

## **Background Papers**

### **Public Consultation Comments:**

#### **November 2018**

Online	14.11.2018	Dr Stuart Morganstein
Online	14.11.2018	Dr Stuart Morganstein
Online	14.11.2018	Mr Patrick Marber
Letter	18.11.2018	Mollie Bickerstaff
Online	18.11.2018	Ms Clare Fielding
Online	19.11.2018	Dr Orlando Figes
Online	24.11.2018	Mrs Sarah Mann
Email	25.11.2018	Dr Natasha Curran
Email	28.11.2018	Mr Fred Rodgers
Online	28.11.2018	Ms Olivia Forty
Online	29.11.2018	Dr Marion Ano
Letter	29.11.2018	Lauderdale Tower House Group
Online	30.11.2018	Mrs Ann Hodson
Online	30.11.2018	Mr Kevin Hodson
Online	30.11.2018	Mr Nigel Bolt
Online	02.12.2018	Ms Deborah Anness
Online	03.12.2018	Ms Pauline Fasoli
Online	03.12.2018	Mr James Torr
Email	05.12.2018	Seddon House Group
Letter	06.12.2018	Barbican Association
Online	06.12.2018	Mrs Susan Cox
Email	12.12.2018	Joyce Wood
Online	16.12.2018	Mrs Yukimi Rabnott
Email	18.12.2019	Mr Fred Rodgers
Online	02.01.2019	Richard & Jane Wentworth
Letter	15.01.2019	Mr Fred Rodgers
Online	16.01.2019	Mr Giordano Suergiu
Email	31.01.2019	Mr Fred Rodgers
Online	31.03.2019	Mrs Kirstin Kaszubowska

#### **December 2019**

Online	12.12.2019	Mr Keith Greenfield
Email	13.12.2019	Mr Richard Wentworth
Online	16.12.2019	Mr Patrick Marber
Online	16.12.2019	Mrs Debra Marber
Email	21.12.2019	Sir Anthony Holland
Online	27.12.2019	Dr Patricia Marsden
Online	29.12.2019	Mrs Sarah Mann
Email	30.12.2019	Ms Deborah Anness
Email	30.12.2019	Mr Giordano Suergiu
Online	30.12.2019	Mr David Lawrence
Online	01.01.2020	Dr N Deakin
Online	05.01.2020	Mr Stephen Gocke
Online	06.01.2020	Mrs Susan Cox
Online	08.01.2020	Dr Duncan Greig
Online	10.01.2020	Prof Richard Lynch
Online	10.01.2020	Mr Roland Jeffery
Online	11.01.2020	Dr Adrian Tanovic
Online	17.01.2020	Mr Ian Burton
Email	20.01.2020	Dr Max Pemberton
Letter	20.01.2020	Lauderdale Tower House Group
Online	20.01.2020	Mr John Bryden
Online	20.01.2020	Ms Judith Brown

Online	21.01.2020	Baroness Murphy
Online	21.01.2020	Mr Anthony Richards
Online	21.01.2020	Mr Richard Stone
Online	21.01.2020	Mr Oliver Pauley
Online	21.01.2020	Dr Nicholas Deakin
Online	22.01.2020	Mrs Lesley Stewart
Online	24.01.2020	Mrs Ann Hodson
Online	24.01.2020	Mr Kevin Hodson
Online	24.01.2020	Mr Graham Wallace

#### March 2020

Online	10.03.2020	Mr Patrick Marber
Online	11.03.2020	Ms Clare Fielding
Email	13.03.2020	Sam Anker
Online	13.03.2020	Mr Richard Stone
Online	14.03.2020	Ms Kate Biro
Letter	23.03.2020	Mr James Torr
Online	10.04.2020	Mrs Sarah Mann
Online	02.06.2020	Mr Mark Chester

#### September 2020

Online	10.09.2020	Mr Richard Stone
Online	11.09.2020	Mr Michael Callow
Online	21.09.2020	Ms Tamzin Lawrence
Letter	08.10.2020	Mr Fred Rodgers
Online	11.10.2020	Mrs Olivia Chopin

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Dr Stuart Morganstein

Address: 5 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: There has been no assessment of the impact of the proposed building on the light reduction into my Flat at the western end of Defoe House with a view onto Long Lane. There was an assessment for Lauderdale Tower but not Defoe. Before any application is considered the developers should be asked to provide the same information for Defoe House.

I believe that the proposed building is too high and will block the light especially in Winter when the sun is low. The proposed building, by rising 5 floors above the existing building will significantly change the character of that part of Long Lane.

I intend to object to this building in its proposed form.

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Case Officer: Bhakti Depala

## Customer Details

Name: Dr Stuart Morganstein

Address: 5 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: This proposed building will block the light into my flat on the 4th floor of the Western end of Defoe House. The developers did a light loss assessment for the flats in Lauderdale Tower but not for Defoe house which looks straight down Long Lane. Before any planning application is considered they should prove the same level of light investigations as they have done for the other buildings. We have an unobstructed view which will be seriously blocked by this proposed building which is significantly higher than any other building on Long Lane. At the height proposed it will block out the sunlight especially in the winter when the sun is low.

I will continue to object to this building initially until the developers provide as the minimum, the same level of detail on the impact on the western end of Defoe House as for Lauderdale. I believe that the planning processes should be halted until this has been provided and time given to consider the findings.

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Patrick Marber

Address: 43 Charterhouse Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Has any light survey included the residential properties of 41, 42 and 43 Charterhouse Square which directly face the back of this proposed building?

I have lived here for 22 years and I believe this proposed building will substantially reduce light to our property.

Furthermore, construction noise will be immense. We have been living with major crossrail construction for years. Now the city of London want to allow yet more noise in exactly the same area? I object to this application.

# Comments for Planning Application 18/01020/FULMAJ

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Case Officer: Bhakti Depala

## Customer Details

Name: Ms Clare Fielding

Address: 282 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I support this redevelopment, it will greatly improve the street scene along Long Lane and remove the somewhat tired buildings currently on site. It will be of benefit to have the two proposed additional A1/A3 units.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

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Case Officer: Bhakti Depala

## Customer Details

Name: Dr Orlando Figes

Address: 612 Seddon House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: There is nothing to recommend this proposal, which is clearly an attempt to profit from the grabbing of extra office space, at the expense of residents' amenities. The design is ugly - especially the bulky 7th-floor eastern end, which is a crude attempt to max out on the office space. The loss of light to surrounding residential properties is of concern - despite the optimistic light survey, which uses measly words to support the proposal. There is no account in it of the loss of view (of the trees on Charterhouse Square) for residents of Lauderdale Tower and Seddon House who would be boxed in completely by surrounding office blocks by this development. Finally, there is the noise of building, which residents have lived with patiently for several years - do we deserve more for an unnecessary development?

**I object to this planning application on the grounds that the proposed new building is too high and offers little improvement to its immediate neighbourhood on Long Lane.**

A further four or five floors over and above the roof level of the existing buildings on this site will significantly change the character of what's left of our historic Ward.

I am glad to see, from the proposed South elevation drawings, that stepped terraces with planting are included in the design. I appreciate that this could contribute favourably to local biodiversity and air quality provided the proposed planting is maintained over time, but regret to see that these terraces only appear at the proposed new high level. The first five floors have no terracing and present no improvement to what is currently a bleak and unappealing street frontage. Adding a few trees to a crowded pavement is better than nothing, but isn't good enough. I should be glad to see the existing buildings changed, but preferably for the better.

The poor air quality in the neighbourhood of West Smithfield is a matter of increasing concern to everyone who lives here, residents, visitors and office workers too. I note the relevant impact assessment in the proposals for this development say it will be "air quality neutral". More can be done. I would like to see more effort in these proposals to help make life in and around Long Lane better for everyone.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

*18 November 2018*



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Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Sarah Mann

Address: 9 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Height & loss of residential amenity

I object to the height of the proposed development. The additional 5 floors are out of scale with the height line of Long Lane north side and will encourage yet higher building. They will detract from the general residential amenity of the City. The cross rail development is observing the height limitation. So should this building.

Every increase in height reduces daylight and sunlight and increases air disturbance at street-level making the area a less desirable place in which to work. The building will block scarce and wonderful views of the evening sky and setting sun which I enjoy from our flat in spring and autumn and reduce our residential amenity by damaging our enjoyment of this area.

The impact at street level of the workers who will occupy the additional 5,123 square metres of space will add to existing heavy overcrowding at street level, at the tube entrance and adjacent bus stop and its sprawling queues reducing the quality of life and inhibiting movement.

St Paul's vista

I object to the building breaching the height limit in the WSCA.

## Sunlight and daylight analysis

I object to the fact that this development will block daylight and sunlight from my flat. I object to the fact that the analysis does not include the impact on my flat and those of my neighbours in the West end of Defoe House whose bedrooms and living rooms look directly onto the site. Sunlight and daylight are valued elements of a good quality living environment and reduce heating costs.

I object to the fact that the analysis does not include the impact of loss of sunlight on the open public space of Beech Gardens (with its well-publicised new planting). This is a popular area to which city workers come to enjoy direct sunlight.

## Loss of privacy

The terraced roofs will overlook our property and their use for recreational purposes is likely to add to noise and disturbance to adjoining flats.

**From:** Natasha Curran  
**To:** [PLN - Comments](#)  
**Subject:** Re: Comments for Planning Application 18/01020/FULMAJ  
**Date:** 25 November 2018 19:02:38

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Just noticed some strange 'auto- corrects". Sorry, it should have read:

This development would follow Crossrail and Barts Square developments, both of which have been very disruptive for City residents in terms of noise, vehicle access and transport disruption. City residents have had a poor experience of Saturday, early morning and evening noise going beyond the permitted hours. The height of the building is considerably taller than those around it. Whilst I welcome the improvement to the aesthetics, it's height is out of keeping with being directly next to a conservation area. If the building is granted permission, I would ask the planning committee to seriously consider the mental health of its residents in preventing Saturday working and to reducing it's height.

Please would you alter.

Thank you,  
Natasha

On Sun, 25 Nov 2018 at 18:59, <[PlnComments@cityoflondon.gov.uk](mailto:PlnComments@cityoflondon.gov.uk)> wrote:

Dr Natasha Curran,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 6:50 PM on 25 Nov 2018 from Dr Natasha Curran.

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**Case Officer:** Bhakti Depala

[Click for further information](#)

### Customer Details

**Name:** Dr Natasha Curran  
**Email:** [REDACTED]  
**Address:** [REDACTED]

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application

**Reasons  
for  
comment:**

- Noise
- Other

**Comments:** This development would follow Crossrail and Barts Square developments, both of which have been very disruptive for City residents in terms of noise, vehicle access and transport disruption. City residents have had a poor experience of Saturday, really morning and evening noise going beyond the permitted hours. The height of the building is considerably taller than those around it. Whilst I welcome the improvement to the aesthetics, it's height is out of keeping with being directly next to a conservation area. If the building is granted permission, I would ask the planning committee to seriously consider the mental health of its residents in preventing Saturday working and to reducing it's height.

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Website: <http://www.cityoflondon.gov.uk>

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

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Case Officer: Bhakti Depala

## Customer Details

Name: Ms Olivia Forty

Address: 6 John Trundle Court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a neighbour and member of the architectural sector and I am objecting to the development at 1-12 Long Lane, concerning the height of the proposal.

Firstly, the height of the proposal is not in keeping with its surroundings. While buildings on the Moorgate side of the Barbican are much taller, those on the western side are relatively low. This would set a precedent for more tall buildings in the Smithfield area. The new Crossrail building, for example, has a much more human scale (at 6 stories).

Likewise, if this proposal is accepted, the planned second phase of this project on the corner of Long Lane and Aldersgate St would likely be accepted as well. This would introduce a completely different scale to the frontage of Aldersgate Street.

I am opposed to the top 5 stories of the proposal, those which step back. I understand that stepping back is a way to pretend that the top few stories are 'invisible', but I feel that 5 stories doing so is excessive. Although possibly less visible from street level, these top stores will certainly be in plain view from John Trundle Court, Seddon House, Lauderdale Tower and all the other offices and residential buildings mentioned in the daylight report.

Regarding the daylight report, it is stated that flats in John Trundle Court will lose 9% of daylight in winter, which I would argue is substantial, rather than 'negligible'. Again, if precedent is set by this proposal then it will likely encourage taller buildings and this will definitely cause substantial

daylight losses.

Whilst green space on ground level will be a benefit to the area, greenery on the roof is neither accessible to the public, nor beneficial in terms of drainage. 'Biophilia' does not mean invisible or sustainable, and I would argue is a means of 'greenwashing' the proposal.

Reducing the proposal by 4 or 5 stories would, in my opinion, improve the architectural quality of the building and maintain the existing neighbourhood scale.

**From:** Frederick Rodgers  
**To:** [PLN - Comments](#)  
**Subject:** 18/01020/FULMAJ  
**Date:** 28 November 2018 16:42:42

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Attn Bhakti Depala

Dear Ms Depala,

I propose submitting a comment on the above but have been unable to find any eastern elevations - either existing or proposed with the submitted drawings. These are not referred to in the schedule of drawings nor do any appear to have been posted on the portal.

The main view anyone living in the Barbican will have of the proposed development is from the east and it would be interesting to see what that view will be before submitting any comments. Could you please let me know if you will be requiring copies of the existing and proposed eastern elevations.

Also the London Underground consultee comment requires there to be no opening windows or balconies facing its elevation. Presumably the fact that the proposed northern elevation shows a number of windows doesn't conflict with this requirement?

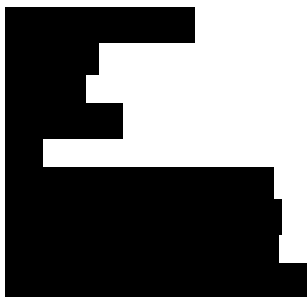
It seems neither TfL nor London Underground appears to have any concern for the safety of passengers using Barbican station during construction of the proposed building which, of course, adjoins the platforms, not merely the tracks. No doubt, if planning permission is granted, there will be conditions covering the safety of underground passengers during both de-construction and construction.

Finally, in view of the much vaunted Culture Mile, an opportunity appears to have been lost for a proper plan to be established for the redevelopment of the application site along with the Barbican station. This could incorporate both desperately needed passenger lifts to both western and eastern platforms as well as a new bridge between the station and Beech Gardens.

I look forward to hearing from you.

Best regards,

Fred Rodgers



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Case Officer: Bhakti Depala

## Customer Details

Name: Dr Marion Ano

Address: 63, West Smithfield London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this planning application on the grounds that the proposed new building is too high for the area.

It will rise above the neighbouring buildings, interfering with views across a conservation area, and blocking morning light that currently falls into the historic area of St Bartholomew the Great, and West Smithfield.

Something of this height and bulk will dominate the conservation area and do serious damage to the skyline and views from West Smithfield, St Bartholomew's, and around the market, taking away the prominence of the market as a visual focal point.

Reducing the height of the proposed building by 4-5 stories would enable the development to go ahead while keeping it in line with the current scale of its environment and not casting a pall over a significant historic area.



# Lauderdale Tower House Group

Richard Tomkins, chair  
Lauderdale Tower House Group  
[REDACTED], Lauderdale Tower  
Barbican  
London EC2Y 8NA

Tel: [REDACTED]

Email: [REDACTED]

29 November 2018

To the City of London planning officer

PLANNING APPLICATION NUMBER 18/01020/FULMAJ – ONE LONG LANE

The Lauderdale Tower House Group is the recognised tenants' association for Lauderdale Tower, a block of 117 flats in the Barbican Estate. Our block is in close proximity to the site of the proposed One Long Lane development.

We wish to object to the planning application on the following grounds:

1. The height of the proposed development would be greatly in excess of the established height line observed by all other buildings in Long Lane. Significantly, these buildings include the OSD (Over Station Development) now under construction above Crossrail's ticket hall in Long Lane, which was granted planning permission for development up to the existing height line only after a protracted planning process involving an appeal to the secretary of state. If One Long Lane were allowed to breach this firmly established height line, a new height line would be set and other property owners in Long Lane would build or extend upwards to take full advantage of it. Long Lane, already deprived of sunlight for much of the day, would become a darkened canyon and there would be negative effects on the Smithfield Conservation Area immediately to the south (which includes the south side of Long Lane) and the Charterhouse Conservation Area immediately to the north. (The north side of Long Lane forms a narrow strip between the boundaries of these two conservation areas.)

We note that the applicants have sought to mitigate the effects of the greatly increased height by terracing the upper storeys of the proposed development. However, all the existing buildings along the north side of Long Lane have already been extended upwards and these upper extensions have themselves been set back from the frontage to mitigate the loss of light. If the new development were permitted, this older mitigation would be lost

and the new mitigation would begin at a higher level. So, regardless of the terracing, Long Lane would be more closed-in than it is now and there would be greater loss of light, especially if or when other property owners in Long Lane followed suit.

We also note that the mitigation would only conceal the uppermost terraces from a point on the pavement immediately in front of the proposed development. The upper storeys would be clearly visible as a new and unattractive intrusion into the skyline from both ends of Long Lane and from many other locations in the neighbourhood and would create overshadowing effects in all directions.

2. As the applicant's planning statement acknowledges, the additional height of the proposed development would intrude into a protected view of St. Paul's. Our understanding is that this introduces a presumption against the grant of planning permission unless an overwhelming case can be made for an exception. While there may be a case for redeveloping the building up to the existing height line, no case has been made as to why One Long Lane should uniquely be allowed to exceed the height limit applying to all other buildings in Long Lane, including the OSD under construction over the Crossrail ticket hall, nor has any case been made as to why the proposed development should be allowed to intrude into a protected view of St Paul's when a building of the same height as the existing one would preserve the protected view.

3. The applicant argues that the loss of sunlight and daylight on Lauderdale Tower flats would not exceed Building Research Establishment guidelines. Whether or not this is the case, we consider that there would be significant and noticeable effects on individual flats and that the cumulative effect of the loss of light and overshadowing on such a large number of residential properties, not just in Lauderdale Tower but in other blocks within the Barbican Estate and on the neighbourhood in all directions, is not justified.

4. The development site occupies a key location on the Culture Mile. We note that the additional retail space created by the proposed development could have a positive effect at street level but we believe this would be heavily outweighed by the excessive and out-of-scale height of the building and that this would not be offset by any claim to architectural merit.

In conclusion, we respectfully suggest that the developers be invited to submit a fresh planning application which respects the protected view of St Paul's and observes the same height line as all other buildings in Long Lane including the OSD under construction above the Crossrail ticket hall.

Kind regards,

RICHARD TOMKINS  
Chair, Lauderdale Tower House Group

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Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Ann Hodson

Address: 111 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My main objection is that this building will block the view of St Paul's Cathedral from Alexandra Palace. These views of St Paul's, from various points around the city, are precious and their legal protection should not be discarded in the name of profit. The plan for the Leadenhall Building had to be modified to preserve one of these views.

Secondly, the proposed height will not be in keeping with the neighbouring buildings. It will be an eyesore, dominating Long Lane rather than blending in.

Thirdly, I live in Lauderdale Tower and will be personally affected by such a large building close by.

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Kevin Hodson

Address: 111 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am objecting to the proposed building on the basis of its height at 60.6m. At this height it will obstruct the view of St Paul's Cathedral from the viewing telescopes at Alexandra Park. My calculations show that the building's height must be no higher than 49m to maintain the view. The view is a 'Protected View' and is legally enforceable.

Another reason I am objecting is that the proposed building is located on Long Lane which is part of the Culture Mile. The Culture Mile links the new location of the Museum of London with the Barbican Centre with a section along a soon-to-be improved Beech Street. The Culture Mile will support art installations. The proposed building has nothing in common with these plans and will not blend in with them.

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Case Officer: Bhakti Depala

## Customer Details

Name: Mr Nigel Bolt

Address: 61 John Trundle Court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this proposal because at 10 stories it is far too tall. The surrounding properties are a maximum of 6 stories so the new building would tower over them and would be totally inappropriate for the area.

Furthermore, as a resident of John Trundle Court, I am concerned about the inevitable reduction in daylight of such a tall building.

# Comments for Planning Application 18/01020/FULMAJ

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Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Deborah Anness

Address: 3 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would object to the height of the current proposal - I feel that four floors higher would change the light into our apartment considerably.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Pauline Fasoli

Address: 62 John Trundle Court Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am opposed to this planning application on the grounds that it is too high and out of character in this historic area.

The proposed 'step back' the upper floors only means these will be less visible from street level however they will remain in full sight of those living and working in the surrounding buildings.

As a resident of John Trundle Court I am concerned about the impact such a tall structure will have on the light levels.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr James Torr

Address: 1 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:1. It appears no sunlight assessment has been made of the effect of this proposal on the W end of Defoe House (nor of the same effect on Beech Gardens). This is defective process: the relevant assessments should be put in hand and made public before this proposal is considered by officers - with time given to object to those neighbours impacted beforehand. There is a potential for significant loss of amenity which is material to a proper consideration of the proposal.

2. Breaking above the height of the neighbouring buildings to the extent proposed is also out of keeping with the historic character of the area - in particular Smithfield Market leading towards the new site of the Museum of London and other environs including the adjacent Cloth Fair area to the S and Charterhouse Sq. to the N.

2.1. A mass of the size of this proposal therefore risks significantly compromising the character of the Culture Mile - as does the loss of sunlight to Beech gardens which have equally become a thriving area for culture-in-process fashion photographers and music video makers.



**From:** [JANE SMITH](#)  
**To:** [PLN - Comments](#)  
**Subject:** Comment on application 18/01020/FULMAJ 1-12 Long Lane  
**Date:** 05 December 2018 09:36:39

---

Dear Sirs

1-12 Long Lane 18/01020/FULMAJ

I write on behalf of Seddon House Group, the recognised tenants association for the residents of Seddon House, on the west side of the Barbican Estate to object to the above application.

Our objection is not to the redevelopment itself but to its height and some of its features. We note:

1. that at its highest point this building rises well above the prevailing building line. Long Lane is a narrow street of buildings of varying ages but of generally quite small scale that do not rise very high. Even the Crossrail above-site development is lower than the proposed height of this development, and one of the considerations when that application was considered was its height in relation to the surrounding buildings.

\*that it intrudes onto a St Paul's site line. This contravenes the London View Management Framework supplementary guidance policies. The applicant argues that this doesn't matter because 200 Aldersgate Street has already breached the designated view corridor height. But this is to ignore why protective policies are in place. One breach should not justify another – if it does, the policy is on its way to being completely ignored, and the cumulative effect of accepting this sort of argument is that the designated view gets ever more obscured.

\*that it will have an adverse effect on daylight to Barbican flats, including some on the west side of Seddon House. The developer says this effect will be small – and we request City officers to check and confirm that.

However, the criterion for taking a reduction in daylight seriously (not to reduce by more than 20%) ignores the fact that buildings in Aldersgate Street have steadily been getting taller, and these flats have already had their light reduced within the past 10-20 years by other buildings. The logical result of allowing taller and taller buildings, each of which removes less than 20% of a flat's light, is that by the end the flat has no daylight at all. This is similar to the cumulative effect of encroaching on the St Paul's views.

The Planning committee must surely take that into account. See Local Plan policy D21.3(5).

\*The proposed building includes terraces. Terraces are increasingly popular but they are also a source of great noise nuisance to their neighbours. If this building gets permission we would ask for conditions that suitable restrict the use of the terraces – for example, that they should not be used before 9 am and after 8pm during weekdays and not at all at weekends, and that no amplified or unamplified music should be allowed. This is to preserve residential amenity (Policy D23.1).

Yours faithfully

Jane Smith  
Chair, Seddon House Group





# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Susan Cox

Address: 343 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to these plans on the grounds of:

Height - the building is not in keeping with the historic character of the area and rises well above the established building line in Long Lane. It will be 42.5m high, 40+% higher than the Crossrail OSD and the adjoining properties. Whilst the stepping back of the terraces may make the additional height less visible from street level, they will be in plain view from neighbouring properties and will create overshadowing effects in all directions.

Protected vista - the additional height "would slightly breach the height limit....view 1A.2 from Alexandra Palace". "Slightly" is actually 5.61m! As stated in the LVMF Guidance "a devt that exceeds the threshold height of a Landmark Viewing Corridor should be refused". The argument that the threshold height has already been breached does not justify another breach and an important and significant vista ruined.

The Sun&Daylight Report suggests that the loss of light to the Barbican blocks closest to the devt will be "negligible". However there will be a significant impact on many flats and the cumulative effect is unjustified. The report also failed to include the southern end of Defoe House and Beech Gardens, the latter enjoyed not just by residents but also by the public as a welcome green oasis.

Use of terraces - if planning permission is granted we would ask that conditions restricting the use of the terraces be applied i.e. that no music be allowed and that the use be restricted to 8am -9pm on weekdays only in order to preserve residential amenity.

In summary, I object to the proposed plans as they currently stand as they are out of keeping with the area, they breach an important protected vista and reduce residential amenity for neighbouring

properties. I would therefore request that the height of the devt be reduced, preferably to match the height of the new Crossrail OSD and neighbouring properties and definitely not to obstruct the protected view of St Paul's.

**From:** Joyce Wood  
**To:** [PLN - Comments](#)  
**Subject:** Planning application ref 18/01020/FULMAJ (1-12 Long Lane) - OBJECTION  
**Date:** 12 December 2018 17:15:23

---

[REDACTED]

Dear Ms Depala,

I am writing to object to application 18/01020/FULMAJ for 1-12 Long Lane EC1A 9HF.

In particular, I object to the proposed height of the building, which, at ten stories, seems to exceed by at least twenty percent the heights of all surrounding buildings. Crossrail, a far worthier project, was made to adhere to the existing height line and there is no compelling reason to allow a precedent-setting exception in the case of 1-12 Long Lane. The proposed development would be unjustifiably out of scale with its neighbourhood.

As others have noted, the proposed development would also intrude onto a St. Paul's Cathedral sight line, in contravention of the London View Management Framework supplementary guidance policies.

The City of London is currently making great efforts to preserve and enhance the historic character of this area and to maintain an oasis of residential and cultural tranquility within it. The creation of the Culture Mile is one example and the recent designation of the Barbican/Golden Lane Conservation Area is another. The proposed development is surrounded by three Conservation Areas (Barbican/Golden Lane, Smithfield, Charterhouse Square). However, rather than complementing and enhancing the character of its surroundings, the proposed development will have a detrimental effect by dwarfing, clashing with and overwhelming other structures in its immediate neighbourhood.

It will also entail a considerable loss of amenity to residents (including myself). The Barbican and Golden Lane estates were designed with views in mind. Their availability was part of the intended character of the flats in these estates. Sec. 2.2 of the Golden Lane Estate Listed Building Management Guidelines states that, "*The views from ... the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.*" Likewise, many west-facing Barbican flats on Aldersgate Street (including mine) enjoy rare and far-reaching views of the Old Bailey, historic churches such as St. Bride's Fleet Street and St. Sepulchre-without-Newgate, and the Millennium Wheel. These views will be obstructed or eliminated

entirely by the proposed development.

Additionally, the full-height balcony windows in the Barbican were designed specifically to admit maximum natural light. This light will be diminished, as others have already noted. Thus, in terms of both views and light, the proposed development both undermines the intended character of the Barbican estate *and* reduces the pleasantness of Barbican life.

It appears that light will also be reduced at street level in Long Lane, Aldersgate Street and possibly in Charterhouse. The photo on the front cover of Part 1 of the Heritage, Townscape and Visual Impact Assessment may be misleading both in terms of its northerly angle (which looks toward a more open section of Long Lane) and in its apparent use of the brighter light currently available in Long Lane. More importantly, the photograph addresses only the view from street level whereas sight lines would be blocked from the higher levels occupied by many residents, including myself.

Additionally, the application should, but does not, include a drawing of the east elevation.

On the wireline drawing on page 83 of Part 4 of the Heritage, Townscape and Visual Impact Assessment, it is unclear whether the lines would continue beyond the top of the photograph of the east elevation.

Finally, the application refers to consultations with affected parties. I am directly affected by this proposal but received no notice of any consultation. Again, this contrasts markedly with the Crossrail project, which made conscientious efforts to consult residents and take our concerns into account.

Thank you for the opportunity to comment.

Yours faithfully,

Joyce Wood

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Yukimi Rabnott

Address: 21 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To the City of London Planning Officer

I am writing to object to the development plans for One Long Lane on the grounds of the proposed height of the new building. Whilst we are not opposed to redevelopment of buildings in the area and welcome the potential for retail and other amenities, the scale of the proposed building is out of proportion compared to the other historic buildings in the immediate area. We fear the proposed height would set an unwelcome precedent for future building developments along the street permanently altering the skyline and changing its character.

We are also residents of one of the lower level flats in Lauderdale Tower and are already closely surrounded by large buildings that affect the amount of light entering our flat. Our only view to the northwest skyline is through the buildings on the proposed site of One Long Lane. The proposed height of the building would completely block this view of the sky to the west & northwest, darkening our flat still further, and leaving us with only one window in our property with any direct view of sky to the north.

Thank you for the opportunity to comment on the proposals.

Yours faithfully

Yukimi Rabnott



## Representing the interests of Barbican Residents

Helen Kay  
403 Willoughby House  
Barbican  
London EC2Y8BN

The City Planning Officer  
Department of Planning and Transportation  
City of London  
PO Box 270,  
Guildhall  
London EC2P 2EJ

06 December 2018

For the attention of the case officer Bhakti Depala

Re: Objection to Planning Application for Long Lane

I write on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to object to elements of the application to develop Long Lane on the grounds of residential amenity.

Noise and disturbance:

We have much experience at the east end of the estate from the WeWork terraces of disturbance from exterior terraces. The noise from social events with alcohol and even people speaking on their phones has been so loud that it disturbs residents even with their doors and windows closed.

There are solutions:-

**A planning condition that limits access to the terraces between 8pm and 8am.** As someone at Schrodgers said, there are enough bars in the area for drinking after work, our colleagues do not need to do this in-house when they overlook a residential area.

**A planning condition requiring a plant barrier and gravel around the edges of the terraces.** This seems to be proving effective on the London Wall Place terraces overlooking Fore Street. The row of planters containing hedging, behind an area of gravel, stop people standing at the edge. This is good for safety, noise disturbance and 'greening' the environment.

I know that members will check the complaints logged for disturbance and there are a number from the east end of the estate. There are also the times when people just put up with it and do not complain and as is happening more frequently the times when the 24 hour line is unavailable. I say this as residents have told me they have struggled to get through during the piling stage at 21 Moorfields when loud noise has gone on throughout the night.

Kind regards,

Helen Kay

Chair, BA Planning Committee  
Deputy Chair, BA





**From:** [Depala, Bhakti](#)  
**To:** [Hodgson, Hatice](#)  
**Subject:** RE: 18/01020/FULMAJ  
**Date:** 19 December 2018 11:42:39

---

Thanks – can you please scan print and acknowledge?

Kind regards,

Bhakti

---

**From:** Hodgson, Hatice  
**Sent:** 19 December 2018 08:49  
**To:** Depala, Bhakti <[Bhakti.Depala@cityoflondon.gov.uk](mailto:Bhakti.Depala@cityoflondon.gov.uk)>  
**Subject:** FW: 18/01020/FULMAJ

Hi Bhakti

Please see comments below.

Thanks  
Hatice

---

**From:** Frederick Rodgers <[REDACTED]>  
**Sent:** 18 December 2018 23:35  
**To:** PLN - Comments <[PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)>  
**Subject:** Fwd: 18/01020/FULMAJ

Attention Bhakti Depala,

Dear Ms Depala,

I look forward to receiving a response to my email below as soon as possible. As mentioned, I need the information for my objection.

Whilst writing, I note that proposal 4 of City Corporation's Draft Transport Plan - "Enhance Barbican Highwalks" - proposes exploring the potential to add new public and publicly accessible lifts "where required through the development process". Barbican Station requires a publicly accessible lift so, presumably, this need has been discussed with the developer during pre-application discussions. Perhaps you could confirm this please.

Best regards,

Fred Rodgers

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Begin forwarded message:

**From:** Frederick Rodgers <[REDACTED]>  
**Date:** 28 November 2018 at 16:42:20 GMT  
**To:** [plncomments@cityoflondon.gov.uk](mailto:plncomments@cityoflondon.gov.uk)  
**Subject:** 18/01020/FULMAJ

Attn Bhakti Depala

Dear Ms Depala,

I propose submitting a comment on the above but have been unable to find any eastern elevations - either existing or proposed with the submitted drawings. These are not referred to in the schedule of drawings nor do any appear to have been posted on the portal.

The main view anyone living in the Barbican will have of the proposed development is from the east and it would be interesting to see what that view will be before submitting any comments. Could you please let me know if you will be requiring copies of the existing and proposed eastern elevations.

Also the London Underground consultee comment requires there to be no opening windows or balconies facing its elevation. Presumably the fact that the proposed northern elevation shows a number of windows doesn't conflict with this requirement?

It seems neither TfL nor London Underground appears to have any concern for the safety of passengers using Barbican station during construction of the proposed building which, of course, adjoins the platforms, not merely the tracks. No doubt, if planning permission is granted, there will be conditions covering the safety of underground passengers during both de-construction and construction.

Finally, in view of the much vaunted Culture Mile, an opportunity appears to have been lost for a proper plan to be established for the redevelopment of the application site along with the Barbican station. This could incorporate both desperately needed passenger lifts to both western and eastern platforms as well as a new bridge between the station and Beech Gardens.

I look forward to hearing from you.

Best regards,

Fred Rodgers

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Richard & Jane Wentworth

Address: 43 Charterhouse Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As residents of 43 Charterhouse Square, we object to the scale of this proposal.

Following years of disruption from the (now delayed) Crossrail permissions and the ongoing raised levels and increased volumes of the Lindsey Street scheme, we would expect to see very clear sun studies and how the Long Lane proposal will effect all the residential properties on Charterhouse Square.

We strongly object to the Long Lane proposals in their present form

Bhakti Depala  
Development Division  
Department of Planning & Transportation  
City of London Corporation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

15 January 2019

Dear Ms Depala,

Re: 18/01020/FULMAJ – 1-12 Long Lane EC1A 9HF

Demolition of existing buildings and structures to basement level and construction of a 10-storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works (the Application).

I am writing to object to the Application and to request that it be refused.

Apart from an apparent ambiguity in the plans submitted with the Application, including the east elevations which were only lodged last week, my main concerns are:

1. The bulk and height of the proposed development, especially when compared with the existing buildings, and the affect of the same on residents on the south side of both Long Lane and Carthusian Street/Charterhouse Square, as well as the streetscape of the former, in particular.

Whilst the upper floors of the proposed development may be terraced, the depth of the site means terracing will give very little respite to overlooked residents on the south and north, whilst increasing the loss of sunlight for residents on the north.

The additional height of the proposed development will simply leave the northern facing frontage of Long Lane and the southern facing buildings on Carthusian Street/Charterhouse Square with less daylight than the limited amount it will enjoy after completion of the Crossrail Station development.

2. The failure of the proposed development to include a solution to the lack of step-free access at Barbican Underground Station, despite proposal 19 of City Corporation's Draft Transport Strategy intending to "support and champion accessibility improvements to Underground stations".

According to the lodged Location Plan, the applicant owns land fronting Charterhouse Square on the opposite side of the station from the Application site. Whilst the aspirations of Farrer Hurley Associates, the landscape architects are for a plaza to the west (sic) of the Application site extending over the Underground Station to provide an access to it (Landscape Section, page 12) this is conditional on the redevelopment of Aldersgate House. However, the proposed development provides an opportunity now for constructing a bridge, incorporating revenue protection barriers across the Station, with lifts serving the two operational platforms.

3. The ambiguity in the lodged plans, especially the proposed eastern elevation tends to mask the appearance of the proposed development when viewed from the Barbican. Although the proposed development will have a smaller footprint than the existing buildings, due to the widening of the pavement, the proposed elevation shows a much smaller frontage than the existing elevation because of shading to show perspective unlike the treatment in the existing elevation. Whether or not that is deliberate, it is certainly misleading. And, of course, the proposed development is a lot taller than the existing buildings.
4. Whether or not the proposed development is on the Culture Mile, it is doubtful that this area needs any more retail units, cafes or the like. Animation of the streetscape is one thing but more "to let" signs are hardly welcomed or appreciated

In any event, the applicant should be required to provide drawings with the proposed elevations overlapping the existing ones for all four sides. Admittedly, the Design and Access Statement, page 73, shows an overlap of the existing building on the proposed northern elevation but it is difficult to make out a green line compared to a red line and clearer drawings are needed. However, the drawing on page 73 shows the significant affect of the proposed development on the exiting residences on Carthusian Street/Charterhouse Square.

The applicant should also be asked to explain why there are two proposed south street elevations with the lodged documents. The one showing the whole street frontage shows the proposed development in black and white whilst adjoining buildings are coloured, again adding confusion, where not necessary, unless intentional.

Whilst any greening strategy is to be welcomed, the applicant is offering it in order to gain planning permission, something that is quite obvious from the extent of the proposals. A recent tree walk through the City revealed the substantial number of recent developments where the token greening has led to trees being planted and replaced ad nauseum, along with dying and dead vegetation. Planting trees in limited spaces with very little direct sunlight, whether or not to gain planning permission, is foolhardy and the five-year maintenance planning condition is only as good as its time limit.

Green walls, along with other planting are also a problem as both nature and the lack of watering reveals in a very short time. The green walls on Bassetshaw Highwalk are already succumbing to these problems and it would be better for openness and the delivery of what is feasible instead of what impresses in the Department of the Built Environment.

Best regards,

Fred Rodgers



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Giordano Suergiu

Address: Flat 4 17 Long Lane London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: My name is Giordano Suergiu & I am the owner of Flat 4, 17 Long Lane. I strongly object to the proposed development on the grounds of the height of the building.

My flat is specifically referred to paragraph 7 of the Daylight Report which shows that all windows in my flat face the development & would be towered over by the new floors. The report recognises that all my rooms would experience reductions in sunlight which exceed the BRE guidelines. At present the flat gets sunlight & heat from sunrise to 11:30am, when the sun then moves southward & the flat becomes darker. The new building will deprive the flat of sunlight in the morning & plunge what is already a dark flat into darkness in the afternoon (potentially unhealthy and damaging to my family's mental wellbeing). Economically, it will also have a disastrous effect on the flat's value.

Generally, the new height will be out of proportion with the buildings in the surrounding area (many of them historic) & will only encourage surrounding freeholders to make similar applications, permanently altering the skyline & changing the nature & character of the area.

I would also question whether the surrounding infrastructure is equipped to cope with the increased numbers who will be occupying/travelling to the building. The pavements on are already overcrowded and this is before Crossrail has opened. The narrow pavements at the traffic lights of Long Lane and Aldersgate Street often forces pedestrians to overspill onto the road or cross whilst

traffic is moving, making the crossing very dangerous. Has suitability of infrastructure been assessed by the applicant & the City?

Lastly, Crossrail construction has caused significant disruption on Long Lane for 4+ yrs. Granting permission for another project of this scale will lead to continued misery for residents. Let the freeholder redevelop the existing site but a 9 storey construction, depriving light & views to surrounding buildings, seems excessive & unwarranted.



RE: 18/01020/FULMAJ – 1-12 Long Lane, London EC1A 9HF  
Comments by Kieran Mackay, Transport Planner, Transportation Section,  
Transportation and Public Realm Division, Department of the Built Environment  
City of London Corporation, 25 January 2019

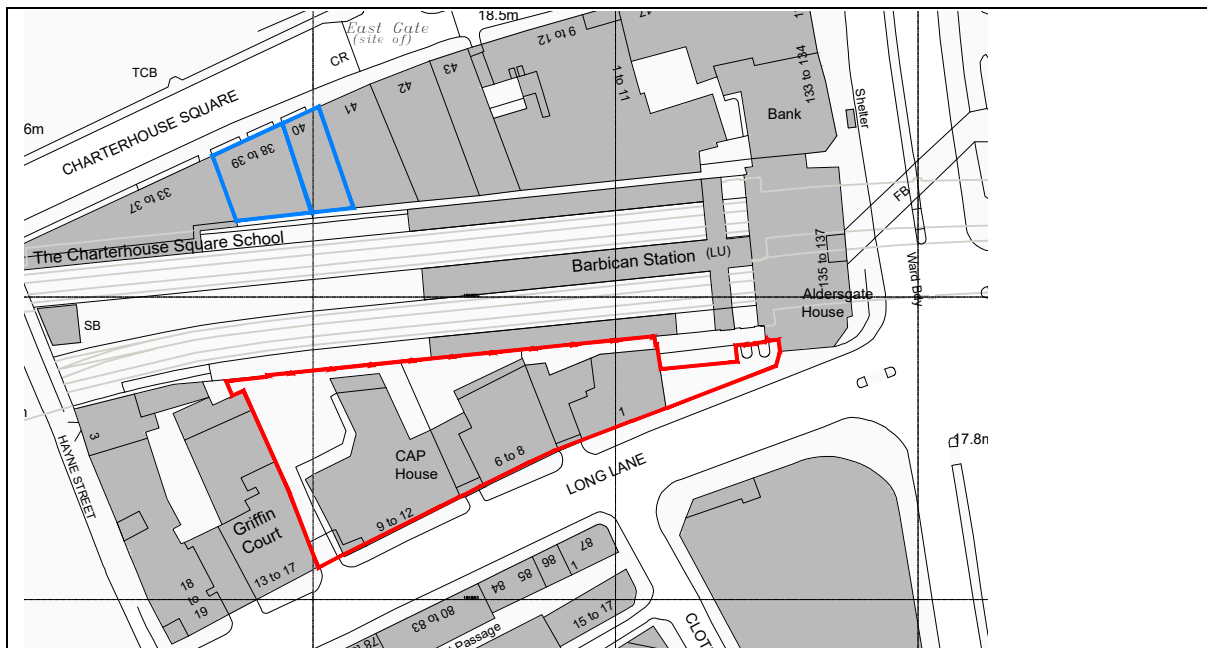
Ignoring the subjective nature of the first paragraph of his comments, I am very disappointed that Mr Mackay appears to have accepted, without question, Transport for London's advice that "achieving a secondary access to Long Lane through the development would do little to overcome the barriers to providing step free access to the station due to existing site constraints". As the result a fantastic opportunity to remedy long-standing equality deficits at an important point on the Culture Mile could be lost for years to come.

As can be seen from my sketch on the following page, a covered pedestrian walkway could be erected above Barbican Underground Station platforms between 1-12 Long Lane and 38-40 Charterhouse Square with access from and egress to 1-12 Long Lane through a TfL revenue protection barrier.

A lift shaft could be installed on the southern part of the west bound platform, where there would be sufficient space for safe access to and egress from the lift along the platform. At the Charterhouse Square side, the covered pedestrian walkway would turn to the west to connect to a lift shaft at the western end of the east bound platform. Safe entry to and access from that lift would also be along the platform.

I appreciate there will be engineering challenges with regard to the installation lift shafts and the proposed structure will itself require planning permission but there would be no "existing site constraints" that would affect my proposal.

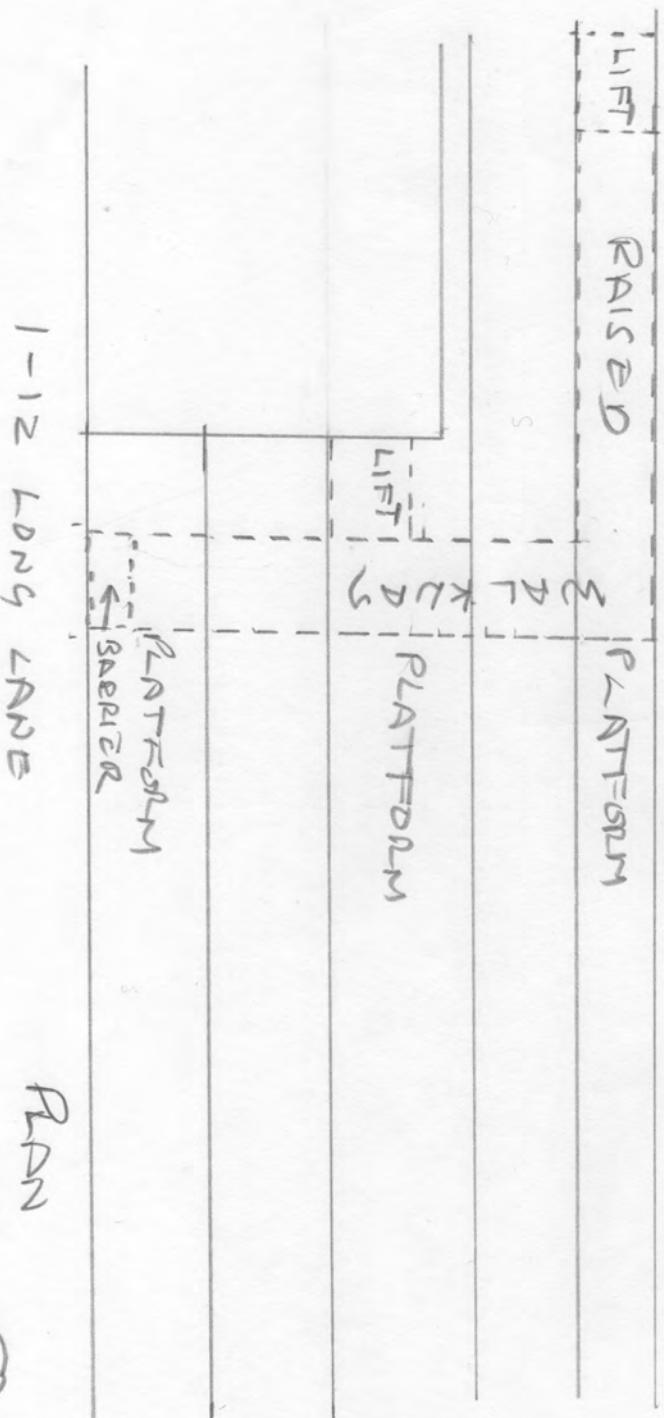
Fred Rodgers – 31 January 2019



PROPOSED STEP-FREE ACCESS TO GANBICAD UNDERGROUND  
STATION - EAST AND WEST BOUND PLATFORMS FROM 1-12 LONG LANE



SECTION ACROSS STATION



PLAN

18/01020/FULMANS  
1-12 LONG LANE  
LONDON EC1A 9HF

© FRED RODGERS 31/01/2019

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works.

Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Kirstin Kaszubowska

Address: Second Floor Apartment 43 Charterhouse Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposal will adversely impact the daylight within our property to a significant degree. It will inevitably impact the value of our property and the quality of our life.

I understand from the paperwork that our building (43 Charterhouse) was not considered in the daylight impact survey. Our building is residential. The ground and basement floors are commercial. Our apartment (on the second floor) is a long thin apartment with a large window at the back. This window (which will directly look on to the proposed building) provides us our core daylight across 75% of our property. Specifically our living and kitchen area.

Alongside the Crossrail and multiple other building re-developments in the near vicinity. For the past 10 years, since owning our property. Our apartment has been significantly impacted by noise. This proposal will inevitably impact us with long-term noise pollution as well as permanent loss of daylight.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Keith Greenfield

Address: Flat 8 13-17 Long Lane London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Dear Planning Officer

We make an emotional plea to you to consider more carefully the application with respect to long standing close neighbors as we are.

The building is not consistent with the street and is completely overbearing on our modest flat. Attempts have been made to mask the height increase from ground level but the detrimental effect is severe on close resident neighbors in like us.

We have already been subject to the major construction process of the new Cross Rail station and other neighboring properties. However this application with its overbearing mass is a clear violation of our right to light and privacy within our home which was bought in the expectation that we would retain these basic human rights.

There are 3 main areas of great concern to us:

1. Reduction in light to our entire property.
2. Increase in wind due to the proximity of a larger building.
3. Introduction of overlooking upon our property.

### 1. Light

you will have seen the daylight study so i wont elaborate on that other than to ask whether anyone should be expected to tolerate a reduction of >47% reduction in light in 4 of our 5 windows! would you yourself be happy about that in your home?

### 2. Wind

As you can see from the north elevation there is a complete lack of setback between properties which means on a windy day the wind is likely to channel off the larger building and straight onto our outdoor balcony which is a highly valuable outside space.

### 3. Privacy

We have enjoyed years of privacy on our inside and outside spaces with zero overlooking. With this new building neighbors will be directly looking into our windows and from their large balcony above looking directly down on our outdoor area.

Our plea is that you consider 2 amendments

1. removal of the top 2 floors of the building in the portion closest to residential Flats 2,8 and 4 at 13-17 Long Lane
2. significant reduction in outside space which is in a position to overlook residential Flats 2,8 and 4.

Thank you

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Patrick Marber

Address: 43 Charterhouse Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I objected to this proposal first time round and I strongly object to this revised version. It remains fundamentally the same; there has been no reduction in its height. It remains a much taller building than the existent one - by two or three storeys.

1. I wish to note that the 'Daylight, Sunlight & Overshadowing Report' is economical with the truth regarding 2nd Floor, 42 Charterhouse Square. I currently rent it as a work space but it was planned and has been formerly used as a residential one bedroom flat with bedroom and sitting room and kitchen. To say otherwise is utter nonsense.

2. The 4 windows I 'own' on 3rd Floor of 42 & 43 Charterhouse Sq (W29, W30/403, W1/403, W1/18) suffering loss of light by 32.02%, 31.44%, 28.3% and 48.12%. The report blithely states that this is 'acceptable' light loss. It is not. It may be legally acceptable but it's not morally.

41-43 Charterhouse Square has been an artist based building since the 1970's. There are painters and creatives and families who have been here for decades. My family + 3 children have lived here since 1996.

If City of London waive this proposal through you'll be diminishing our quality of life and that of many around us. And for what? Another office block. This building only exists to benefit the

developer's pocket. It has zero community or aesthetic value, it doesn't improve the area, it simply darkens the neighbourhood.

Ironically, the building sits within the City of London's much vaunted 'culture mile'. Where's the cultural benefit here? Aside from three more years of noise (yet more post Crossrail) it is simply another anonymous block depriving artists of light.

I'd feel differently were it a community arts centre or gallery or sports facility but it's just more of the same. If CoL lets this building go up then at least do the right thing and reduce its height to the level of the existent building. The noise will be annoying but in 3 years time we will all have the same light we have now.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

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(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Debra Marber

Address: Flat 6 42-43 Charterhouse Square LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We have lived here since 1996.

We have celebrated the development of this area ,but to build another office block seems folly. We have tolerated Crossrail and its neverending building site of noise and mayhem and are doing so indefinitely it appears.....but to take our light away is selfish and thoughtless. Many artists live in this building but regardless of them needing light for work we need light to live. How can you feel this is justified? You have never spoken to anyone of us who live here but have dismissed this historic building as commercial.

Your light loss report may be acceptable to you but it is not morally acceptable to us, as homeowners who live here and need light as a basic life requirement



**From:** [Richard Wentworth](#)  
**To:** [PLN - Comments](#)  
**Cc:** [Abrant Ltd](#); [Patrick Marber](#)  
**Subject:** Re: Application Consultation (18/01020/FULMAJ)  
**Date:** 13 December 2019 16:03:12

---

I write in connection with **Application Consultation (18/01020/FULMAJ)**

We would like to be advised of every aspect of the rear (North) elevation of this proposal, since it not only will be exposed to public view from the platforms at Barbican below but also will be visible to all occupants on the northern side of the permanent way.

In addition, I would like very precise sun studies concerning the fall of light at all times of year and how they will impinge upon the south facing premises at Charterhouse Square.

Many thanks,

Richard Wentworth  


On 9 Dec 2019, at 16:25, [PlnComments@cityoflondon.gov.uk](mailto:PlnComments@cityoflondon.gov.uk) wrote:

Dear Sir/Madam

Please see attached consultation letter for planning application  
18/01020/FULMAJ (1 - 12 Long Lane London EC1A 9HF ).

Kind Regards

Planning Administration  
Department of the Built Environment  
City of London

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**From:** [Hegarty, Patrick](#)  
**To:** [PLN - Comments](#)  
**Subject:** PT\_BXD/18/01020/FULMAJ - 1-12 Long Lane  
**Date:** 07 November 2018 18:01:00

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Dear Bhakti,

Thank you for the opportunity to comment on this application.

I welcome the commitment to urban greening in the proposals, notably the roof terrace gardens.

Whilst aspirational, the ground level public realm ideas are to be welcomed. I am slightly concerned that the street tree planting is not feasible without the widening of the footway on Long Lane. Adequate above and below ground space allowance should be made for trees of potential streetscape significance. The trees need to be planted sufficiently far away from the building to allow for the canopy to grow and for maintenance access to the building façade.

Regards

Patrick

Patrick Hegarty

Technical Manager

Open Spaces Department

City of London Corporation

**Tel:** 020 7332 3516

**Email:** [patrick.hegarty@cityoflondon.gov.uk](mailto:patrick.hegarty@cityoflondon.gov.uk)

**Address** PO Box 270, Guildhall, London, EC2P 2EJ

**Find out more about our Open Spaces by visiting our website:**

[www.cityoflondon.gov.uk/openspaces](http://www.cityoflondon.gov.uk/openspaces)

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Yr ref: 18/01020/FULMAJ - Case officer Liam Hart

-----Original Message-----

From: Ton  
Sent: 21 December 2019 13:28  
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>  
Subject: Yr ref: 18/01020/FULMAJ - Case officer Liam Hart

Dear Sir,  
1-12 Long Lane EC1A 9HF

I live in Lauderdale Tower together with my wife, Lady Holland - flat 262. For what seems an eternity Long Lane has been, until recently, reduced to one lane arising of of the development of Farringdon Station for the never yet ready Elizabeth Line!

We have no objection as such to the proposed development but would beg your Committee to impose a condition not to reduce the two way flow of traffic in Long Lane. I am sure that it makes life a little less easy for the developers but residents in the City do put up with vast amounts of inconvenience through the continuous development that seems now to be a permanent feature of life in the City.

Please acknowledge receipt of this email.

Regards,  
Sir Anthony Holland LLB MPhil MA LLD(Hon)

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

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(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr Patricia Marsden

Address: 81 Lauderdale Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:

I object to this application on the grounds that the height of the proposal is not in keeping with its surroundings. This would set a precedent for more tall buildings in the Smithfield area. The new Crossrail building, for example, has been limited to a much more realistic 6 stories.

I am opposed to the top 5 stories of this proposal which will have a significant impact upon daylight in surrounding residential buildings. I agree that reducing the proposal by 5 stories would improve the architectural quality of the building and maintain the existing neighbourhood scale.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

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(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Sarah Mann

Address: 9 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am a resident of Defoe House whose flat faces west towards Long Lane.

My objection is based on the proposed height of the building. It exceeds the height of the Crossrail station, exceeds the height line of Long Lane, and - as the light survey shows - would deprive some City residents of unacceptably large amounts of natural light. As building heights increase the environment at street level deteriorates. An already busy and crowded street, which will be an important access route from the Elizabeth Line to the Barbican, will become busier, windier and less pleasant. Every increase in height of a building paves the way for yet taller and more damaging buildings in the future. This cannot be in the interest of the City or its workers and visitors.

The proposal would - for no justifiable reason - breach the protected sight lines to St Paul's by 5.61m.

For these reasons I object to the application.

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Application Consultation (18/01020/FULMAJ)

**From:** Deborah Anness  
**Sent:** 30 December 2019 10:20  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Cc:** Sarah Mann  
**Subject:** Application Consultation (18/01020/FULMAJ)

Please refer to my previous comments on the application re the height of the proposed building, I considered the previous building to be too tall for the space and my feelings have not changed. The proposal to rebuild on the site is not the problem, but now the height seems to be even higher, I am attaching a photograph of my current view. Our flat is on the third floor and while it is not especially beautiful we have a good amount of light and sky. People above us can see the Post Office Tower and other London landmarks. It will literally be a sore thumb whilst also stealing much of our natural light.



Sincerely Deborah Anness

P

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr David Lawrence

Address: 181 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:I object to the development of the terrace spaces within this development unless there are clear constraints on potential noise emanating from these terraces. Noise travels very easily from rooftop terraces, and exposed spaces, to surrounding buildings, as evidenced by the historic complaints about noise from the underground station and complaints about activity on exposed terraces such as Smiths of Smithfields (complaints made to Islington council). Given the proximity of this building to residential accommodation it would be appropriate that similar conditions are applied to this building as were applied to 160 Aldersgate regarding the timing and the extent of activity permitted on these terraces.

In addition there should be restrictions on the access space to the terraces to ensure that a double door system is used to prevent the escape of any internal sounds to the exterior. Whilst I believe this is now recognised good practice where internal noise levels are high I am uncertain as to whether this is enforced in this instance.



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr N DEAKIN

Address: 372 Lauderdale Tower Barbican LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: This development is too high for the site given the special location at the intersection of conservation areas and the listed Barbican Estate. It will overshadow Charterhouse Square.

This said, the building itself is an improvement on current buildings and thus I would support the development were it a storey or two shorter in stature.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Stephen Gocke

Address: 504 Seddon House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My concern is reduction of light. With each development near to the Barbican eg 160 Aldersgate St, we are told light reduction will be minimal (here the reality is greater than claimed by developer) but the cumulative effect of light loss by each development near Seddon House is not taken into account. Why is this? The effect of light on Seddon House should be based on levels before any major developments have taken place nearby.

This application will see light levels presently enjoyed by Seddon House being further chipped away. Then the next application will do the same. The planners should consider the cumulative effect and prevent any further erosion.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Susan Cox

Address: 343 Lauderdale Tower 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 these revised proposals.

Whilst I welcome the restoration of the protected vista of St Pauls and the 12% reduction in the mass of the building, the revised design still represents a substantial overdevelopment of the space with an increase in total floorspace of a hefty 72%. The proposed building will clearly be at odds not only with the historic character of the area but also and more significantly with the height-line of the other buildings in Long Lane. As such it will set an unwelcome precedent for other potential developments in the area. Even with the minor height reduction, the proposed development will still be c6m higher than the Farringdon OSD and will continue to overshadow both its neighbouring properties, thereby still causing significant and unacceptable levels of daylight/sunlight reduction, and the Smithfield conservation area.

Pavement congestion in an already narrow lane with traffic flow in both directions and in an area poised for significant growth with Crossrail is an additional concern.

The plans also appear to be completely at odds with the current Local Plan which, together with the Culture Mile, seeks mixed use developments with particular focus on SMEs.

The potential for noise pollution from the open terraces is another issue and we would therefore ask that conditions restricting the use of the terraces be applied i.e. that no music be allowed and that the use be restricted to 8am -9pm on weekdays only in order to preserve residential amenity.

In summary, I object to the revised plans and would request that the height of the development be further reduced, preferably to match the height of the new Crossrail OSD and neighbouring properties, in order to prevent unacceptable levels of overshadowing in what is an increasingly important cultural and historical conservation area.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr Duncan Greig

Address: 214 Bunyan Court London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed building is too tall. It doesn't fit its surroundings, it will block light for residents and public podium users in the northwest part of the Barbican, it impinges on the view of the three iconic Barbican towers from the platform at Barbican station, and it will increase crowding on the narrow pavement beside Long Lane, which is already facing increased pedestrian traffic due to the new Elizabeth Line station exit.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Professor Richard Lynch

Address: 114 Thomas More House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object to this proposal for two reasons.

First, its overall height will deliver a building that is over-dominant in relation to the heritage buildings and street scene in the area: arguably, this massive proposed building is a planning nightmare.

Second, the resulting increased size of the proposed building will generate significantly extra crowded pedestrian and vehicle traffic than can reasonably be accommodated on Long Lane: this is a particular concern given the extra activity that will already be generated as soon as the Elizabeth Line building opens - virtually next to the proposed development.

For the record, I would have no objection if a significantly smaller building was proposed as a revision to this proposal.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I consider the proposed development is too tall by three floors. It is double the height of the present buildings on this site and will have an overbearing impact on the small buildings on the S side of Long Lane, including the GII listed No 74/75 Long lane which date from the 1590s and are two of the very few extant structures in the City that date from pre-Fire times.

The point was raised by Charterhouse that light pollution from the upper floors into Charterhouse Square (which is notably a darker area) will result. Though some modifications are said to have been made light pollution of the Square seems likely.

The images offered to assess the scheme's impact in Charterhouse Square are taken when the plane trees are in full leaf. This is severely limiting, since it does not show the impact during those months when the leaves have fallen.

The 'Community Consultation Strategy' offered in support of the development is based on a sample of 6 responses, which is nugatory. Since the immediate vicinity of the site is densely populated with residential units in all directions, this dismal showing highlights the lack of effective community consultation on the proposal.

The blue coloured, fluted & mottled faience blocks with which it is proposed to detail large areas of the elevations to Long Lane is very attention-seeking and manifests no contextual sympathy

with the close or wider surroundings of the site.



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr Adrian Tanovic

Address: Shakespeare Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed buildings are too tall for this historic neighbourhood. The plan shows that -- taking all the roof infrastructure into account -- they will be much taller than any adjacent building, including the newly-completed Elizabeth Line station building.

If built as planned they will severely cut out the light and overlook the ancient precinct of Charterhouse Square.

The design is not bad, but the height should be limited so it is not taller than any of the adjacent buildings.

In addition, the height of this design does not fit with the open and welcoming look planned for the Culture Mile, which attempts to integrate the Barbican, Smithfield Market, and the new Museum of London into one pedestrianised thoroughfare.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Ian Burton

Address: 141 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to these proposals. The building is simply too big and high for the neighbourhood, and is disproportionate in scale compared to everything in its immediate surroundings.

With both the Smithfield conservation area and Charterhouse Square nearby, this huge office building will loom large over them, spoiling the character of this part of the City. It seems to make a mockery of having a conservation area in the first place. The new office building above the Farringdon Crossrail station at the end of the street seemed to push what was acceptable to its limit, but this proposal goes even further, with something higher and even more intrusive.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr John Bryden

Address: 331 Lauderdale Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: I cross aldersgate and long lane almost daily with my wife who perforce has to use a trolley for support in walking and is thereby slow

At the present time it is difficult with the volume crossing at the same time and the limited time allowed for pedestrians - we are often not able to fully cross in time.

Furthermore we compete with other pedestrians at the particularly narrow pavement at the North West corner of this junction - and we are not helped by vehicles coming from Long Lane trying to squeeze between the pavement and traffic waiting to turn Southwards out of Long Lane

How much different will it be with the proposed development?

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Ms Judith Brown

Address: 243 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposal. The proposed height is inappropriate to the scale of other buildings in Long Lane and the immediate area. It would have a detrimental on light levels in surrounding buildings.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr Baroness Elaine Murphy

Address: 382 Lauderdale Tower Barbican LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Long Lane needs new development and a building more consistent with Crossrail plans and much lower profile could be an improvement. Apart from the projected height, which will obstruct the light into Lauderdale Tower flats, paradoxically will inappropriately illuminate Charterhouse at night. Worse is the precedent this monster would set for other developments in Long Lane and vicinity. It would detract from the environment of the Barbican generally. I oppose this development.

**From:** [Max Pemberton](#)  
**To:** [PLN - Comments](#)  
**Subject:** 18/01020/FULMAJ  
**Date:** 20 January 2020 18:19:29

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Dear Planning Department

Re: Application Reference Number 18/01020/FULMAJ

I wish to register my objection to the proposed plans for the redevelopment of Long Lane. I am a resident of the Barbican and live in Lauderdale Tower. Although my flat looks in a different direction to the proposed development and therefore is not directly affected, I am very concerned about the impact on light that it will have for some of my fellow residents. I also feel that the current plans are too tall in scale for Long Lane and will dominate the street, impacting on its vista and making it feel oppressive and crowded. This would be a particular shame given that it is one of the main ways from the east to accessing Smithfield market which is due to be redeveloped.

I do not object to the development in principle at all - in fact, I should be delighted for the sight to be developed - but 10 stories is simply too high. I would urge the committee to reject the plans and request that revised plans are submitted that is not so high and therefore is more in keeping with the height of the surrounding buildings - ideally no higher than the new Cross Rail station

Thank you

Yours faithfully

Dr Max Pemberton  
372 Lauderdale Tower  
Barnican  
London  
EC2Y 8NA

Dr Max Pemberton  
Columnist, Daily Mail  
Northcliffe House  
2 Derry Street  
London W8 5TT

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Anthony Richards

Address: 62 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: My objection to the proposed development in Long Lane is based on the proposed height of the building, which would be well above the new Crossrail building and totally out of scale and character with the adjacent buildings in Long Lane. It should not be permitted to exceed the height of the Crossrail building. In addition, the proposed (amended) 9 floor height would affect adversely the afternoon and evening daylight for those lower level residential apartments in the Barbican which overlook it.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Richard Stone

Address: 201 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I welcome the proposed demolition and redevelopment of the buildings at 1-12 Long Lane. The existing buildings are old and in need of replacement.

I strongly object to the proposed scale of the redevelopment. I believe that the new structure should be in keeping with the surrounding buildings and, most importantly, it should be in keeping with the listed market buildings in terms of size and scale.

The newly built offices above Farringdon East station should serve as a model - the new development should not be allowed to be any higher than this building - i.e ground floor plus 6 floors above.

A taller structure will impact on our view from Lauderdale Tower and will reduce light for many residents lower down in our building.

The proposal is clearly designed to maximise the revenue potential for the site, but this must not happen at the expense of the physical appearance of a historic area; nor should it be allowed to have a detrimental effect on the outlook of residents.



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Oliver Pauley

Address: 31 Lauderdale Tower 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 on the third floor of Lauderdale Tower, on the side facing Aldersgate Street and Long Lane, and object to the proposed development for the following reasons:

- It will have a significant impact on natural light to our flat. At the proposed height it will also block out the only bit of sky visible on that side. It is significantly higher than the current building and higher than the Crossrail building which was already controversial.
- The proposed terraces are likely to generate noise.
- The proposed building at street level will narrow Long Lane for pedestrians when pedestrian traffic is likely to increase with Crossrail, Culture Mile and ongoing discussions about Beech Street, and when that corner is already constrained for pedestrians.

Oliver Pauley

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Dr NICHOLAS DEAKIN

Address: 372 Lauderdale Tower Barbican

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: My flat does not overlook this proposed development, but I am objecting given the increase in size of these proposals relative to what they replace and given the historic conservation area setting.

I am actually in favour of development BUT this is far too tall and bulky - being completely out of character for the area - and will, given the proposed terraces, be a noise nuisance for local residents, particularly those who overlook these. Very strict planning rules should be enforced for these terraces if use is permitted.

A 72% increase in size is much too tall and height should be limited to the nearby Crossrail development and nearby street scapes. Otherwise we risk a creep of unacceptable noise, light loss and sheer scale peering over the nearby listed buildings and conservation areas.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Lesley Steward

Address: 132 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The planned building is not in keeping with the area.

- . The building block light from existing buildings.
- . It should be no higher than the present building.
- . It will not be conducive to the Culture Mile.
- . The footprint of the building is too large.

# Lauderdale Tower House Group

Richard Tomkins, chair  
Lauderdale Tower House Group  
Flat 333, Lauderdale Tower  
Barbican  
London EC2Y 8NA

Tel: [REDACTED]

Email: [REDACTED]

20 January 2020

To the City of London planning officer

**PLANNING APPLICATION NUMBER 18/01020/FULMAJ**

## **1-12 LONG LANE**

The Lauderdale Tower House Group is the recognised tenants' association for Lauderdale Tower, a block of 117 flats in the Barbican Estate. Our block is diagonally opposite the site of the proposed development.

We note that the application is for a major commercial development which would replace three existing office buildings in Long Lane with a single, much larger, office complex. The new development would be much taller than the buildings it replaced and also greater in bulk – the total increase in size would be 72 per cent as measured by the increase in floorspace, rising from 5,595 square metres currently to 9,600 square metres proposed. The new development would dominate the eastern section of Long Lane and would have a big impact on its character.

We object to the planning application on the following grounds:

1. Height. The proposed development would be three storeys higher than the topmost extension of the buildings it replaced, and at least three storeys higher than any other building in Long Lane, including the new development over the Crossrail ticket hall. Significantly, the Crossrail development was limited to its existing height after a protracted planning process involving an appeal to the secretary of state. We do not consider that any development in Long Lane should be allowed to exceed the maximum height line established by the new Crossrail development, which itself was highly controversial.

2. Bulk. The upper extensions of the existing buildings are set back from the street but these would be replaced by new floors (the fifth and sixth storeys of the proposed development) which extended all the way out to the street. This would further enclose and darken Long Lane, with detrimental effects on this key axis of the Culture Mile.

3. Scale. As noted above, the new structure would be 72 per larger in floorspace than the three office buildings it replaced. With its excessive height and greatly increased mass, this very large commercial development would dominate this section of Long Lane and would have an overbearing effect on it. It would be out of character with a historic street mainly made up of small businesses.

4. Effect on conservation areas. The site occupies a thin strip of land sandwiched between the Smithfield Conservation Area immediately to the south (which includes the south side of Long Lane) and the Charterhouse Conservation Area immediately to the north. The height, mass and scale of the proposed development would be out of character with these conservation areas and would have a detrimental effect on them.

5. Loss of light. The applicant argues that in many cases the loss of light for other buildings in the neighbourhood, including Lauderdale Tower, would not exceed Building Research Establishment guidelines. Whether or not this is the case, the excessive height of the development would cause very significant loss of light in all directions and we consider that the cumulative effect of the loss of light and overshadowing on such a large number of properties in the vicinity would not be justified.

6. Pavement congestion. The pavements on the corner of Long Lane and Aldersgate Street already suffer from congestion and the problem is about to worsen with the opening of the new Crossrail ticket hall on Long Lane, next door but one to the proposed development. The congestion will become worse still as the Culture Mile develops. There is insufficient pavement capacity to accommodate an office development on this scale and the developer's suggested reconfiguration of Long Lane, even if affordable, would raise objections from other street users.

7. Noise. The applicant proposes that the development should incorporate outdoor terraces for the use of occupants. If used for social events, these terraces would produce unacceptable levels of noise for the occupants of neighbouring residential properties including Lauderdale Tower flats overlooking the proposed development.

(Signed)

RICHARD TOMKINS  
Chair, Lauderdale Tower House Group

# Memo

**To** PLN Comments  
Department of the Built Environment

**Cc** DES-DS-Admin, Vimal Varma, Lee Turner, Craig Stansfield

**From** Vimal Varma  
Community Facilities Manager  
Department of the Built Environment  
**Telephone** 020 7332 4992

**Date** 22 January 2020

**Our Ref** VV/mn/26015/C600

**Your Ref** PT\_LH/18/01020/FULMAJ

**Subject** CONSULTATION: 1 – 12 Long Lane London EC1A 9AF

The waste storage and collection facilities indicated on Drawing No. 1506-0200-AP-002 Rev PL03 and 1506-0200-AP-003 Rev PL03 comply with our requirements. This Division will, therefore, raise no objections to this application.

Should you require any further information regarding this matter, please contact me on extension 4992.

V. VARMA  
Community Facilities Manager

Encl.

FACOK



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Ann Hodson

Address: 111 Lauderdale Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an ideal opportunity to build a structure of merit that is in keeping with the historic nature of the area. I object to the proposed development because:

1. It is far too high, bulky and will be an eyesore.
2. It will significantly reduce the light available for the neighbouring buildings and streets.
3. I fear that, if this monstrous building is allowed, it will set a precedent for future developments, further destroying the character of the area.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Kevin Hodson

Address: Flat 111 Lauderdale Tower, Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My principle objection is the height and size of the proposed development and the fact that it is totally out of character with the other buildings on Long Lane.

In my opinion it should be no higher than the recent development at the nearby Crossrail station.

Offices, flats and streets in the area will suffer from a significant loss of light.



# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 10 storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works  
(RECONSULTATION FOLLOWING REVISED DOCUMENTS RECEIVED)

Case Officer: Liam Hart

## Customer Details

Name: Mr Graham Wallace

Address: 203 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Overall objection to scale of development - totally out of keeping with adjacent conservation areas. Potential noise problem for neighbours from social events on outside terraces. Already big problem with congested pavements often forcing pedestrians on to road. This development together with cross rail opening will make this considerably and dangerously worse. Inevitable loss of light for surrounding buildings and pavements. Why on earth should it be higher than Crossrail development - already too high. In fact I know the answer - commercial greed! But no doubt planning authority will stand above that and have real concern for the environment in its broader sense.

## Wells, Janet (Built Environment)

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**Subject:** FW: Objection to Planning Application 1-12 Long Lane London EC1A 9HF (18/01020/FULMAJ)

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**From:** Giordano Suergiu

**Sent:** 29 December 2019 22:01

**To:** [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk) < >

**Cc:**

**Subject:** Objection to Planning Application 1-12 Long Lane London EC1A 9HF (18/01020/FULMAJ)

Dear Mr Hart,

I objected to the original application (16 Jan 2019) and continue to strongly oppose the revised proposal which remains fundamentally the same. I restate my original objections and would add the following:

1. LIGHT: The small reduction in height proposed in the revised application would still cause a huge loss of light to all the windows in my flat both in terms of VSC and NSL to levels deemed unacceptable in accordance with BRE guidelines:

VSC

Both bedrooms - 66% loss of VSC to 11.72

Kitchen - 62% loss of VSC to 13.36

Living Room - 55% and 44% loss of VSC to 15.81 and 19.67

Bedroom - 66% loss to VSC to 11.72;

NSL

Bedroom - 70% loss

Bedroom - 63% loss

Kitchen - 54% loss

Living Room - 13% loss

Despite the slight improvement from the original proposal these reductions are huge. In real terms, it would mean the flat being in permanent darkness and having to have the lights on 24 hours a day. The BRE independent report on the original proposal specifically referred to the original losses counting as a MAJOR ADVERSE EFFECT and named my flat (flat 4) as the worst affected. The improvements from the new proposals are negligible and there is no reason to suspect that BRE would come to a different conclusion.

Point 2's application of the London Plan and the mirror image test to justify a departure from the BRE guidelines is also questionable. The residential typologies used as comparisons are quite frankly NOT comparable. The residential streets of Middle Street, East Street and Newbury Street are nothing like the proposed layout of the development and its relationship to nearby buildings. Furthermore, Policy 7.6bd of the London Plan, which Point 2 quote and use to justify their departure from BRE Guidelines specifically states: *"Decision makers should recognise that fully optimising HOUSING POTENTIAL on large sites may necessitate standards which depart from those presently experienced."* There is no element of housing in the planning application of 1-12 Long Lane so how can a policy which specifically recognises that BRE

standards can be departed from when trying to optimise housing potential be used to justify the erection of a purely commercial development with zero housing?!?! This is not right - ethically or morally.

The application of the mirror image test also seems misplaced and is selectively used to justify the loss of light as "acceptable". Its application is disingenuous as it does not take into account the additional height of the proposed building - BRE expressly criticise Point 2 on this when they state "for most of the windows the loss of light would still be SIGNIFICANTLY WORSE than the mirror image comparator" as "the proposed development is MUCH TALLER than Griffin Court".

BUT the above are technical points. From a human point of view - how can I, my two year old and my imminent new arrival be expected to live in darkness? And how can point 2 deem this "acceptable"? We are human beings. We need sunlight to live and this would be completely denied to us if the development were to be approved by CoL...which brings me to my second point...

2. LOSS OF AMENITY AND PRIVACY: the 5th floor of the building would face directly into our flat. Every window would be directly opposite office windows (including my bathroom and bedrooms). This would lead to a complete loss of amenity and privacy for my family. It would mean intrusion and observation on two young children on a constant basis. How can this be deemed "acceptable"?

Please, please, please - do not approve the planning application in its current form. As stated by other residents - the development would diminish the quality of life of so many residents in the vicinity and for what? Another office building with zero community, aesthetic or cultural value. If CoL do want to approve the redevelopment of the site, please do the right thing and limit it to the level of the existing building. It would mean further years of disruption and noise but at least it would not negatively impact light and privacy of so many other residents.

Best.

Giordano Suergiu

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 9 storey office building with basement and lower basement (Class B1) with retail (Class A1/A3) at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works. (Re-consultation due to amended plans received)

Case Officer: Liam Hart

## Customer Details

Name: Mr Patrick Marber

Address: 43 Charterhouse Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OBJECT

I have no expertise but this appears to be a very slightly revised version of the building so many of us objected to a few months ago.

The noise and disruption for all local residents and businesses remains the same. The taking of light is minutely decreased.

But it's still 9 storeys tall and therefore taller than all the other buildings in proximity to it.

Junk the top two or three storeys and it becomes undesirable but tolerable.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 9 storey office building with basement and lower basement (Class B1) with retail (Class A1/A3) at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works. (Re-consultation due to amended plans received)

Case Officer: Liam Hart

## Customer Details

Name: Ms Clare Fielding

Address: 282 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I strongly support the proposals. They continue the renewal and improvement of the area, increasing activity and animation along Long Lane and providing new A1/A3 units, plus a new flexible working space and cafe that I would definitely use when working remotely. The design of the building is very attractive.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

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Case Officer: Liam Hart

## Customer Details

Name: Mr Richard Stone

Address: 201 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I welcome the proposed demolition and redevelopment of the buildings at 1-12 Long Lane. The existing buildings are old and in need of replacement.

I strongly object to the proposed scale of the redevelopment and to the latest revision for a 9-storey building in place of the original 10-storey proposal. I believe that the new structure should be in keeping with the surrounding buildings and, most importantly, it should be in keeping with the listed market buildings in terms of size and scale.

The newly built offices above Farringdon East station should serve as a model - the new development should not be allowed to be any higher than this building - i.e ground floor plus 6 floors above. This should be the absolute maximum height for the proposed Long Lane development.

A taller structure will impact on our view from Lauderdale Tower and will reduce light for many residents lower down in our building.

The proposal is clearly designed to maximise the revenue potential for the site, but this must not happen at the expense of the physical appearance of a historic area; nor should it be allowed to have a detrimental effect on the outlook of residents.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 9 storey office building with basement and lower basement (Class B1) with retail (Class A1/A3) at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works. (Re-consultation due to amended plans received)

Case Officer: Liam Hart

## Customer Details

Name: Ms Kate Biro

Address: Flat 43, Lauderdale Tower Barbican LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The height and bulk of the proposals are completely unsuitable for the location, dwarfing not only the immediately surrounding buildings but also the brand new development above Crossrail.

A building of this scale will blight this corner, cause unacceptable loss of light and sunlight to surrounding residences and compromise the setting of the listed market buildings adjacent.

**From:** [Sam Anker](#)  
**To:** [Hart, Liam](#); [PLN - Comments](#)  
**Subject:** Planning Complaint 1-12 Long Lane  
**Date:** 13 March 2020 16:36:18

---

Dear Liam,

I am writing to strongly object to the proposed planning application for **1-12 Long Lane EC1A 9HF** that you recently posted through my letterbox at 5 Middle Street.

As you probably already know, there are ongoing intense building works at 6 Middle Street next door which is highly disruptive and the builders have often breached working hours (starting too early and also working on Sunday's). This makes living here very difficult, especially considering how high the council tax is.

Having more demolition and construction work done essentially across the road is unthinkable and would cause great of distress to my neighbours and I. I would like to ask you to reconsider this planning application by rejecting in order to try to bring some semblance of peace to the community.

I am happy for this objection to be made public.

Sincerely,

Sam Anker

5D Middle Street  
EC1A 7JA



**Objection: 18/01020/FULMAJ/1 - 12 Long Lane London EC1A 9HF**

**Submitted by: James Torr, 1 Defoe House, Barbican, London EC2Y 8DN (neighbour)**

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**A.** The application incorrectly asserts that demolition has already occurred, contrives to juxtapose 140 Aldersgate St with the site, inaccurately calls Long Lane an area of “Modern Office and Commercial Development” and masks the terrace-style buildings on the South side of Long Lane.

**B.** A risk assessment must analyse the site for potential catastrophic collapse of the railway embankment where the mass of the proposed development exceeds that of the present buildings and thereby adds to the cumulative weight of the remaining buildings on the N side of Long Lane.

---

**A.** In this application’s key Culture Mile document, the developer inaccurately characterises the local area and the impact of this development - Addendum, Built Heritage, Townscape and Visual Impact Assessment - November 2019.

**1.a. The Introduction gives the wrong impression of the area (p6): -**

“1.40 The Site is situated within Character Area 4 - Modern Office and Commercial Development/1.41 The intended uses of the Proposed Development remain wholly consistent with the prevailing use and character of the townscape in this location; i.e. large scale office development/To Long Lane, the Proposed Development will continue the established datum of the street, with upper storeys set back and heavily planted.”:

**The facts: -**

- **Correctly – at p32 - this document points to “the existing terrace-style buildings on the South side of Long Lane”, opposite the site.**
- **Thus it is misleading – in the introduction at p6 - to characterise “the townscape in this location” as “Modern Office and Commercial Development”.**
- **Grossly out of proportion and out of character with its environment, the proposed development will be entirely at odds with “the established datum of the street”.**
- **Like two of the three buildings presently on the site, the south terrace is mainly in brick.**
- **Alien materials - such as faience – also show Long Lane is the wrong site for this building.**

**1.b. The Visual Assessment Addendum asserts the buildings on site have been demolished (p10): -**

2.1 “... We note that the majority of the buildings on the Site have been demolished since the issue of the consent.”

**The facts: -**

- **None of the buildings on the site has been demolished and no consent has been given.**

**1.c. VIEW 5: LONG LANE, OUTSIDE NO. 53, Existing, Previous Proposed, Proposed and Cumulative, (pp 28-31): -**

- The curve in the street beyond the viewpoint hides the existing terrace-style buildings on the South side of Long Lane (including opposite the site itself). These give the street much of its character and connect it in scale and materials with Smithfield and Cloth Fair.
- The Cumulative View (p 31) is equally deceptive where it gives the incorrect impression that the proposed development is of the same height as the Crossrail Building.
- All these images, not being taken from the middle of the street, give a distorted perspective which exaggerates the relative height of the existing terrace-style buildings on the South side of Long Lane and thereby disguise the disproportionate scale of the proposed development on the North side.
- All these images appear to form a deceptive attempt wrongly to characterise “the townscape in this location” as “Modern Office and Commercial Development” and to hide the existing terrace-style buildings on the South side of Long Lane, or alter their appearance.

**1.d. VIEW 6: LONG LANE, OUTSIDE NO. 76, Existing, Previous Proposed, Proposed and Cumulative, (pp 32-35): -**

- All these images, not being taken from the middle of the street, also give a distorted perspective which exaggerates the relative height of the existing terrace-style buildings on the South side of Long Lane and thereby disguise the disproportionate scale of the proposed development on the North side.

**1.e. VIEW 8: LONG LANE, SOUTHERN CORNER WITH ALDERSGATE STREET, Existing, Previous Proposed, Proposed and Cumulative (pp 40-43): -**

- These images, taken W to E, repeat the artifice of those above taken E to W of using the curve of Long Lane to mask the existing terrace-style buildings on the South side of Long Lane (the first of these, the Frank Harris office, is artfully hidden by a tree in full leaf) - thereby further disguising the disproportionate scale of the proposed development.
- These images contrive to juxtapose the site with 140 Aldersgate St to reiterate the false impression that Long Lane is characterised by “Modern Office and Commercial Development”.

**B. Potential catastrophic collapse of the Railway embankment: -**

**1.** A risk assessment must analyse the site for potential catastrophic collapse of the Railway embankment where the mass of the proposed development exceeds that of the present buildings and thereby adds to the cumulative weight of the remaining buildings on the N side of Long Lane.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 9 storey office building with basement and lower basement (Class B1) with retail (Class A1/A3) at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works. (Re-consultation due to amended plans received)

Case Officer: Liam Hart

## Customer Details

Name: Mrs Sarah Mann

Address: 9 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds that it will reduce the quality of life in the locality. This is because the height is excessive being much higher than other buildings nearby. The development will cast a larger shadow blocking sunlight and warmth in a city with very little sunlight at street level.

It will create more wind and raise dust.

The significantly increased interior space will add to already heavy overcrowding on the pavement. It is already (in normal times) almost impossible to walk freely on the pavement between the Barbican tube and the bus stop in Aldersgate Street.

Our flat is directly opposite the proposed new development which will have an adverse effect on our immediate environment.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a 9 storey office building with basement and lower basement (Class B1) with retail (Class A1/A3) at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works. (Re-consultation due to amended plans received)

Case Officer: Liam Hart

## Customer Details

Name: Mr Mark Chester

Address: 121 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am writing to object in the strongest possible terms to the proposed development at 1-12 Long Lane, EC1A 9HF.

I live in a west-facing, corner flat on the 12th floor of Lauderdale Tower which is diagonally opposite the site of the proposed new building.

My concerns are many and, for once, I would ask the City of London planning department to put the interests of local residents and, in particular, those of Lauderdale Tower and the Barbican in general, above those of commercial profit.

My principal and over-riding concern is the proposed increase in the height of the new building which, at an additional three storeys, will not only severely block and restrict my wonderful views but, because of the excessive and totally unnecessary height of the development, will cause very significant loss of light in all directions and, in particular, would adversely affect all those residents in the west-facing, corner flats of Lauderdale Tower as well as the residents of other nearby buildings.

I see absolutely no reason why this new proposal should exceed the maximum height line established by the new Crossrail ticket hall development lower down Long Lane which, itself, was highly controversial for its excessive bulk and height.

Whilst I also have other concerns, my other primary cause for alarm is the increased level in noise. I understand that the development will incorporate a series of outdoor terraces on the upper floors - directly opposite my flat and on the same level - and that, if used for social events, these terraces would produce unacceptable levels of noise for the occupants of neighbouring residential

properties and, in particular, those of Lauderdale Tower.

I strongly urge you to consider this planning application very seriously indeed and, as I said previously, to consider the highly detrimental and very negative impact this proposed development will have directly on the residents of Lauderdale Tower and the enjoyment of their homes.

Yours sincerely,

Mark Chest

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a eight storey office (Class E) building with basement and lower basement with retail (Class E) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works. (RE-CONSULTATION DUE TO AMENDED PLANS RECEIVED).

Case Officer: Liam Hart

## Customer Details

Name: Mr Richard Stone

Address: 201 Lauderdale Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I strongly object to the proposed scale of the redevelopment and to this latest revision for an 8-storey building following the previous applications for a 9-storey/10-storey building. I believe that the new structure should be in keeping with the surrounding buildings and, most importantly, it should be in keeping with the listed market buildings in terms of size and scale.

The newly built offices above Farringdon Elizabeth Line station should serve as a model - the new development should not be allowed to be any higher than this building - i.e ground floor plus 6 floors above. This should be the absolute maximum height for the proposed Long Lane development. The developer needs to reduce it by one more floor to comply with this height limit.

A taller structure will impact on our view from Lauderdale Tower and will reduce light for many residents lower down in our building.

The proposal is clearly designed to maximise the revenue potential for the site, but this must not happen at the expense of the physical appearance of a historic area; nor should it be allowed to have a detrimental effect on the outlook of residents.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a eight storey office (Class E) building with basement and lower basement with retail (Class E) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works. (RE-CONSULTATION DUE TO AMENDED PLANS RECEIVED).

Case Officer: Liam Hart

## Customer Details

Name: Mr Michael Callow

Address: 161 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I write to object to this planning application for the following reasons:

1. The height and bulk of the building are out of keeping with the surrounding streetscape. Whilst the new crossrail building is itself too large for its site, this new building should not exceed that height.
2. The building will decrease sunlight for surrounding flats and the street.
3. I am concerned that use of the outdoor terraces will create noise and nuisance for surrounding flats.
4. Based on my experience of recent office development in the area, it is likely that the internal lighting in the premises will disturb residents of surrounding flats at night.

Please do reconsider the size and scale of this development.

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a eight storey office (Class E) building with basement and lower basement with retail (Class E) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works. (RE-CONSULTATION DUE TO AMENDED PLANS RECEIVED).

Case Officer: Liam Hart

## Customer Details

Name: Ms TAMZIN LAWRENCE

Address: 2 MIDDLE STREET LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: There is no denying the existing building is an eyesore, however these plans, now revised for a second time, make no improvement, in fact they would continue to worsen the situation.

1. The additional building height and mass is out of keeping in the area and negatively affects the nearby residential properties.
2. It is immediately surrounded on all sides by conservation areas yet the design thought is completely uninspired with bland materials, "green spaces" that will be filled with dead plants within months and with what will be empty office floors of lights left on 24/7. With inspiration from the market, the church, Charterhouse, the nearby terraced houses etc this could be a building of real quality that would contribute to the area. As neighbours we have been rightly restricted in what we can do to our own properties, and yet a new (unnecessarily large) office building can be constructed with basically no design merit nor consideration of the amenity of its pre-existing neighbours.
3. It will continue to set a dangerous precedent for nearby (empty) office buildings in what should be the new Cultural Mile.

This is an ideal opportunity to build a structure of merit that is in keeping with the historic nature of the area, which would attract support from the hundreds of nearby residents.

The welcome impetus from the City of London in recent years to extend the conservation areas



and the historic framework to protect and enhance what is left of this area will be undone in one oversized blot on the landscape.

100 Breton House  
Barbican  
EC2Y 8PQ

08 October 2020

Liam Hart  
Development Division  
Department of Planning & Transportation City of London Corporation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Dear Mr Hart

**Re: 18/01020/FULMAJ - 1-12 Long Lane EC1A 9HF**

Demolition of existing buildings and structures to basement level and construction of a 10-storey office building with basement and lower basement (Class B1) [10,854sq.m GEA] with retail (Class A1/A3) [842sq.m GEA] at ground and basement level together with ancillary cycle parking, associated servicing, plant, landscaping and other associated works (the Application).

I repeat my previous objections to the Application of 28 November 2018, 18 December 2018 and 15 January 2019.

Whilst the latest proposed amendments to the Application show a reduced massing and bulk, I consider the proposed height is unacceptable. I can't understand why the height isn't being limited to the height of the adjoining buildings, 13-17 Long Lane and the new Crossrail office development.

The Planning and Transportation Committee failed, twice, to reach a decision on the Crossrail office development application (13/00605/FULL) before a successful appeal was lodged by Crossrail. The Inspector's Report, dated 20 January 2016, contains the following:

*Implications of a reduced scheme*

*65. There is no alternative scheme before me. However other options were considered during the evolution of the scheme. Both the Council and SAVE argue for a development that would be of a smaller scale and the equivalent of two storeys lower.*

*66. In reviewing the CABE question mark over the proposed height the appellants found that the loss of a storey would result in the block appearing long and squat. That may be the case but that problem could be overcome. After all the market buildings could also be described as long and squat but are given scale by the vertical articulation and detailing of their facades. Alternatively it could mean reconsidering the option of breaking the mass up into discrete linked blocks as suggested by the Council and SAVE.*

*67 On the other hand, whilst a lower building would be less overbearing on the East Building it would have significant disadvantages: it would function less effectively as a landmark building; it would fail to provide a strong edge to the Smithfield Conservation Area and to the relatively uninspiring office blocks in Long Lane.*

However, to be fair, there was also a public financial benefit in the Inspector's conclusion:

#### *Conclusion*

*78. The appeal site lies adjacent to areas of considerable heritage value where introducing a new building is both a challenge and an opportunity. The proposal is a distinctive modern building which would successfully reference the new Crossrail station and provide a sensitive transition between the very different settings of Charterhouse Square and Smithfield Market. The important East Building of the Central Market would lose some of its dominance but this loss is plainly outweighed by the benefits to the townscape legibility and economic health of this part of the city.*

The Inspector's comments in paragraph 67 were obviously made without knowledge of the Application but these should be taken into account. City Corporation wanted the Crossrail development to be lower but the Inspector considered the approved height would be a strong "edge" to "the relatively uninspiring office blocks in Long Lane", of which 1-12 is a substantial part.

Not only, would an increase in height of 1-12 Long Lane challenge that "edge", as I understand it, there would be a valid planning reason for the height of the intervening buildings, 13-17 Long Lane to be redeveloped to the same height of a redeveloped 1-12 Long Lane, challenging that "edge" even further. That would be unacceptable but probably inescapable.

To put it bluntly, the existing roof line along the north of Long Lane between Long Lane and Lindsey Street is consistent. Any change to that line would be detrimental to the surrounding area and, in any event, unjustifiable.

There is also the continued problem of the lack of step-free access at Barbican Station, which the Application, were it to be approved, should be required to provide. An email from Tom Parker, Senior Strategic Transportation Officer at City Corporation, to me on 26 June 2019 stated that there will be step-free access for the westbound platform when Crossrail eventually opens.

However, the only approved plans I've seen for this step-access (11/00574/XRAIL) are via Crossrail's former offices at 33-37 Charterhouse Street, which are being incorporated into the Charterhouse School extension (19/00119/FUL). I understand that the owner of 1-12 Long Lane now also owns 33-40 Charterhouse Street.

Incidentally, I understand that part of the case for the change of use from offices to a school was because there was an over-supply of offices in the area. The submitted "Leasehold Office Availability Charterhouse Square and Long Lane" suggests that approving the

Application, if it was then implemented, would add more unnecessary additional office space and, of course, the school extension was approved pre-COVID.

Whilst the draft City Plan 2036 hasn't been approved and, indeed, is now being revised because of COVID, it proposes to include the requirement for any new development to achieve an Urban Greening Factor of, at least, 0.3. The submitted Landscape Report UGF Addendum suggests the proposed development would have a UGF of 0.305 but with no offered margin of error. It also shows a significant decrease from the UGF stated in Part 2 of the submitted Landscape Report - 0.38.

Even then, the proposed greening appears to be self-serving rather than beneficial to biodiversity. Showing images of sterile pelargoniums on Barbican balconies in Part 1 of the submitted Landscape Report don't give one confidence that the planting will benefit biodiversity and choosing native species doesn't necessarily help either. Worse though is the fact that the planting will need constant maintenance, something that will be impossible to enforce by condition.

The submitted Ecological Appraisal states - "The development site has been classified as being of 'low ecological value', with no supporting value within the development site for ecologically significant flora and fauna. There are no habitats or features surrounding the development site that require protection during the construction works". That may well be the case but why is it?

Why are the owners showing virtually no existing commitment to biodiversity but expecting to obtain planning permission by adding a few random trees, climbers and planting, as though enhancing biodiversity was now a lifetime ambition? By the way, whilst I appreciate that the Ecological Appraisal relies on data recorded by others, it's dated September 2018 and hasn't been updated, so the "most recent record" of sightings is from 2017.

Also, the Ecological Appraisal states - "The deciduous woodland in the open space of the Barbican Arts & Conference Centre is located 125 m to the east of the site" and "There are no ponds or waterbodies located within 250 m of the development site identified on standard OS mapping". Not only are the extensive internal lakes of the Barbican Estate and the pond outside Bryer Court within 250 metres of the site, so are the ponds in Barbican Wildlife Garden, Fann Street.

Again, since my previous objections were submitted, there has been the founding of the Architects Declare movement. Also there has been the recent realisation within the Planning and Transportation Committee of the necessity to consider the requirement for new developments to account for the embedded carbon in existing buildings. This must mean the necessity of refurbishing and repurposing, rather than deconstruction and construction.

The applicants have submitted a Circular Economy Statement but this seems to be more about the proposed building, with the only reference to the existing building being that it couldn't be either refurbished or repurposed as it was being demolished. Also that the demolition contractor will only be "targeted to maximise the opportunities for reuse,

upcycling as a priority reuse at a lower quality and recycle to prevent materials from going to landfill”.

For all the reasons stated in my previous objections and above, I ask that planning permission be refused for the Application.

Best regards

Fred Rodgers



## Representing the interests of Barbican Residents

Susan M Cox  
Chair, BA Planning Committee  
343 Lauderdale Tower  
Barbican  
London EC2Y 8NA

The City Planning Officer  
Department of the Built Environment  
City of London  
PO Box 270,  
Guildhall  
London EC2P 2EJ

7th October 2020

**For the attention of Mr Liam Hart, Senior Planning Officer**

**Objection to application: 18/01020/FULMAJ; 1-12 Long Lane**

Dear Mr Hart,

I am writing on behalf of the Barbican Association, a Recognised Tenants 'Association representing residents of the Barbican Estate, to object to the above application on the grounds of 1) its unacceptable height and mass and 2) the consequent loss of residential amenity on the grounds of loss of light, overlooking and noise pollution.

Whilst I welcome the reduction in height and mass of the proposed redevelopment, I remain firmly of the opinion that further reductions are still necessary. Notwithstanding the 12% further diminution in the internal mass of the building, the revised design still represents a substantial overdevelopment of the space with an increase in total floorspace of a hefty 57% compared to the footprint of the existing buildings. Even with the removal of a floor, the revisions provide for an 8-storey office building which would still be higher than the 6-storey Crossrail OSD.

This means that the proposed building will clearly be at odds not only with the historic character of the area but also and more significantly with the height-line of the other buildings in Long Lane. As such it will set an unwelcome precedent for other potential developments in the area, not least as it will still be higher than the Crossrail OSD and will continue to overshadow both neighbouring properties and the historically significant Charterhouse and Smithfield Conservation areas. It also appears to be completely at odds with the current Local Plan which, together with the Culture Mile, seeks mixed use developments with particular focus on SMEs.

I am also concerned at the continued loss of residential amenity, particularly in terms of loss of light, overlooking, loss of privacy and noise and light pollution. Whilst the daylight and sunlight analysis claims that the loss of light percentages for neighbouring properties are now within acceptable limits, I would argue that they still remain at unacceptable levels. What developers deem to be “negligible” losses of light are clearly not the same as what is considered negligible to the property occupants impacted by the overdevelopment of this space.

Whilst again we welcome the developers’ proposals that the landscaped roof at fifth floor level “will not be accessible to occupiers of the office except for maintenance” our concerns over the potential for overlooking, loss of privacy and noise and light pollution have not been eased. Indeed, the accompanying document admits that this area “is level with the top floor of residential accommodation”. These concerns extend also to the sixth and seventh floors given that the developers themselves state that it “*is proposed that the sixth and seventh floor levels would be accessible to occupiers of the building and being higher than the residential have the ability to maintain privacy, **once an appropriately located means of enclosure is positioned.** It is proposed that the location, details and materials of these means of enclosure is secured by way of condition*”. It appears clear from this statement that the maintenance of privacy for neighbouring properties is only achievable when “an appropriately located means of enclosure is positioned” i.e. one has not yet been identified, which in itself is a worrying issue. Hence our concerns over these important and vital aspects of residential amenity have not been fully addressed. We have also previously asked for conditions restricting the use of any such outside space be applied i.e. that no music be allowed and that the use be restricted to 8am -9pm on weekdays only and would reiterate this request.

I would also like to say that I remain frustrated that the developers did not take the opportunity to discuss and implement plans to use the development to provide step free access to Barbican underground station, particularly since the owner also owns a property in Charterhouse Street. An excellent opportunity to address this long overdue and necessary provision missed. Given that embedded carbon is an increasingly important area for all sectors of the built environment to address as they strive to make buildings more resource efficient, it is also disappointing that there has been no mention of retrofitting rather than deconstruction in this project.

In summary, I object to the revised plans and would request that the height of the development be further reduced, at least to match the height of the new Crossrail OSD and its neighbouring properties, in order to prevent unacceptable levels of overshadowing and loss of residential amenity in what are significant and historic Conservation Areas.

Yours sincerely,

Susan M Cox

Chair, Barbican Association Planning Committee  
For and on behalf of the Barbican Association

# Comments for Planning Application 18/01020/FULMAJ

## Application Summary

Application Number: 18/01020/FULMAJ

Address: 1 - 12 Long Lane London EC1A 9HF

Proposal: Demolition of existing buildings and structures to basement level and construction of a eight storey office (Class E) building with basement and lower basement with retail (Class E) at part ground and basement levels together with ancillary cycle parking, associated servicing, plant, amenity terraces, landscaping and other associated works.

Case Officer: Liam Hart

## Customer Details

Name: Mrs Olivia Chopin

Address: 63 Lauderdale Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The height of the building is out of character with Long Lane, and will cause loss of light to residents of Lauderdale Tower and other neighbours.