth floors of Willoughby House, so that those using this suggested elevated open space on City Point will be not only closely adjacent and visible from the bedrooms of Willoughby House, but these bedrooms will be equally clearly visible from the 6th floor of City Point. There will therefore be a substantial risk of nuisance in both directions.

I point out that there are young children resident in Willoughby House, whose privacy should be especially respected. Clearly, they sleep in these bedrooms and some will be in bed by 8.00pm

In addition to visible nuisance, should planning permission be given, it will be important that tightly controlled and supervised arrangements be made, at ALL times, to forbid amplified music, parties, and alcohol consumption on this open-air terrace.

Noisy activities so close to Willoughby House would be intolerable.

City Point was designed to be enclosed at all levels. No doubt consideration was given to all these concerns at the time of the original application for planning permission - the same considerations should apply now.

May I thank the committee for what am sure will be a full discussion of this application.

Yours etc

Michael Swash MD FRCP FRCPath
Emeritus Professor of Neurology, Barts and the London School of Medicine, QMUL, London
Hon Consultant Neurologist, St Bartholomew's and the Royal London Hospitals, London
And Hon Professor of Neurology, Institute of Neuroscience, University of Lisbon, Portugal

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

Address: City Point 1 Ropemaker Street London EC2Y 9AW

Proposal: Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal existing projecting (non structural) columns; installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices.

Case Officer: Beverley Bush

Customer Details

Name: Mr Jorge Rodrigues

Address: 401 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Dear Members of the Development Division

Privacy

The proposed outdoor terrace will have direct views over my two bedrooms, dining room, TV room and kitchen and will directly affect my right to privacy.

The proposed planter box will do nothing to stop users of the terrace from looking straight into Willoughby House flats. I mentioned this when I visited the open day event the developers held recently and they appeared to think this was not a problem at all - maybe not for them, but this is certainly the case for Willoughby House residents who will be directly overlooked.

Noise Pollution

The proposed outdoor terrace will also be a potential source of noise pollution, including the use of the terrace for social functions, drinking and all the associated noise pollution that will follow.

(There's already enough noise pollution from Bad Egg and The Distillery).

Light Pollution

There is already a lot of overnight light pollution from City Point, and the proposed outdoor terrace is likely to exacerbate this.

Stance

I strongly object this development and ask the Development Division to please consider the rights of residents of Willoughby House who have been living here since 1973.

There are plenty of places for social gatherings, coffee and other social amenities in City Point and around City Point.

Thank you.

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mr Peter Rees

Address: 2702 The Heron 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: As former City Planning Officer, I am aware of the issues raised by the City Point development prior to 2001. At that time, there were a handful of residents in Milton Court, opposite the terraces subject to this application. To safeguard residential amenity, "outdoor uses" of City Point were limited to the east side of the development - facing the public square.

The current situation is much more sensitive in regard to these original concerns and their design response. Milton Court has been replaced by The Heron, which contains over 280 apartments. Half of these new units face the City Point terraces in very close proximity - merely the highway width of Moor Lane. The affected apartments are situated from the 7th to the 35th floors of The Heron, so almost all are above the level of the terraces. While balustrades and planting could assist with screening activity and related noise for neighbours at similar levels, they will not mitigate the impact upon those higher up. Noise rises, is amplified and reflected by high-rise buildings in close proximity.

Residential neighbours in The Heron have living rooms and bedrooms facing City Point and need to open windows for ventilation and cooling. The terraces subject to this application are immediately below us and everything louder than quiet conversation will be audible inside our apartments.

Negative impact upon the Barbican may be mitigated by screening and limiting hours, but the situation of The Heron is considerably worse. Even a 6:00pm limit of access (normal working hours) leaves scope for large groups of people to use the terraces for informal working and other business/social activities during the day. Many of us frequently work at home and enjoy the generally quiet ambience of our immediate surroundings. My own and similar apartments are immediately above both the 6th floor corner terrace and the one on the 8th floor. Landlord control of activity would be a poor substitute for the current planning protection.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mr Simon Ebbins

Address: 501 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:1) A great deal of disturbance to Willoughby House residents caused by workers using terraces at WeWork led to a 6pm restriction being imposed. The applicant has been informed that every word of phone conversations held on that terrace can be heard by Willoughby House neighbours. In fact, due to the hard reflective glass surface immediately behind the City Point terraces, it is likely that this will be even more of an issue to residential neighbours than with the WeWork terraces.

Since the City Point application is designed to encourage greater use of terraces immediately adjacent to Willoughby House bedrooms and living rooms, I feel that the same condition should be applied within planning permission for this application.

2) A 6pm restriction is not unreasonable given that these terraces are related to an office and not a bar or restaurant.

3) The glass balustrade and planters are 1.3m high - they can in no way reduce the transmission of noise to residential neighbours made by people standing on the terrace. I note that noise and overlooking issues were ameliorated when planning permission was granted for the private Heron sports club terrace by the requirement to plant a tall dense conifer hedge which is over two meters tall, and does work - I know because this also faces my living room.

4) I welcome that the applicant acknowledges these issues by applying a time limit on the use of these terraces, but 9:30pm is simply too late.

Given the close proximity of the terrace to our bedrooms, the noise reflecting nature of the

surrounding architecture, the point that our windows are around fifty years old and we are not allowed to replace them with modern sound proofing double glazing (because the Barbican is a listed building), and the ineffective low balustrade which will not prevent transmission of noise, then please give us the same protection as our neighbours at the south end of Willoughby House, and apply a 6pm time limit to the use of this terrace.

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

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Proposal: Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal existing projecting (non structural) columns; installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices.

Case Officer: Beverley Bush

Customer Details

Name: Mrs Mayumi Takeuchi-Ebbins

Address: 501 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The experience of Willoughby House residents close to WeWork shows that the use of terracing by workers causes lots of noise and disturbance. The only way to control this was to impose a 6pm cut-off on the use of the terraces. Nothing else worked.

Although the applicant has had this explained to them, they have only seemingly reluctantly agreed to impose a limit on the use of City Point terraces, but 9:30 pm is simply far too late. City Point terraces are even closer to local residents than the WeWork terraces, which are set back in steps. Additionally, City Point terraces are backed by hard glass sound reflecting surfaces, which exacerbate the problem. Low balustrades will not ameliorate this issue.

I think that a 6pm restriction on an outside office space used by office workers is fair and reasonable. Any later is unfair to neighbouring residents and will cause disturbance and loss of peace and amenity.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mr Peter Smart

Address: 715 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Relates to evening use of terrace, particularly West. 21.30 is much too late. We Work was restricted to 18.00. The glass panels will not mitigate noise sufficiently. 20.00 would be a sensible compromise. Noise impinges significantly on residents' evening leisure for those with sitting rooms facing and childrens' rest with bedrooms facing. No music. By the way, my developer's consultation letter did not arrive in time (one week from posting is too short and not surprising that only 13 people attended: I notified the organisers).

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Miss Carlyne Worman

Address: 19 Brandon Mews Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Brandon Mews, where I live, backs onto a concrete carpark which acts a conduit for all noise from Moor Place and Fore Street. I must object most strongly on the grounds of noise pollution as I will be greatly disturbed by the noise from the terraces, should they be granted permission.

In addition to this, it's not just the noise created when the terraces are in use you need to consider - it's also the noise made by people when they leave, particularly late at night and having consumed alcohol. As the streets will be emptier of traffic, noise will carry further and make even more of an impact.

Please note that I strongly objected to a similar proposal from WeWork on the same grounds as I'm objecting to this. Our objections were upheld and, and they were only granted use until 6:00pm

I conclude by asking that you understand that this part of the City is residential, and that you respect this and the rights of those residents who live here.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Miss Amoret Larkin

Address: Flat 602 Willoughby House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This will directly alter my quality of living- the terrace does not need to be open that late, it is not a bar and will encourage staff to take out their own alcohol after office hours. The noise carries because of the built up area and I do not want it to take any more of our peace and quiet. We work who have recently also opened terraces have them open only until 6pm. It is atrocious to have them open that late!

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Miss David Archer

Address: 721 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The acoustics of Moor Lane are such that any noise carries easily down the street and conversations are often audible inside our flats. This has been proven by WeWork and its use of its terrace in the evenings, before this use was curtailed.

My flat is on Moor Lane, with my young children's and my bedrooms facing outwards. Since our flat is high up, any additional noise conversations will impact the quality of life of my family.

I believe that the hours proposed are therefore too long. Any request should be treated in the same way as WeWork and no longer. I don't believe there is a commercial need for late evening/nighttime usage - and so the extent of the application is needless though it invites new Citypoint tenants to contemplate creation of a demand that doesn't currently exist.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mr Ian Dixon

Address: FLAT 407, GILBERT HOUSE BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to these proposals. Whilst being supportive of greening proposals in the City I do not believe that this meets the intent of Policy DM 10.3.

These proposals are for office buildings. It is inappropriate that neighbouring residential properties should be expected to suffer from noise and overlooking from an external space on office buildings. Office to office is one thing. Office to residential is very different. A proposed closure time of usage of 21.30 is unacceptably late for residents who have a right to quiet enjoyment of their homes.

I urge rejection of these proposals.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Miss Niyamat Fazal

Address: Flat 1403 5 Moor lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: As a resident of the Heron on the 14th floor facing Citypoint I object to the proposal. There is already enough pollution and noise during the course of the day caused by the redevelopment of 20 Ropemaker Street which will be ongoing for another few years. This proposal will now not allow residents to enjoy a peaceful evening due to noises from the proposed modifications and operation of terrace at city point.

Approximately 140 east facing apartments at the Heron which face Citypoint will be impacted given there's a narrow road between the two buildings. While balustrades and planting could assist with screening activity and related noise for neighbours at similar levels, they will not mitigate the impact upon those higher up. Noise rises, is amplified and reflected by high-rise buildings in close proximity.

Most of the east facing apartments including mine have only one window which faces citypoint. This window is the only source of ventilation and fresh air for the entire apartment I.e. for both the living room and bedrooms. The terraces subject to this application are immediately below me and my fellow residents and everything louder than quiet conversation will be audible inside our apartments

Imposing a time limit is not a sufficient mitigating factor given the proximity of the building to the

residential flats in the Heron

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mrs Karen Durkin

Address: Flat 702, The Heron 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I don't object to the greening of the terraces. But I do object to noise levels. If the spaces are open until 9:30pm, the noise levels will be too loud. Is it to be a smoking area? Is alcohol going to be available? Will it be used for parties? Will there be extra lighting at night? All of these factors would be hugely negative for my apartment. My apartment is directly across the street, on the 7th floor.

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Dr Gil Shidlo

Address: Moor lane 5 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: We are facing the proposed terraces

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Dr Gil Shidlo

Address: 5 Moor lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Our flat faces the city point terraces in close proximity. We are floor 11 and definitely would be impacted by the noise as it rises and is amplified by other high rise buildings nearby. We frequently open the windows for ventilation and during hot weather. We choose the Heron as it is supposed to be in a quiet neighborhood. Even limiting the hours till 6 pm would affect us as we are mostly at home.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mr Michael Hodgson - Hess

Address: Apartment 1507, The Heron 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: We live in The Heron, the residential block situated on the corner of Moor Lane and Silk Street, constructed on the site of the old Barbican Fire Station. Our block directly faces the greening proposals submitted for the West and North facing City Point terraces. We understand the general concept of 'greening' and appreciate the environment and aesthetic benefits that would accrue to us all. For City Point workers with access to the terraces in question, the improvement to their recreational welfare is obvious.

The fundamental issue for Heron residents is the potential for the users of these terraces to generate an unacceptable level of noise. Solely by living here we know that every word spoken at street level or on the Barbican High Walk or on a nearby balcony or terrace is clearly audible, presumably due to the acoustics of the Moor Lane / Silk Street 'canyon'. Only the width of a narrow road separates us from the proposed development, and we therefore object to both these proposed terraces being accessible by anyone after 6:00pm in the evening. Furthermore it is our understanding that balconies and terraces of the 'WeWork' building were so curtailed for precisely the same reasons.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mr Thomas Lane

Address: Flat 2710 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The proposal of the terraces being open until 9:30 is concerning for neighbors. Like the WeWork space nearby, it would be more suitable for the character of the area were they only open until 6pm.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mr Sion Latter

Address: Apt 1407 The Heron 5 Moor Lane London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:

Moor Lane remains rather bleak in terms of greenery apart from the 'Pop-up Garden' close to the Moor Lane/Silk St Lift. Whilst there is some planting as part of the Barbican estate close to the Barrier at the south end of Moor Lane.

To have the proposed greening of 2 terraces on City Point which the Heron overlooks will enhance our immediate view and environment so we welcome this part of the planning Application.

However the proposed 'closing time' of 9.30pm for the terraces is a concern as the Heron is in such close proximity (16m) to City Point.

This issue has been raised by residents who have their main living spaces on the East Elevation overlooking Moor Lane and have expressed concern that the proximity of City Point to The Heron will impact on residents lives in terms of acoustics.

Residents who are South Facing have similar concerns relating to the Level 8 Terrace only. During the summer months windows are invariably open and residents will be disturbed by noise from the Level 8 terrace albeit to a lesser extent.

City Point Staff on the terraces in the evenings will be heard very clearly in the homes of Heron Residents who live on the East and South elevations. These Apartment do not have balconies but do open windows especially in the summer months!

Sound from the terraces will by default travel upwards so this remains a major concern for residents.

We therefore wish to object to the proposed closing time of 9.30pm on both the Level 6 and Level 8 terraces.

Sion Latter Chairman of The Heron Residents Committee
The Heron, 5 Moor Lane. EC2Y 9AP

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mrs Pamela Sayers

Address: 1702 The Heron Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Strongly object on grounds of noise level which will be created and also late closing time of 9.30pm

- It devalues surrounding property
- There is the serious potential that prospective future purchasers in the area will be reluctant to buy, thus affecting those wanting to sell their property.
- For those wanting to let their property, it will be more difficult to find a tenant that would be sympathetic to noise stretching into the night.
- For residents themselves this will have a detrimental effect on their quality of life.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mr Wenhao Nie

Address: 1002 The Heron London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object on the grounds of

1) Privacy. The proposed terraces will have views to the east side bedroom and the living room of my apartment.

2) Noise. If there are large groups of people using the terraces, the noise would affect the living of The Heron residents, especially the ones in the east-facing apartments. A 6pm cut-off time for terraces access is preferable to the 9:30pm one.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Miss Polina Lyubeznova

Address: The Heron, 2804, 5 Moor lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: As a resident of The Heron, I strongly oppose to this development for a number of reasons. Firstly, as a resident of the East side of the Heron building, the development is a major issue in terms of noise nuisance. The Heron is just 16 meters away from the terraces - so noise will be an issue as a result of the canyon effect which is created between the 2 buildings. Having the opening time until 9.30pm goes beyond any reason - it must be aligned to the normal working hours, i.e 6pm at the latest. There is already sufficient noise pollution from the construction and other public spaces.

Further to this, I object to increased light pollution. Some of the offices in CityPoint never turn their lights off. Not only this is totally environmentally unfriendly but it is seriously disturbing sleep of many residents on the East side of the Heron. Any more light pollution is not welcome.

This is one of the rare residential parts of the City of London and this was one of the reasons I have chosen to live here. So you must understand and respect the rights of the residents who live here. Many of us do indeed work from home and would appreciate a peaceful environment in order to continue to do so.

Thank you

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

Address: City Point 1 Ropemaker Street London EC2Y 9AW

Proposal: Alterations to the north terrace at level 6 to include installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices and installation of a spiral staircase to access level 7 and alterations to the west terrace at level 8 to include removal existing projecting (non structural) columns; installation of 1.3m high glass balustrade; timber decking, planters and seating; double doors to provide access to the terrace from the existing offices.

Case Officer: Beverley Bush

Customer Details

Name: Miss Aisha Brady

Address: Flat 2906, 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I live at The Heron, just 16 meters from the proposed level 8 Moor Lane terrace extension, which it is suggested will remain open until 9.30pm. I strongly object to this, as it will create a significant noise issue for local residents.

I believe that WeWork, located at the bottom of Moor Lane, is restricted to a closing time of 6pm for outdoor use of the terraces. I urge the committee to impose a similar restriction on the terrace extensions of City Point, which would otherwise have a major impact on the quality of life of nearby residents. In an area which already has many ground-level social spaces for the offices, I do not see a justifiable need to add another, particularly when it will create such an unpleasant living environment.

The canyon effect between the Moor Lane buildings is already a huge problem, and the addition of a late-opening terrace will contribute significantly to the noise pollution. Noise from the street travels upwards in such a way that every word can be overheard, and residents are already overlooked by and subject to light pollution from the City Point offices. I am broadly supportive of the idea of greener spaces, but do not recognise the necessity to turn them into social spaces outside of office hours to the detriment of those who live in the area, particularly as it is one of the few residential areas of the City.

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Case Officer: Beverley Bush

Customer Details

Name: Dr Anthony Hotson

Address: Flat 1906 Heron 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Hi, More greenery is great but access to the terraces after 6.30 pm would give rise to a noise problem for neighbours. I would request that the terraces not remain open in the evenings.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mrs Katherine Jarrett

Address: 504 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As residents of Willoughby House on Moor Lane we strongly object to the proposal for alterations to the north and west terraces at the City Point development, especially with regard to the proposals to the west terrace on level 8. We have reviewed the Design and Access Statements in detail, and would like to make the following comments:

1. As you are no doubt aware the Willoughby House balconies that back onto Moor Lane are all single glazed (listed status) bedroom windows. As a parent of two young children (aged 5 and 2) and speaking on behalf of the numerous families who having loving made Willoughby House their home, I cannot stress enough how disruptive and inconsiderate the noise generated by the proposed terraces will be. In particular, we are concerned about the large number of workers potentially accessing the terrace, as well as the hours of access - I note that, as yet, there is nothing available to view on this last matter.

2. Little or no consideration has been given to the proposed design of the terraces from the point of view of the residents of Willoughby House. For example, the drawing on p.26 of the Design and Access Statement for the West Terrace clearly shows the degree to which the flats will be overlooked. There is nothing to shield Barbican residents from unwanted gazes from the terraces

at City Point.

3. As mentioned in point 1), the Barbican is a quiet, residential development. Specifically, the windows that are on the Moor Lane side are all bedrooms. The amount of additional light coming from the proposed terraces would be unacceptable. The Design and Access statement mentions 'low level lighting', however, this is not backed up by the photographs, which show a high level of light pollution.

4. Finally, I would question the suitability of the entire proposal from a Health and Safety perspective. Due to its physical geography, Moor Lane is often extremely windy; the design does not take this into consideration and is unsafe.

Comments for Planning Application 19/00823/FULL

Application Summary

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Case Officer: Beverley Bush

Customer Details

Name: Mrs Maria Cimadevilla

Address: Apartment 701 5 Moor Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: My objection is with reference to Level 8 which runs the length of City Point parallel to Moor Lane.

While the greening of these areas would be a definite improvement my main concern is to allow the terraces to remain 'open' until 9.30pm at night.

As a Heron Residents this could be a major issue in terms of noise nuisance. The Heron is just 16 meters from the terraces - so noise will be an issue as a result of the canyon effect which is created between the 2 properties.

Comments for Planning Application 19/00823/FULL

Application Summary

Application Number: 19/00823/FULL

Address: City Point 1 Ropemaker Street London EC2Y 9AW

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Case Officer: Beverley Bush

Customer Details

Name: Mr David Hall

Address: 509 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: As a family, we may be in a unique position we don't have to speculate on the effect on the amenity of this change. We've already had experience of the severe and disturbing impact that use of the terraces has caused us.

My daughter's bedroom faces into Moor Lane. As long term residents, we were here as Citypoint was being fitted out and before it was fully populated. Some of the workers decided to drag office chairs onto the terrace and started using it as a rest area. This practice inevitably led to people just staring across the gap to my daughter's bedroom. This felt very creepy and oppressive to our quiet enjoyment. Also the noise carried directly across even from a small group.

Eventually, we were forced to complain to Citypoint management multiple times, and the practice stopped.

Now that my daughter is a teenager, we find that the suggestion that Citypoint wants to make this permanent is most distressing to us and in particular to her. We've reviewed the drawings & documents included with the application. Nothing shown within them gives any confidence that the experience will be any less distressing no matter how the landscaping is done.

Permitting this application will have a material impact on residential amenity and make my daughter feel less comfortable in her own bedroom.

As a family, we have lived in the city now for close to 20 years. We enjoy the environment and so are used to changes, but this is a step too far, and I exhort the committee to reject the application. Any limitation of hours will still have the same effect.

Comments for Planning Application 19/00823/FULL

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Case Officer: Beverley Bush

Customer Details

Name: Mrs Helen Kay

Address: FLAT 403,WILLOUGHBY HOUSE BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I write on behalf of the BA as Chair of the BA Planning sub-Committee.

Whilst acknowledging the need for outside space for workers and the positive effect of greening we object to the proposal of the creation of a terrace so close to Willoughby House without some protections for the residents.

Noise bounces off the soffits of the Barbican balconies, windows are not double glazed and the evidence from the WeWork terrace is strong: we clearly hear conversations when people speak on the terrace whether in groups or on the phone. This proposed terrace is as close as that one.

The terrace will overlook the bedrooms of Willoughby House, there are 200 on that east side of the building, half overlooked by this proposed terrace. Children must be protected from overlooking. We have evidence from the WeWork terrace of members posting photographs taken from the terrace clearly showing Willoughby House bedrooms. People take photographs when they have a view from a terrace.

A planning condition that ensures hedging to be 2 metres rather than the proposed low 1 metre will help as a barrier to noise projection and also to stop people looking straight into the bedrooms.

We welcome the recent addition to close the terrace after the working day but why so late, 9.30pm? Assurances to manage the space are not enough to protect residential amenity, as explained above we have the evidence to show that a single conversation can cause a noise nuisance.

The working day for most ends at 6pm, the WeWork terrace closes at 6pm. We accept that people work later than this but these numbers are small and extending the opening hours to 9.30pm rather than a consistent 6pm will affect the lives of so many for the benefit of so few.

This proposed terrace is in a dense residential area overlooking many flats in Willoughby House and The Heron, the planning conditions must reflect this and give us all proper protection. High hedging and closing at 6pm are clear and reasonable solutions.