

Planning and Transportation Committee – 14th May 2020

Addendum to Agenda Item 4 – 50 Fenchurch Street (19/01307/FULEIA)

Amendments to the Summary

Paragraph 5 on page 4 should read:

In relation to other designated and non-designated heritage assets, it is considered that the proposed development would not harm their significance or setting (other than the harm to archaeology referred to at paragraphs 228-237).

Amendments to Report

Paragraph 31 should read:

The church tower and Lambe's Chapel have not been the subject of any planning decisions. However, the Allhallows Staining Church Act 2010 removed restrictive covenants and allowed the removal of human remains subject to certain provisions. The provisions of the planning acts continued to apply.

Paragraph 38 should read:

The scheme provides:

- 88,064 sqm of office floorspace,
- 839 sqm of retail
- 4789 sqm of livery hall
- 1283 sqm of publicly accessible roof terrace
- 432 sqm of winter garden
- 214 sqm associated with the Lambe's Chapel crypt and ground floor public lobby

Paragraph 112 should read:

The proposed retail floorspace comprises 217 sq m of retail A1, A2 and A3 at ground level, 72 sq m of retail A1, A2 and A3 at ground floor mezzanine, 217sqm of A1, A3 and A4 retail at level 10 and 333 sq m of A1,A3 and A4 at Level 11.

Paragraph 131 should read:

The ground floor of the podium building provides Class A uses and the entrance to the public roof garden and Crypts exhibition facing eastwards onto the public square with the entrance to the Clothworkers Hall on the north east corner and the Fenchurch Street frontage dominated by the office reception.

Paragraph 141 should read:

The Tower and remains of the Church have very high significance due to their date, historical, archaeological, aesthetic and communal value. There is an historic association with The Clothworkers Company who bought the Tower and Churchyard in the 1870's on condition that the land was not built on and that the Tower was kept in good order. A

subsequent agreement between the Clothworkers Company and the Church revoked this requirement and the Churchyard can now be built on. The Tower is constructed of coursed ragstone rubble and flint. There may have been an earlier church on the site as there are surviving burials which pre-date the construction of the Tower. Assessment and archaeological evaluation carried out have shown that the Tower is of mid-14th century date and later alterations were carried out in the 15th, 16th and 18th centuries. The upper levels were restored in the late 19th Century when the body of the church was demolished, and conservation work was carried out in the 1980's. Lambes' Chapel Crypt was moved to the site of the churches' south aisle in the 1870's.

Paragraphs 272-275 should be replaced with

The Energy Statement shows that this development has been designed to achieve a carbon reduction of 27% compared to a Building Regulations compliant building. This has been achieved through extensive amounts of vertical greening to reduce solar heat gain, a closed cavity façade system to maximise daylight and limit solar gain, and efficient lighting, heating and cooling plant. Draft New London Plan policy SI 2:C requires all major development to be net zero carbon. The shortfall must be offset through a carbon offsetting contribution secured through the S106 agreement. The wording of this policy states that this will come into effect on final publication of this Plan.

The current London Plan seeks to achieve a 35% reduction in carbon emissions. If this cannot be achieved onsite a carbon offset payment would be required. This would be in the region of £148,403.

It should be noted that this new net zero-carbon requirement for commercial buildings will come into effect on final publication (i.e. adoption) of the London Plan. The date of publication is currently uncertain due to a recent intervention by the Secretary of State but is expected to be within the next few months. As such the application should be assessed the policies of the current London Plan. Given that the scheme is currently designed to achieve a 27% reduction in carbon emissions a condition is recommended requiring a detailed assessment of further opportunities to reduce on-site carbon dioxide emissions.

Paragraph 288 should read:

It is proposed that three 1.15MW boilers are installed. The Efflux velocities for the boiler flues used in the assessment are 3.1 and 5.5 m/s, which is significantly below the City's requirement for a minimum efflux velocity of 15m/s for appliances that are larger than 1MW. It is considered that the proposed boilers would have no detrimental impact on air quality.

Paragraph 296 should read:

From 1 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 Mayor's 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). CIL contributions and City of London Planning obligations are set out below:

MCIL2

Liability in accordance with the Mayor of London's policies	Contribution	Forwarded to the Mayor	City's charge for administration and monitoring
MCIL2 payable	<u>£13,642,416</u>	<u>£13,096,719</u>	<u>£545,697</u>

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	Contribution	Available for allocation	Retained for administration and monitoring
City CIL	<u>£5,723,325</u>	<u>£5,437,159</u>	<u>£286,166</u>
City Planning Obligation Affordable Housing	<u>£1,526,220</u>	<u>£1,510,958</u>	£15,262
City Planning Obligation Local, Training, Skills and Job Brokerage	<u>£228,933</u>	<u>£226,644</u>	£2,289
Section 278 Design and Evaluation	£100,000	£100,000	-
Security S106 Design and Evaluation	£50,000	£50,000	-
City Planning Obligation Monitoring Charge	£4,500	-	£4,500
Total liability in accordance with the City of London's policies	<u>£7,632,978</u>	<u>£7,324,761</u>	<u>£308,217</u>

Amendments to Conditions

Condition 19 should read:

Before any construction works hereby permitted are begun a detailed assessment of further opportunities to reduce on-site carbon dioxide emissions shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To minimise carbon emissions and provide a sustainable development in accordance with the following policy of the Local Plan: DM15.1, DM15.3. These details are required prior to construction work commencing in order that any changes to satisfy this

condition are incorporated into the development before the design is too advanced to make changes.

Condition 48 should read:

A clear unobstructed headroom of 5m must be maintained for the life of the buildings in the refuse skip collection area and a clear unobstructed headroom of 4.25m must be provided and maintained in all other areas (including access ways) to be used for loading and unloading.

REASON: To ensure satisfactory servicing facilities in accordance with the following policy of the Local Plan: DM16.5.

Condition 56 should read:

The development shall provide:

- 88,064 sq.m of office floorspace (Class B1);
- 289 sq.m of retail floorspace (Class A1/A2/A3 at ground floor and ground floor mezzanine);
- 550 sq.m of retail floorspace (Class A1/A3/A4 at levels 10 and 11);
- 4,789 sq.m of floorspace associated with the Clothworkers' Hall (sui generis);
- 1,283 sq.m of publicly accessible roof garden (sui generis);
- 430 sq.m of publicly accessible winter garden (sui generis); and
- 214 sq.m of floorspace associated with the Lambe's Chapel Crypt (sui generis).

REASON: To ensure the development is carried out in accordance with the approved plans.

Condition 57 should read:

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: dwg nos. EPA-HIS-05-1-047 Rev P00, EPA-HIS-05-1-048 Rev P00, EPA-HIS-05-1-049 Rev P00, EPA-HIS-05-1-070 Rev P00, EPA-HIS-05-2-050 Rev P00, EPA-HIS-05-2-051 Rev P00, EPA-HIS-05-2-052 Rev P00, EPA-HIS-05-2-053 Rev P00, EPA-HIS-05-2-070 Rev P00, EPA-HIS-05-3-070 Rev P00, EPA-HIS-05-3-071 Rev P00, EPA-HIS-05-1-348 Rev P00, EPA-HIS-05-1-349 Rev P00, EPA-HIS-05-1-370 Rev P00, EPA-HIS-05-1-351 Rev P00, EPA-HIS-05-3-370 Rev P01, EPA-HIS-05-3-371 Rev P01, EPA-HIS-05-1-448 Rev P00, EPA-HIS-05-1-449 Rev P00, EPA-HIS-05-1-470 Rev P00, EPA-HIS-05-2-451 Rev P00, EPA-HIS-05-2-453 Rev P00, EPA-HIS-05-2-070 Rev P00, EPA-HIS-05-3-470 Rev P01, EPA-HIS-05-3-471 Rev P01, EPA-HIS-05-1-001 Rev P00, EPA-HIS-05-1-095 Rev P01, EPA-HIS-05-1-096 Rev P00, EPA-HIS-05-1-097 Rev P00, EPA-HIS-05-1-098 Rev P01, EPA-HIS-05-1-099 Rev P01, EPA-HIS-05-1-100 Rev P01, EPA-HIS-05-1-101 Rev P01, EPA-HIS-05-1-102 Rev P01, EPA-HIS-05-1-103 Rev P00, EPA-HIS-05-1-109 Rev P00, EPA-HIS-05-1-110 Rev P02, EPA-HIS-05-1-111 Rev P01, EPA-HIS-05-1-112 Rev P00, EPA-HIS-05-1-114 Rev P00, EPA-HIS-05-1-121 Rev P00, EPA-HIS-05-1-122 Rev P00, EPA-HIS-05-1-123 Rev P00, EPA-HIS-05-1-125 Rev P00, EPA-HIS-05-1-130 Rev P00, EPA-HIS-05-1-131 Rev P00, EPA-HIS-05-1-132 Rev P00, EPA-HIS-05-1-133 Rev P00, EPA-HIS-05-1-134 Rev P00, EPA-HIS-05-1-135 Rev P00, EPA-HIS-05-1-136 Rev P00, EPA-HIS-05-1-137 Rev P00, EPA-HIS-05-1-200 Rev P00, EPA-HIS-05-2-100 Rev P01, EPA-HIS-05-2-101 Rev P01, EPA-HIS-05-2-102 Rev P00, EPA-HIS-05-2-103 Rev P01, EPA-HIS-05-2-110 Rev P01, EPA-HIS-05-2-113 Rev P00, EPA-HIS-05-2-120 Rev P01, EPA-HIS-05-2-121 Rev P01, EPA-HIS-05-2-122 Rev P00, EPA-HIS-05-2-123 Rev

P00, EPA-HIS-05-2-200 Rev P00, EPA-HIS-05-3-100 Rev P00, EPA-HIS-05-3-101 Rev P01, EPA-HIS-05-3-110 Rev P00, EPA-HIS-05-3-111 Rev P00, EPA-HIS-05-5-110 Rev P00, EPA-HIS-05-5-113 Rev P00, EPA-HIS-05-5-130 Rev P00, EPA-HIS-05-5-131 Rev P00, EPA-HIS-05-5-132 Rev P00, EPA-HIS-05-5-140 Rev P00, EPA-HIS-05-5-141 Rev P00, EPA-HIS-05-5-142 Rev P00, EPA-HIS-05-5-011 Rev P00, EPA-HIS-05-1-301 Rev P00, EPA-HIS-05-1-298 Rev P00, EPA-HIS-05-1-200 Rev P01, EPA-HIS-05-1-311 Rev P00, EPA-HIS-05-1-401 Rev P00, EPA-HIS-05-1-399 Rev P01, EPA-HIS-05-1-437 Rev P00, EPA-HIS-05-2-200 Rev P00, EPA-HIS-05-3-410 Rev P00, and EPA-HIS-05-3-411 Rev P00.

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.