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Email	15/06/2020	Brian Johnson
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Online	23/06/2020	Brendan Barns
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Online	24/06/2020	Deborah Tyler
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Online	24/06/2020	Peter Bill
Online	24/06/2020	Peter Bowen
Online	24/06/2020	Rick Carrington
Online	24/06/2020	Susan Hoefling
Online	24/06/2020	Susie Carrington
Online	24/06/2020	Amanda Bridger
Online	25/06/2020	Edward Bates

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Letter	25/06/2020	Richard Tomkins
Online	26/06/2020	Emma Noehrbass
Online	26/06/2020	Fiona Thomson
Online	26/06/2020	Andrew Hubbard
Online	26/06/2020	Edward Hoskins
Online	26/06/2020	John Foley
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Julian Payne
Online	26/06/2020	Patrick Mills
Online	26/06/2020	Carla Regan
Online	26/06/2020	Carla Regan
Online	26/06/2020	Helen Buckworth
Online	26/06/2020	Daniela Dennahy
Online	26/06/2020	Kate Fellingham
Online	26/06/2020	Laura Catterick
Online	26/06/2020	Wendy Darke
Online	27/06/2020	Philippe Berrah
Online	28/06/2020	Helen Dickinson
Online	30/06/2020	Margaret Urry
Online	03/07/2020	Mary Hustings
Online	03/07/2020	Natasha Curran
Online	08/07/2020	Dominic Wilkinson
Online	10/07/2020	Laurent Veilex
Online	15/07/2020	Mark Chester
Online	23/07/2020	Geoff Megarity
Online	23/07/2020	Tamzin Lawrence
Online	29/07/2020	Helen Clifford

Online	02/08/2020	Eloise Reyns
Online	02/08/2020	Richard Armitage
Online	03/08/2020	Vin B
Online	08/10/2020	Elizabeth Simpson
Online	20/10/2020	Alberto Garciga
Letter	24/10/2020	Paul Swann & Martin Spence
Online	02/11/2020	Daniela Dennahy

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

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

Comment:I support the principle of the refurbishment and replacement of the moribund and outdated building currently In situ. The scheme will enliven the street scene, introduce some greenery on the west side of Aldersgate Street and provide a small cafe which is welcome. Providing new high quality office space is essential to promote economic regeneration post covid and the location of the site by a Crossrail station is ideal. Hopefully officers will ensure that the best public realm improvements and modern sustainability standards are secured and delivered.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philip Jeremy

Address: 306 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The report produced regarding daylight is completely wrong about the loss of sunlight to my property and therefore I believe also for other properties within Seddon House.

From the start of the lockdown near the end of March to the start of May, the addition of extra floors onto this building to the same level as 160 Aldersgate would have meant that the approximate 3 hours of daily sunlight into my flat living/dining room would have gone. If 150 was the same height as 160, I would therefore have had to break the regulations on leaving my home to get enough daylight/sunlight.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Orlando Figes

Address: Flat 612 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I do not mind the design of the refurbished building and welcome the attempt to 'green' the area by planting on the upper floors. However, I am not convinced by the planners' report on light lost to the west-facing flats (including mine) in Seddon House. Its methodology and assumptions seem highly dubious to me. I fear the loss of light - even on the sixth floor where I live - will be substantial. How long will be before 160 wants to put up three more storeys too? And do we really need more office space when the Covid crisis clearly shows that more home-working will become the norm?

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrew Hawkins

Address: 502 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed development as an individual and Chair of Mountjoy House Residents group - a block in the Barbican likely to impacted by these plan.

Whilst I have read the technical reports in this application, I nevertheless believe there will be significant shadowing and loss of daylight primarily for my neighbours in Seddon House, but also extending to some flats in Mountjoy. Residents are placed at a quite impossible disadvantage in being able to "prove" this point, to counter the very expensive work that a developer is able to fund (buried in 90 detailed documents that residents must read). I can only request that planners visit the site and apply common sense.

The additional height will also create considerable incremental night-time light pollution into our homes. The existing offices on Aldersgate (adjacent to this proposed development), despite repeated requests and interventions from the Barbican Association and resident groups, all keep office lighting on throughout the night creating damaging levels of light pollution with material

impacts on residents' ability to sleep. The addition of more floors to 150 Aldersgate will create more light pollution at higher levels - penetrating yet more residential properties in the Barbican.

I also object to the unnecessary bulk and scale of this development. Whilst not within the Conservation area, this site is within 20m of the Barbican Conservation area and will loom over it - quite literally. I find it incongruous that the City planners have expressed the importance of conserving this area of London by bestowing Conservation area status and yet would consider supporting ever larger, taller and bulkier buildings immediately adjacent to this area - detracting from the architecture and light of the protected area itself.

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Pauline Tambling

Address: 402 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I have read the technical pack about the Development's impact on the surrounding properties' access to daylight which I note is deemed 'acceptable'. I take this to be less than 'no impact'. I object to the proposal because there will certainly be a loss of daylight for Seddon House and the specific residences on the other side of Aldersgate mentioned in the report. Given the additional floor on the adjacent building there is a growing sense of the full line of buildings adding a storey and the cumulative effect of loss of daylight within the Barbican Estate.

Because of the size and scale of the development it necessarily impacts on the Barbican Conservation area which the Corporate spent much of last year celebrating as a valuable asset to the City. It feels cynical to designate the Barbican a Conservation Area and then surround it with towering tall developments.

I also object because the biggest problem for residents in the area is the increasing light pollution at night. Although this could be deemed a 'management issue' for the owners/tenants in practice

all the new developments along City Wall and Aldersgate Street keep their lights on 24/7. This is presumably because of the type of lighting installations included in the plans. The taller the buildings the bigger the issue.

I would urge you therefore to reconsider the application.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00371/FULMAJ 150 Aldersgate Street Planning objection
Date: 02 June 2020 11:05:05

Dear Sirs.

I write in objection to the proposed development referred to above.

I am owner and occupier of an apartment on the third floor of Seddon House Barbican which will be adversely affected by the proposed development of 150 Aldersgate street.

My objection is based on the loss of natural light my flat will suffer from if the development goes ahead as planned. All my living accommodation is on that side of Seddon House .

Over the last number of years the development of that side of the street has had a creeping, cumulative detrimental effect on my property largely due to the height of the permitted development and subsequent loss of natural light .

I had understood from the Local plan that loss of daylight and being overlooked must be minimised so as not to affect local residents. This does not seem to have been taken into consideration in the above application.

It does seem that the height of the proposal is considerably more than the more recent redevelopment of the adjoining building , No. 160 and is not stepped back.

Having consulted the BRE guidelines it seems that the proposal will contravene the guide by some 15-20%, in my case, of the vertical sky component . I further understand that the GLA have accepted the BRE guidelines .

If this consent is granted in its present form , so much for assurances from the GLA !!

Finally , one wonders at the sense of extending office building in the current climate.

Please register my strong objection to this proposal for the reasons outlined above

I look forward to being kept informed.

Yours etc.

John Fitzpatrick

[REDACTED]

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Martin Luff

Address: 207 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to this development because the added height would reduce light to the neighbouring residential blocks in the Barbican Estate. There is no reason why the building cannot be kept at it current height.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Howard Hoveman

Address: 159 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Adjacent to Seddon House at first floor above podium I already have restricted visible sky, daylight and afternoon sunlight. Three to four months in winter the sun does not clear 160 Aldersgate Street. I estimate comparative height at 150 Aldersgate loses me a further hour summer sunshine on my southern balcony and windows. This is noticeable and rooftop trees will further block direct light.

I would like to object to the roof level extension increasing elevation and request it not exceed existing height. I hope 160 Aldersgate Street has not created a precedent. If granted, similar permission for adjacent properties north to Long Lane will be hard to refuse, adversely impacting Seddon House opposite and its listed status building within the Barbican conservation area. They will suffer increased loss of view and privacy with light pollution from an extra three floors of rebuilt 150 Aldersgate opposite.

While construction noise is not a ground for objecting against a planning proposal, I understand previous gutting of 160 Aldersgate generated high noise levels. May assurance be obtained to improve noise management when 150 Aldersgate is gutted?

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr O Nicolai

Address: 54 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object to the proposed development which will have a dramatic impact on Barbican residents' lives and their mental health, while providing little benefit for the City of London Corporation.

Firstly, the extra height of the building resulting from the additional floors will reduce the daylight for most of the residents in Mountjoy, Thomas More and Seddon house. The loss of daylight will be significant in the late afternoon - close to 2 hours lost during the summer. Lack of daylight has been clearly identified to be detrimental to mental health and wellbeing. This also conflicts with the City Mental Health Alliance, of which the CoL is a founding member.

Secondly, the additional height being added to this building will only exacerbate light pollution. This is a significant problem with 160 Aldersgate, which is constantly lit, particularly the top 2 floors recently added. Despite repeatedly asking building management to switch off lights at night, these requests have been ignored, and the building remains well lit at night, even at the weekend, on

bank holidays and during lockdown, despite the building being visibly empty. The same is likely to apply to 150 Aldersgate, as the City of London appears to be either unable or unwilling to enforce these rules despite representing a direct contradiction with its environmental agenda. Light pollution is also a source of mental health problems, as it has a direct impact on sleep hygiene.

While this building could be renovated and its design improved, this could be done without adding additional height. This project is on the doorstep of the Barbican conservation area, and its residents' wellbeing should be prioritised, which was not the case previously for 160 Aldersgate or even the 200 Aldersgate atrocity.

Barbican residents are being progressively walled in on the West End side of the Estate, and in the context of more people likely to WFH, the extra height is unnecessary and would overshadow a listed building

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 150 Aldersgate Street reference 20/00371/FULMAJ.
Date: 07 June 2020 12:41:26

Dear Mr Chipperfield,

I am writing to express opposition to the proposed development. My objection is based on impact on light levels in parts of the Barbican Estate, and particularly Seddon House. I have read the parts of the Daylight, Sunlight and Overshadowing Report prepared by Waldrams relating to Seddon House. I note that they have succeeded in reaching the conclusion that "The overall daylight and sunlight impact of the proposed development on the surrounding properties is, in our opinion, acceptable.", while also stating that "there are reductions in VSC to main windows (*of seddon House*) of no more than 32%". 32% is a lot of anything, so it is hard to understand why this should not be considered as a strong reason to refuse the application. As far as I can tell, the conclusion reached further rests on the idea that the fact that seddon House has overhanging balconies is somehow a consideration in assessing the impact of the proposal as is the non-rural nature of the Barbican (!). Neither consideration seems legitimate to me. Light is an important amenity, even more so in an urban location,

Regards

Brendan Barnes

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr David Graves

Address: 209 Seddon House Barbican London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I write to object to the proposed increase in height of the subject building.

The Applicant's Light Loss report confirms (see page 27) "Of the 16 rooms which do not meet, all are bedrooms and all but one room retain more than 80%

of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing

level of VSC. The one room is a bedroom on the fourth floor which based on the layouts we have obtained,

experiences a 24% reduction, which is in our opinion close to the recommended 20%"

The statement regarding bedrooms is plainly wrong and the ostensibly reliable sources the Applicant's expert has referenced have clearly mislead them. Seddon House (in which I live) is a "corridor block", hence all rooms have a single aspect. For Seddon House all rooms face East or West. The West-facing aspect faces the proposed redevelopment and is directly affected by the loss of light. Each floor of Seddon House has both living rooms and bedrooms. The suggestion

that only bedrooms are affected is incorrect (structurally impossible) and the experts should correct this lest the Committee be misled by the experts and expose the Committee to the risk of making a reviewable decision based upon the Applicant's incorrect/misleading data.

The light report also states (top of page 28): "With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss."

While the design of neighbouring properties is not the "fault" of an Applicant, neither is it the "fault" of the residents of Seddon House. I cannot support as reasonable or fair the principle that "from those that have little shall more be taken". At some point commercial greed needs to be constrained by a commitment to decent living for people who live (as well as work) in the City of London.

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Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Miss Jennifer Brophy

Address: 32 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As shown in the submitted documents, the proposed increase in building height will negatively impact residents in many flats along the western side of the Barbican estate, particularly those in Seddon House whose only source of daylight are their windows on this side. For many of those flats the negative impact will be the loss of hours of natural light every day.

I note that the same residents already experience significant artificial light pollution and resulting sleep disruption from previously redeveloped office blocks on Aldersgate Street where lighting is left on continually even when the buildings are unoccupied overnight, at weekends and during the COVID19 lockdown. If this latest redevelopment is to be given permission, it would be good to see the City commit to ensuring that this light pollution issue is permanently resolved.

With the switch from office to home working driven by the lockdown expected to impact working behaviours for the long term, it is hard to see why yet more headroom for theoretical increases in demand for office space, which may never materialise, should take priority over the needs of

existing City residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Martin Seiffarth

Address: 84 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This development will seriously impact sunlight levels in Seddon House and is completely unacceptable. Even the sunlight and daylight report recognises that this would involve a loss *over* the threshold of 20% for some dwellings, and of nearly 20% for others. Additionally, some of the assumptions made in that report are ludicrous and frankly dishonest: Seddon House has balconies; one can't just 'wish them away' in the interest of commercial greed. This development must be rejected or will set the precedent that the City's totally unaccountable Planning Department is more than willing to bend the rules as far as is possible in favour of developers and against its residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms J Logan

Address: 519 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:"I write to object to the proposed increase in height of the subject building. The Applicant's Light Loss report confirms (see page 27) "Of the 16 rooms which do not meet, all are bedrooms and all but one room retain more than 80% of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing level of VSC. The one room is a bedroom on the fourth floor which based on the layouts we have obtained, experiences a 24% reduction, which is in our opinion close to the recommended 20%"

The statement regarding bedrooms is plainly wrong and the ostensibly reliable sources the Applicant's expert has referenced have clearly misled them. Seddon House is a "corridor block", hence all rooms have a single aspect. For Seddon House all rooms face East or West. The West-facing aspect faces the proposed redevelopment and is directly affected by the loss of light. Each floor of Seddon House has both living rooms and bedrooms. The suggestion that only bedrooms are affected is incorrect (structurally impossible) and the experts should correct this lest the Committee be misled by the experts and expose the Committee to the risk of making a

reviewable decision based upon the Applicant's incorrect/misleading data.

The light report also states (top of page 28): "With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss."

While the design of neighbouring properties is not the "fault" of an Applicant, neither is it the "fault" of the residents of Seddon House. I cannot support as reasonable or fair the principle that "from those that have little shall more be taken". At some point commercial greed needs to be constrained by a commitment to decent living for people who live (as well as work) in the City of London. Am a Barbican resident

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Gavin Love

Address: 68 Defoe House, Barbican, London EC2Y 8DN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to the increase in height for the building. It does need refurbishment but increasing the height is not something that should be happening.

The Barbican estate is grade II listed building and the every growing ring of high building around us it greatly reducing the light available which has a negative impact on peoples mental health particularly when the light survey has gotten it wrong since Seddon house has a mix of living room and bedroom windows on that side of the building.

9th June 2020

Department of the Built Environment
City of London
PO Box 270
Guildhall
London. EC2P 2EJ

Dear Ms Dwyer & Mr Chipperfield,

RE: Your ref 20/00371/FULMAJ

We write as residents of Lauderdale Tower, Barbican with objections to this planning application for 150 Aldersgate Street 3-4 Bartholomew Place, London EC1A.

Once again, another application to expand yet another office building to encroach further on residents of the City and prioritise benefits for Corporates rather than City dwellers.

Firstly, we object as the proposed plans for 150 Aldersgate should never be allowed to go higher than 160 Aldersgate Street and the proposed terraces and green roofs should not be facing Aldersgate Street and encroach on the privacy of Barbican residents. We also object to this application as it comes during a pandemic and is there really yet more office space required when so many staff will in future be working from home? There is currently a glut of office space availability in the City with yet millions of more square feet coming onto the market soon. For example, my own organisation is already looking to downsize its office space requirements to reduce overhead and fixed costs.

We really and very strongly object to the proposal to change usage of ground floor space to a café from commercial office space. Is another café really necessary when this area is flooded with chains of coffee shops with own chains cannibalising business off their own shops? We also doubt many of these chains or independents will survive in future given the predicted recession about to hit us.

We object also because of the potential reduction in natural light to residents of the Barbican and surrounding areas at a time when scientists are telling us an advising government that natural light is important not only for combating diseases but also for our own wellbeing. It is astounding that 160 Aldersgate Street wasn't required to install environmentally friendly and efficient lightning so you must make it a requirement for this proposal. In this day and age there is no excuse to look at empty towers, even during the lockdown, fully lit and wasting energy and natural resources, there really is no excuse.

After all 160 Aldersgate Street was allowed to increase in height and width despite the numerous objections from residents surrounding the building and again demonstrating that the democratic opinion of residents are disregarded and never taken seriously by the City Corporation. But this re-development should absolutely not be allowed to exceed the height

of 160 Aldersgate Street, should place terraces and outdoor spaces away from facing residential flats to protect resident's privacy, should be made to adhere to strict environmental guidelines in terms of lighting and other environmental controls and should not expand unnecessarily and use office space inefficiently by creating yet another coffee shop.

Respectfully yours,

A Garciga & A Swanson
Flat 151 Lauderdale Tower
Barbican
London. EC2Y 8BY

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Ieuan Ashman

Address: 363 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this on the basis of right to light. The document states:

"With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight

distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that

is the main factor in any relative light loss. Any south facing windows analysed on the first floor and above (those

windows we understand serve residential space) meet the target values for sunlight in terms of APSH with the

balconies removed. In our opinion, therefore, the change in daylight and sunlight is acceptable"

Does this make the blight on people's lives contingent on the removal of the balconies? The balconies cannot be removed.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

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:

- Residential Amenity

Comment:I wish to object to the proposed increase in height of 150 Aldersgate Street, which will significantly impact daylight and sunlight to properties on the west side of the Grade II listed Barbican Estate - particularly those in Seddon House and the lower floors of Lauderdale Tower.

The Light Loss report asserts that the only rooms affected are bedrooms - this is NOT CORRECT.

Half the flats in Seddon House are west-facing, and ALL their rooms will suffer loss of VSC and light as a result of the proposed increase in height. Similarly for flats on lower floors of Lauderdale Tower, where west-facing living and dining rooms - not bedrooms - will be affected.

Further, the report goes on to argue that it is only the existing balconies of the Barbican flats that result in more than a 20% loss of daylight or VSC, which is plainly ridiculous - the "notional" idea of removing the balconies ignoring the ACTUAL harm to neighbouring residential properties.

I suggest that the author's failure to grasp the basic layout of neighbouring flats, or to address the actual harm caused to neighbours by the development, makes the report and its conclusions invalid.

I urge to to reject the proposed increase in height of 150 Aldersgate Street on the basis of the harm done to neighbouring flats by the loss of VSC and light.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Monique Long

Address: 505 Mountjoy House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:With reference to this planning application I wish to register my objection. Extra floors mean more people hence more noise and light pollution, especially if, as is expected, offices are asked to stagger the presence of their workforce to lighten the load on transport. Therefore light and noise will continue and create substantial nuisance to residents who will also be deprived of sunlight with extra floors for those who live just across the road from this building.

It is impossible to understand that there should be a need for all night lighting when offices are empty. The lights are all on on every floor at weekends also. Anyone coming in or working late would activate a motion sensor which should solve the problem of the lights and more physical rounds of inspection together with CCTV alleviate that of security.

I would be grateful if you would take account of my objection when you examine this application.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Graham Courtright

Address: 6 Thomas More Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this on the basis of infringement of right to light and a clear misunderstanding of the situational context. To quote the application:

"With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss. Any south facing windows analysed on the first floor and above (those windows we understand serve residential space) meet the target values for sunlight in terms of APSH with the balconies removed. In our opinion, therefore, the change in daylight and sunlight is acceptable"

The analysis appears to be conducted on the basis that the balconies could be removed - which is fundamentally flawed at best and at worst intentionally misleading.

How do you propose removing concrete balconies (which in reality are actually fire escapes and

critical for fire safety for high density living)? Furthermore, these building itself is Grade II* listed - meaning they could not be removed even if it were structurally feasible (which is it not).

The refurbishment of the existing building (within its existing elevation) should be for the owner to decide - but the proposed extension to the building which infringes on existing residents' right to light and uses knowingly misleading analysis to falsely suggest the impact is minimal should not be permitted.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Colin Slaughter

Address: Flat 103 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:1. Any increase in height will reduce light in Seddon House and materially alter the nature of the street-scene in a conservation area and should not be allowed.

2. The planning committee should take into account the future need for more office space when an increase in home working by office staff seems inevitable post-Covid.

3. Night time light pollution in the area is a major issue for people and wildlife and I urge the committee to insist that lights can, and are, turned off when offices are unoccupied.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Olivia Chopin

Address: 63 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Increasing the height of the building by 3 floors will impact the daylight in our family home, and put our living room in the shade.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Pam Morris

Address: 103 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:1 Additional height will substantially reduce the light and sunlight of the dwellings opposite the site in Aldersgate Street.

2 The City already has an over-capacity of office space and this surfeit seems almost certainly to increase post Covid with more people opting to work from home.

3 This home-working is a trend the City should be promoting in line with its Green agenda to reduce air pollution and commuter congestion

4 Night time light pollution damages the well fare of people and wildlife in the area and is an excessive and unnecessary use of non-renewable energy. It should be Corporation policy to reduce the impact from offices to an absolute minimum.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Chris Young

Address: Flat 127 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I object to the proposed development.

This will have a dramatic impact on the lives of Barbican residents while providing little benefit for the City of London Corporation.

1) The extra height of the building resulting from the additional floors will reduce the daylight for most of the residents in Mountjoy, Thomas More and Seddon house. Lack of daylight has been identified to be detrimental to mental health.

2) The additional height being added will only exacerbate light pollution. This is a significant problem with 160 Aldersgate, which is constantly lit, particularly the top 2 floors recently added. Building management has ignored constant requests to switch off lights at night. Light pollution is

also a source of mental health problems, as it has a direct impact on sleep hygiene.

3) This building could be renovated and its design improved without adding additional height.

4) Barbican residents are being progressively walled in, which is destroying the estate.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Anthony Richards

Address: 62 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I wish you to record my strong objection to the proposal for the redevelopment of 150 Aldersgate.

My first reason is the proposed increase in height, which will seriously affect the afternoon and evening daylight for those Barbican residents whose flats face Aldersgate street. This is an important consideration which must be taken into account in the assessment of any proposal.

Secondly, I object to the detrimental affect on amenity (through noise) of retail outlets such as coffee shops on the ground floor; this will particularly affect those same residents.

Thirdly, I would seriously question the need for yet more office space in the City at a time of predicted gross recession.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrea De Vitis

Address: 320 Bunyan Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object to the increase in elevation. This is not an obvious necessity, particularly at a time when demand for central London office space is likely to contract for a prolonged period. The loss of light in Seddon House across the street resulting from this is a significant adverse effect on residents' quality of life. The argument involving the notional removal of balconies is spurious.

Similar decisions on the eastern and southern edge of the Barbican estate have walled in the estate from those sides creating walls of offices directly opposite residential properties, and canyon-like streets at ground level. 150 Aldersgate would pave the way for a similar wall to propagate northwards, with similar effect on the whole west side of the Barbican.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Joseph Reeves

Address: 104 Mountjoy House, Barbican Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objecting on the basis that the residential buildings surrounding this redevelopment will lose natural daylight as a result of the redevelopment. Natural light is key to general health and wellbeing. To live in an apartment with reduced access to light is not fair, and I disagree with the light assessment study. I am sure many residents would be happy to provide their apartments for an independent study.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philip Crawford

Address: 73 Lauderdale Tower, Barbican, London EC2Y 8BY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:My property, 73 Lauderdale Tower, looks directly onto this building from the living room and this proposal, specifically the significant height increase of the building, will dramatically reduce the daylight into my living accommodation. The proposals say that only bedroom accommodation will be affected but this is not the case, the living rooms and dining areas of the Lauderdale Tower Flats with the "3" suffix in the flat number all look onto the building where alterations to height are proposed. I wish to record my very strong objection to this proposal on the grounds that it seriously adversely impacts the residential amenity of my flat as well as, by raising the overall height of the building, is likely to increase the reflected street noise bouncing off the building and back in the direction of Lauderdale Tower.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Reita Keswani

Address: 112 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I would like to object to this application on the grounds that it would adversely affect the light to Seddon House West where I reside.

As it is, we already have low levels of visible sky and daylight Due to the earlier development and this would make it even worse .

Request that my objection be considered.

Thank you.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Graeme Gordon

Address: 704 Gilbert House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I have no objection to the refurbishment of the building but I do object to the proposal to increase its height. This will have a direct, negative impact on residents of the Barbican Estate facing the building from the other side of Aldersgate, owing to loss of light. It will also contribute to the progressive "walling in" of the estate, which in turn spoils views across the Grade II listed estate and its Grade II* listed gardens towards the West. The fact that the neighbouring block was increased in height some years ago should not be used as a precedent for accepting this application. Firstly, the previous application should not have been approved (although that damage is done); secondly, the impact on the look, feel and character of the estate from the height of buildings along the other side of Aldersgate being increased is cumulative.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Cathy Ross

Address: 77, Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the height of the redeveloped building and the inevitable loss of daylight and sunlight to flats in Seddon, Thomas More and Mountjoy houses. My housebound mother lives in a west-facing flat in Mountjoy. This development will cut off 30% of her view of the sky - unless we move her chair right next to the draughty window. It will diminish her quality of life. I am also concerned about the visual impact on the Barbican Estate generally: raising the roofline along Aldersgate adds to the impression that the estate is being relentlessly walled in..

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr James Backhouse

Address: 293 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: This proposal will detract sufficiently from the already deteriorating quality of life for numerous Barbican residents as to render actually living in the city increasingly not worthwhile.

The light loss is significant and the completion of the Aldersgate "canyon" between Long Lane and the Museum roundabout will further worsen noise problems, as has been experienced now in Fore Street, with continuous loud reverberations from deliveries and traffic at all hours. Aldersgate Street is now destined to be the recipient of all other traffic being eased out of many other City streets with the latest alterations to City traffic movements and hence will be carrying much more noisy traffic in any case.

At a time when the need for offices is being drastically curtailed as the economic and health realities dawn upon corporate planners, does the City need this extra office space at all? I think not.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

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Comment Details

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Nigel Pilkington

Address: 59 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed development which will have a detrimental impact on Barbican residents' lives and their mental health, while providing little benefit for the City of London Corporation (which is a founding member of City Mental Health Alliance).

The proposed additional floors will reduce daylight for most of the residents in Mountjoy, Thomas More and Seddon House. The loss of daylight will be significant in the late afternoon - close to two hours lost during the summer.

The additional height added to the building will serve to exacerbate light pollution, already a significant problem from 160 Aldersgate St, which is constantly lit, particularly the new top two floors. Requests to remedy the light pollution have been ignored, and the building remains brightly lit at night, weekends, and bank holidays, even during lockdown. The same is likely to occur at 150 Aldersgate St, as the City of London has proven itself to be either unable or unwilling to enforce its environmental agenda. Light pollution is also a source of mental health problems, as it has a direct

impact on sleep.

While the building could be renovated and its design improved, this could be done without adding additional height. This project is on the doorstep of the Barbican conservation area, and its residents' wellbeing should be prioritised, which was not the case previously for 160 Aldersgate or even the 200 Aldersgate St carbuncle.

The Barbican Estate is being progressively walled in on all sides, and the proposed additional floors would further overshadow our listed estate.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Sarah Cummings

Address: 33 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Loss of light for residents nearby which negatively impacts quality of life. Increasing traffic and pollution in an area that has been trying very hard to positively improve the air quality and pollution levels.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Jennifer Mernagh

Address: 82 Shakespeare 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: Noise, pollution, obstruction of view of neighbours, generally no need for more development of this type.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Rainer Pratl

Address: 502 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object the planning permission to add additional floors onto 150 Aldersgate for the reasons of more than 20% of loss of sunlight to living rooms in Seddon house and a reduction sunlight hours for all West facing Mountjoy flats.

There is also the additional light pollution at night by these office buildings, the additional floors would add to this pollution considerably. In the planning application of the neighboring building (also adding 2 floors on top) they promised to switch off the lights over night or install blinds. Neither of these promises were kept and it will be exactly the same with this application: promises that are broken as soon as the application is granted.

The addition of roof terraces will add noise pollution due to use of these terraces (as in other neighboring office buildings) for office parties and events.

The cafe on the ground floor will in due course -as all of them do - apply for outdoor seating

thereby adding to the noise pollution in that area.

Regarding the comment of "notional removal of balconies" to get the level of sunlight reduction to an acceptable level of 20%: why not notionally removing the whole 150 Aldersgate building to increase daylight in the whole area?

Another alternative would be a "notional removal of the whole planning application process" to build a Shard like structure on the premises of 150 Aldersgate.

As said before: strongly object against this planning application of adding additional floors onto 150 Aldersgate.

Kind regards

Rainer Pratl

502 Mountjou House

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Gelly Balanou

Address: Flat 163 Thomas More House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:Reasons for objection: Loss of daylight/ sunlight to the flats facing the building. Also more artificial light during nighttime from the additional floors / rooftop. Noise from rooftop.

We are directly affected.

Barbican estate and it's residents are not being respected by surrounding construction.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Dilys Cowan

Address: 153 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed new development will raise the height of the existing building and have several unfortunate effects. Firstly the loss of light to flats in Seddon House and the lower floors of Lauderdale Tower on the western aspect. The argument about balconies is spurious as these concrete structures are an integral part of a Grade 2 listed building.

In this area and Long Lane there has been a lot of redevelopment and buildings are getting higher and higher. This threatens to swamp the unique surviving mediaeval street plan and the wealth of historic buildings (Barts the Great, Barts Hospital, Smithfield market etc.) nearby. In the light of recent events it seems unlikely that there will be an ever increasing demand for more office space as there are so many other developments in the city at present

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Pedro Moura

Address: Flat 55 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to this project as the shadow that it will create over the Barbican as it will significantly reduce the amount of light for residents (I would note that the figures mentioned in the report are incorrect/not representative as they are based on exclusion of impact of balconies which is incorrect - balconies in the Barbican exist and can not be removed by residents given listed status of the building)

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Greg Grant

Address: 4 GREVILLE CLOSE Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: To extend the height of this building will cause serious issues to Barbican residents. This will create a 'bullring' effect with the Barbican being surrounded by high buildings. It will, of course, reduce the available light to some residents as well. The reasoning that this is acceptable due to the notional removal of balconies is spurious to say the least.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr oliver lazarus

Address: 9 newbury Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:The proposed plans unacceptably harm the existing building at 9 Newbury Street. The submitted Daylight, Sunlight and Overshadowing Report bases calculations on base values of the previous consented unbuilt scheme at 3-4 Bartholomew Place which is incorrect. Base values should be derived from the existing building at 3-4 prior to demolition.

9 Newbury Street has a prior consent for residential conversion which would not be able to be implemented were this scheme given consent.

The current proposal is not supportable in its attitude to Daylight, Sunlight and Overshadowing of 9 Newbury Street and we would like to see it amended or refused for these reasons.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Vincent Keaveny

Address: Members' Room Guildhall London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment:My principal concerns in relation to this application are two fold.

First, the use of light coloured brick work on the rear elevation, which is out of keeping with the prevailing brick work in Bartholomew Close and neighbouring streets. Such an extensive light coloured elevation will have an oppressive effect on the smaller scale, traditionally finished buildings in the Smithfield Conservation Area to the rear of 150 Aldersgate Street and is likely to exacerbate the light pollution problem that is endemic to office developments adjacent to residential communities in the City.

Secondly, the intended use of the rear entrance to the building in Bartholomew Place as a primary, day to day entry/exit point for the building will increase significantly the footfall in what are predominately residential streets. These narrow streets already accommodate high levels of

pedestrians. With the opening of the Farringdon Crossrail station expected before the completion of this development, many of the building's users coming from the station will walk down Bartholomew Close and access the building from the rear, adding to the pressures on the limited space available. The availability of that space should be prioritised for residents, the existing small, local businesses and patients attending the NHS GP practice in Half Moon Court. The use of the rear entrance to 150 Aldersgate Street should be limited to emergency/essential purposes only.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Rachel Richardson

Address: 8 The Postern Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This will cause a significant SU to many Barbican residence.

It will impact the rights of light to many of the Barbican blocks which face over the potential development.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Matthew Hart

Address: 43 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I object to the proposed increase in height of 150 Aldersgate Street.

The increase in height outlined in the proposal would have a significant impact on daylight and sunlight to many of the neighbouring residential properties, especially those in Seddon House and on the lower floors of Lauderdale Tower, which are both Grade II Listed buildings.

The documents submitted concerning loss of light are factually incorrect and draw conclusions that are not valid. Specifically, the statement that the only rooms in Seddon House that would not meet the target values for loss of VSC are bedrooms, is clearly false. This can easily be established from publicly available floorplans.

The argument made that it is only the presence of balconies that causes rooms not to meet the target values for loss of daylight or VSC ignores the reality that the balconies are a fixed part of the Grade II Listed buildings and that many rooms will actually suffer a loss of daylight or VSC

significantly greater than 20% if the proposed development goes ahead.

I ask that you reject the proposed increase in height of 150 Aldersgate Street on the basis of the harm done to neighbouring flats by the loss of VSC and light.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Ann Black

Address: 139 Thomas More House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The calculation for reduction in natural light to affected Barbican blocks has been calculated on an incorrect basis regarding living space usage in the Seddon House flats and underestimates the great loss of amenity therefore the application should be rejected. The proposal for the building increases the already large massing effect which renders the loss of amenity to residents living opposite and who have a right to enjoyment of their home which will be reduced by being overlooked even further and to increase the impression of being loomed over to an unacceptable extent. This has a detrimental effect on many flats in both Seddon and Thomas More Houses. On this ground also the application should be rejected.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs A Black

Address: 139 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Incorrect information on living space usage has lead to underestimate of loss of light amenity to Seddon House residents. Further massing is detrimental to residents of Thomas More, Seddon House and Lauderdale Tower who will also be subject to being further overlooked thereby reducing the amenity of enjoyment of their home. Some residents will suffer such substantial loss of light as to render the value of their property greatly reduced. Please reject this application on the grounds of it being so detrimental to Barbican residents and, in practice, a proposal which is of minor benefit to the applicant and of disproportionate great loss to those immediately affected by it.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr John Morgan

Address: Flat 175, Defoe House Barbican Barbican, London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Increased height of the building will have a negative claustrophobic effect on the historic open plan feel of the Barbican Residential Estate. Additionally it is questioned whether increased office space will be required in a post COVID-19 era.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Fiona Jackson

Address: Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The reduction on the light that would occur due to this proposed development is unacceptable. The documents imply this is in part due to the design of the Barbican flats but that cannot be the fault of the residents. Given the increase of working from home, it seems reckless to expand office space in the current climate. Has the potential change to people's working habits been factored in? Finally, pushing this through during a pandemic is cynical - many residents are unaware of this proposal. Shameful.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Olivia Chopin

Address: 63 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Extending the height of the building takes sunlight from the living room of our family home. It reduces daylight and puts our everyday living space in the shade.

This is my second comment - because many comments aren't being posted successfully by your system. There are probably be many objections that haven't been registered.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Keith Jenkins

Address: 602 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:Our flat is on the corner of Seddon and Thomas More, with the apex at the nearest point of the Barbican to 150 Aldersgate St, and the proposed height increase means that we would lose significant light in ALL rooms - Dining, Study, Living and two bedrooms. Not to mention increased overlooking.

Having suffered 18 months of nightmare while 160 was rebuilt we know how badly this plan would affect us. And for what - 160 is a now a mess, and the plans for 150 are worse, looking like a cheap Spanish hotel. The occupiers would see none of this, while we would have to look at it 24/7. Braidwood Passage needs no gossamer tunnel-of-love redesign, it is well lit, with attractive red brickwork, and quite functional as it is.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Georgia House

Address: 408 Seddon House The Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object to this application. As someone who's flat directly overlooks this property, my life will be directly and negatively impacted by this project. The levels of sunlight I receive in the flat are low, as a result of the two large office buildings opposite, the only direct sunlight I receive comes from the space over the top of 150 Aldersgate street, when the sun is high in the sky in the evenings. By building additional stories, I will lose this permanently. At night 150 Aldersgate does not turn off any of the building lights, meaning my flat is flooded with light from the office building. Even in the last few months of lockdown, the lights have remained on - meaning not only a massive amount of light pollution at night, but a huge waste of electricity. I struggle to see why there is a need for more office space in the area. The building directly next to 150 Aldersgate has completely empty floors and there are other empty spaces in buildings around the city. In a time where many companies are getting rid of their office spaces in the city to save on costs, it seems ridiculous to be building more office space to fill a need that is simply not there. Residents of Seddon house on the west side of the building are not afforded privacy as a result of

the large office buildings. On several occasions, I have seen office workers point and even wave at me whilst I work on my balcony. The noise of construction of this project would be a complete nightmare, especially for the older residents of the block and those (like myself) who work from home. As the barbican estate is concrete, any noise is reverberated and carried far. I plead for you to reject this application, for the sake of the residents of Seddon House and for the local area. Best regards, Georgia House

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Lucy Buckley

Address: 83 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We are owners and residents of a flat on the 8th floor of Lauderdale Tower and have been for over two decades. This is our home; where we live... and currently where we also work.

We strongly oppose the proposed development due to the loss of light we will experience as a result of the increased height of the 150 Aldersgate.

Furthermore, to remove the balconies from the required analysis is disingenuous. Our balcony, which is facing the top floors of 150 Aldersgate, is very much part of our property and everyday lives.

We understand the need for businesses to make money and for buildings to evolve, but it must be done so with respect for the local environment and residents. It also seems to be a strange time to be expanding office space when the City is empty, and many leading experts report that the shifts to home working and downsizing of corporate offices will be lasting.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Saki Thethy

Address: 83 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We are owners and residents of a flat on the 8th floor of Lauderdale Tower and have been for over two decades. This is our home; where we live... and currently where we also work.

We strongly oppose the proposed development due to the loss of light we will experience as a result of the increased height of the 150 Aldersgate.

Furthermore, to remove the balconies from the required analysis is disingenuous. Our balcony, which is facing the top floors of 150 Aldersgate, is very much part of our property and everyday lives.

We understand the need for businesses to make money and for buildings to evolve, but it must be done so with respect for the local environment and residents. It also seems to be a strange time to be expanding office space when the City is empty, and many leading experts report that the shifts to home working and downsizing of corporate offices will be lasting.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Paul Lee

Address: 301 Seddon House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I write to object to the proposed redevelopment of 150 Aldersgate Street.

As with the earlier redevelopment of the neighbouring 160 Aldersgate, the current proposals add to the creeping height gain of buildings in the area thereby irrevocably and detrimentally changing the historic environment in the vicinity of St. Paul's. No long term consideration ever appears to be given to this, especially given the trend for buildings to remain unchanged for no more than 20 years. Overlooking and overshadowing therefore increase incrementally resulting in the nibbling away of residential amenity.

160 Aldersgate shows the fallacy of its owners' and the Corporation's promises regarding, in particular, light pollution. Office lights are on throughout the night and no doubt this will be the case for 150. Overshadowing will be greater for a larger number of Seddon House residents because 150 is that much nearer than 160. Consideration must also be given to a consequent loss of privacy for residents as 150 frequently has workers working outside 'normal' office hours.

Going on the experience of living through the redevelopment of 160, I can only describe the noise disruption of the demolition as warfare. Were the redevelopment of 150 to be a one off then one could perhaps stomach it but the Corporation has no concept of permanence when there's financial benefit to consider.

I do not expect my, or indeed any of the above, comments to make any difference to the outcome, especially given the self serving findings regarding loss of light.

Dear Sir/Madam

I write on behalf of Seddon House Group to object to this application – on the sole grounds of its increased height over the existing building. If the height of the proposed building remained the same as that of the existing building we would withdraw this objection.

The increased height will, however, lead to a **noticeable** and **adverse** loss of light to several of the dwellings on either side of the building. We concentrate here on its effect on flats on the west side of Seddon House, which already have low levels of daylight, sunlight and visible sky.

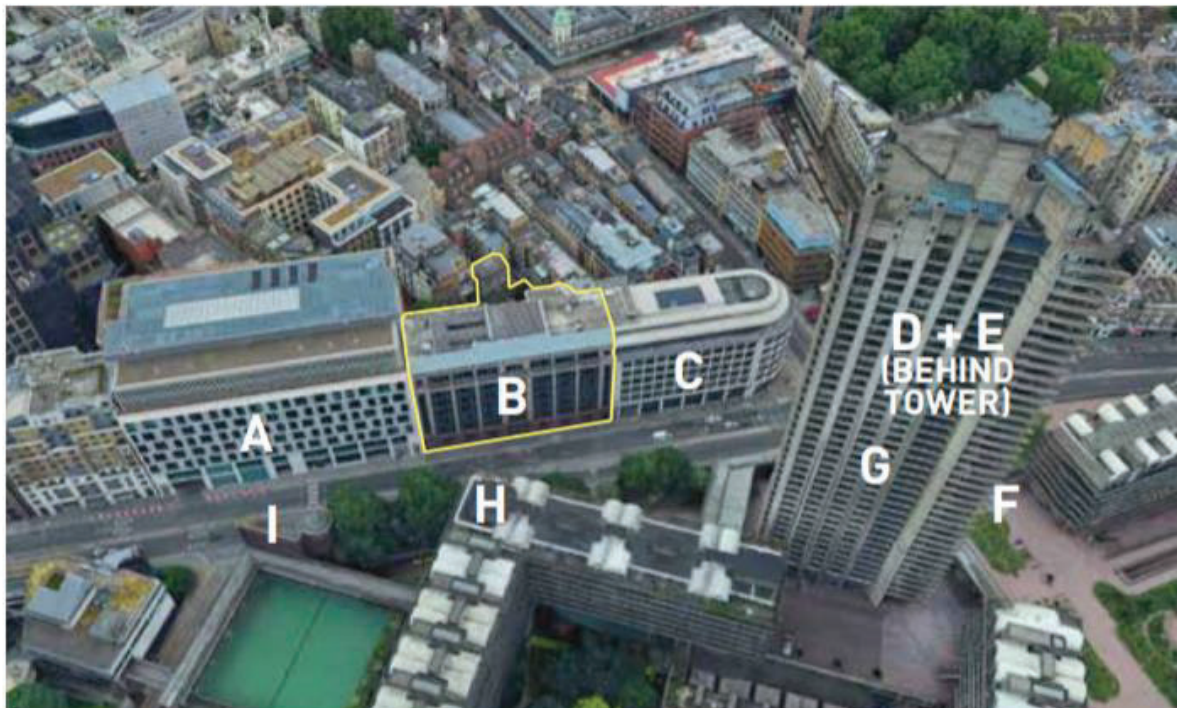
The applicant gives no reason why the building should be higher than the existing one, and given the effect of the pandemic on office use, we question why the planning committee should favour surplus office space over the health and amenity of the City's residents.

We also rely on the emerging Local Plan 2036, Policy HS3:

2. All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

Higher than before

The photograph below, from the Design and Access statement section 2.2, shows how 160 Aldersgate Street (building A, completed in 2018) rises several meters above the street's existing roof line. That increase, granted in 2014, is now being used to justify the height of the proposed new 150 Aldersgate Street building (on the site of building B). Seddon House is building H.



The proposed increase in height will have a **noticeable** – and **adverse** - effect on the daylight and sunlight to X flats in Seddon House. Please note that flats in Seddon house have only one aspect: all the rooms in all the flats on the west side of Seddon face west – and all are either living rooms or bedrooms.

Adverse effects on daylight

The developers have several “justifications” for why the effects on daylight to Seddon House should be ignored, but they do concede that according to the BRE guidelines the effect will be both **noticeable** and **adverse** (ie there will be less light than before).

The BRE guidelines say that rooms are adversely affected if the VSC (vertical sky component) is less than **27%**. The developer’s own analysis shows that VSC to Seddon House rooms on the west side are way below these values on all floors other than the 7th floor, ranging from 2.47 to 20.73%.

The developer states that “Of the 16 rooms which do not meet [the target values for daylight in terms of VSC], all are bedrooms and all but one room retains more than 80% of their existing levels of daylight distribution and experience no more than a 32% reduction from their existing level of VSC.”

This is incorrect. Appendix 2.1 of the developers’ daylight and sunlight report (section on Seddon House) shows that 29 windows have values that are lower than 80% of the existing values, and eight of these have values that are lower than 60-70% of the existing values (see table 1 below). Not all of these rooms are bedrooms: the W5s are studies and the W7s are living rooms.

The developers’ justifications for ignoring this noticeable and adverse effect on light are that Seddon House has balconies, which they choose to ignore, and the fact that the City is a dense inner city area.

The developers say: “ With the balconies in place most windows will experience no noticeable reduction in daylight, there are reductions in daylight beyond 20% to a small number of windows with no reductions beyond 32% from the existing levels [this is incorrect – see above - there are reductions of up to 40% in a few windows]. When the analysis is repeated discounting the effect of the balconies serving these flats reductions in daylight are all within the noticeable level i.e. less than 20% *showing that the balconies, rather than the development, is the main factor in any relative light loss.* ”

We know that doing a calculation without balconies is a common practice in applications, but it is unreasonable. It has the effect of allowing large losses of light to rooms that already have diminished light. In other circumstances it would be called victim-blaming. It is a bit like saying that “there will be a reduction of >20% to the daylight to Building X. But if Building X was 200m further east the reduction falls below 20%, *showing that the position of Building X, rather than the development, is the main factor in any relative light loss.*”

The point is, that mathematical calculations aside, these people – with already low levels of light – ***in real terms are going to lose more than 20% of their light – and some will lose up to 40%.***

The other argument – that in inner cities there is less light - is used successively by developer after developer, with the result that the cumulative diminution of light on a dwelling over some years is considerable. This cannot be what the planning regime intended.

We understand that the building that the current 150 Aldersgate Street replaced (a mixed warehouse and offices) was a similar height to the current building- but, importantly, from the second floor the building was stepped back several meters from the building line, so its impact on VSC and daylighting generally would have been less than that of the current building (see Heritage and Townscape Impact statement).

So Seddon flats (and other surrounding flats) lost light in the 1980s, when the current building was built and if this proposal goes ahead at the proposed height will lose even more light.

Relevant policy:

A report on daylight and sunlight to the Planning Committee on 30 July 2019 said:

“1. In an inner city urban environment, the GLA have accepted retained VSC values in excess of 20% as reasonably good. The development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre context”

CoL report to P+T 30.7.19

Currently of 144 windows on floors 1-6 of Seddon House West none get 27% VSC or more. Even if you take the development industry’s view (hardly a disinterested view) and take the threshold down to say 17%, then only 22 windows out of the 144 get 17% or more VSC (and only two of these reach 20%). 122 get less, and of those 29 will suffer an actual reduction of 20% or more in their VSC under this proposal.

The same report to the Planning Committee stated:

“6.1.60. When considering proposed changes to existing lighting levels, the City Corporation will take account of the cumulative effect of development proposals, and existing levels of light if they are low. Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low-rise site and the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive.”

We suggest that it is not appropriate to take account of balconies in this case because a) existing levels of VSC are low to start with and b) have been affected by cumulative development. Moreover, we question the necessity of adding extra height to this building. The City no longer needs extra office space. It is more likely to need workers who have decent home conditions in which to work as well as live.

Analysis of effect on daylight in Seddon flats

In the following table we have not ignored the balconies – nor have we moved Seddon House 200m to the east.

Highlighted in bold are those windows with particularly low existing values (<15) and those with reductions of over 20%

Table 1 Presentation of data on Vertical Sky Component (VSC) from Daylight and Sunlight report for 150 Aldersgate Street

Notes:

Table columns show window numbers from report, divided into which flat they relate to and what sort of room they cover

Data presented is the %VSC of each room currently and the reduction each will experience as a result of the development. Both values are taken from the report and the reduction is the proposed VSC% as a proportion of the existing value. Proposed VSC values are not shown in this table (but are in source report).

The 7th floor isn't shown because the window numbers are confusing and because except for one window all have existing VSC values over 27% and the one that doesn't (24.05%) doesn't experience a reduction

[illegible]

Light pollution

The windows in this new building are bigger than in the existing one- they are wider and full height. We appreciate that the design has angled the windows, but we are concerned about increased light pollution.

We make three comments about the lighting analysis.

Firstly, it is theoretical. The report says that the lighting levels given in the report can be achieved given the authors' assumptions about what sort of lighting may be installed. But if the designers install different sorts of lights and fittings the light pollution could be much greater than that presented in the report.

Secondly, "The survey was undertaken at ground floor level as access to all surrounding first floor habitable windows was not practical." It was perfectly practical: the developers had several pre-application consultations with residents. Access to the upper floors could easily have been arranged.

Thirdly, we don't understand the italicised comment "With all the lights on in the proposed development post curfew (11pm), the windows up to and including the first floor of Seddon House receive up to 2.5 lux due to the development. *There is no material additional light reaching higher windows.*" Because it is not clear how that conclusion is reached – if the first floor received up to 2.5 lux due to the development, surely the upper floors do too -because the buildings (both of which have the same window pattern on each floor) rise in parallel. Also we could not find the drawing referred to (2018-03-01).

The report itself says: "The light due to the proposed development will add to the existing levels of light received by neighbouring properties"

We refer to the City's Lighting strategy, which appreciates the damaging effects of light pollution and point out that planning conditions requiring internal lighting to be switched off when rooms are unoccupied seem not to have much effect on the lights on in buildings: Office buildings throughout the City are continually lit up through all the hours of darkness.

Given the proximity of this building to many bedrooms we ask for enforceable conditions that

- The light systems installed must meet or improve on the assumptions given in this report
- Sensor systems to turn lights off when the room is not in use should be installed *and operated correctly*
- Window blinds - full blackout and/or scrim type – should be installed *and operated* – as recommended in the Lighting strategy.

Furthermore, if this application is granted we request that these conditions should be enforced.

Yours faithfully

Jane Smith
Chair, Seddon House Group
307 Seddon House
Barbican
London EC2Y 8BX

508 Seddon House
Barbican
London
EC2Y 8BX

12 June 2020

Your ref:20/00371/FULMA J

Department of the Built Environment
City of London

For the attention of: Mr. Rob Chipperfield

Dear Sirs,

150 Aldersgate Street 3-4 Bartholomew Place London EC1A

I refer to your letter dated 19 May 2020 and am writing to make representations regarding the above application. I am the leaseholder of 508 Seddon House, directly facing the proposed development on Aldersgate.

My objection to the application relates to the proposed height and any advancement of the upper front projection of the development. If the proposed development does not result in any increase of height or any such advancement, I would withdraw my objection.

1. Any increase in height of the building and any advancement of the current building line will have a substantial negative effect on the enjoyment of light, sun and visible sky for all the Seddon House flats that face the proposed development (as well as for several Lauderdale Tower flats).
2. This benefit was fundamental to the architect's conception for the iconic Barbican, hence the floor to ceiling windows common to the estate.
3. The development significantly erodes this benefit, which is already compromised for many of the Seddon House flats.
4. Any argument that a precedent has been set by the adjacent development at 160 Aldersgate and that the proposed development simply matches the height of 160 Aldersgate fails to take into account that 160 Aldersgate does not directly face any residential flats, unlike 150 Aldersgate, which is directly opposite numerous flats.
5. Aldersgate has a pleasing stepped down effect and the proposed development is at odds with this. It will create a jarring monolithic block of excessive height and will substantially detract from the character of Aldersgate.
6. In our changed environment, increased home working and less use of office space are likely to continue as a permanent feature. This leads one to query the need for so large a structure which will impact so negatively on affected residents of the Barbican.

I am grateful for your consideration of these representations. I sincerely hope that the Department will protect the numerous affected residents against the damaging effect of the proposed development on the quality of life of the residents as well as on the character of the Barbican and its surrounding area.

Yours faithfully

Jonathan Mendelow

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Dr Caroline Pardy

Address: 604 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I vehemently object to the proposed renovation of 150 Aldersgate Street, specifically in relation to the increased height of this building to match that of the adjacent 160 Aldersgate Street. Our living area faces directly on both 150 and 160 Aldersgate Street. The additional height of 160 Aldersgate Street set a dangerous precedent. It has led our listed building to feel boxed in, obscures our view of the skyline, and exacerbates the intrusive light pollution that we suffer with from this building. The same would equally apply with the proposed additional height of 150 Aldersgate Street.

As many others have highlighted, I find the fact that a professional company produces a daylight, sunlight and overshadowing report including the following statement just farcical:

'With balconies notionally removed, no room experiences more than a 20% reduction in terms of VSC or daylight distribution. This therefore indicates that it is the presence of the balconies, rather than the development, that is the main factor in any relative light loss'.

So it is somehow the existing (& listed) balconies at fault for loss of sunlight and not the proposed increased height of an overshadowing building?

'With the balconies in place, there are reductions in VSC to main windows of no more than 32%' - this is almost a third of sunlight lost and can be deemed acceptable?

The City of London must start respecting the interests of its residents, which there has been little demonstration of in recent years.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Melissa Morgia

Address: FLAT 608 SEDDON HOUSE BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Ms Dwyer and Mr Chipperfield,

I am writing to object to this application in the strongest possible terms. The rights of light document is bias and picks and chooses from legislation to suit their client's desire to maximise the site. The windows W22 are drawn smaller in comparison to W21 (they are the same window type) this "mistake" is echoed across the Seddon house facade which will be mostly affected. Seddon H will have windows affected by a 32% loss of light with spurious use of the guidelines somehow using the existence of shallow balconies on a grade 2 listed building (designed as fire escape routes) and the urban environment as an excuse. An independent rights of light analysis would provide an interesting comparison. Overlooking will now be an issue for all levels of Seddon House. The setback facing Seddon H is very slight at no more than 2 m not including the cantilevered facade which over hangs the street below. The new roof line is 9 meters higher than 140 Aldersgate! This is excluding the poorly designed plant space which adds a further 1.65 m. The development is needless greedy on a tight site where every trick in the book has been used to maximise area and profit. Why must it match the height of 160 Aldersgate Street? A development

that was objected to by residents for all the same reasons? This will pave the way for further development on top of 140 Aldersgate (which added several stories when redeveloped 20 years ago) is hardly shown in the proposed elevation. Light pollution from 160 - 140 Aldersgate is already an issue with bright lights left on all day and night. The additional 3 stories of full height facing windows will greatly increase this. In a time where more people are/will be working from home does the City really need this amount of new office space? The scheme has been designed with no consideration for the existing nearby housing/residents and I hope the planning department appreciate how this will affect residents and to what benefit.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Richard Clark

Address: 511 Seddon House Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Dear Sir:

I wish to register my objection to the planning application 20/00371/FULMAJ re 150 Aldersgate Street. My objection relates to the impact of the proposed additional three stories on the light levels available to residents of Seddon House.

In the days since I began working through the application documents and the daylight report, I have now seen Jane Smith's objection letter of 11 June which touches on all the points I want to raise in respect of light levels, so I will just briefly reiterate them here:

- flats on the west side of Seddon House already experience VSC levels well below the BRE's 27% optimum threshold value, and the additional stories exacerbate this;
- the 'notional removal' of the balconies is ludicrous: these are not dinky Juliet balconies with a

transitory effect on daylight, but massive, concrete fire escapes;

c) the quote from Annie Hampson's 2019 report that "the development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre context" is an attempt to imply that she concurs with that view, whereas no such endorsement is given in that report;

d) the Inspector in the Whitechapel appeal is referring to values of VSC in the context of new build homes in London (where the requirement for additional housing stock is pressing) rather than in relation to the effect of new office developments on existing residents. He also notes (in para 110) "the danger of a 'race to the bottom', if subsequent decisions were to whittle away at desirable standards", which seems highly relevant for Seddon House where VSC levels are already at or around the 'teens level.

I think there is a general concurrence that redevelopment of 150 Aldersgate is desirable, but that upwards expansion is inappropriate.

Yours faithfully

R J Clark

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am writing to object to the above application on the grounds that the proposed increase in the height and bulk of the building will lead to a significant loss of light and diminution of residential amenity to many neighbouring properties.

As we feared at the time, the approval on appeal for the redevelopment of 160 Aldersgate set a "highest level" precedent which future developments, such as this, are now seeking to match. The proposed increase in height to the 150 Aldersgate site will have a major and adverse effect on residential amenity, in particular the cumulative loss of daylight and sunlight to nearby residential properties in the Barbican Estate, to Seddon House in particular where many residents would lose light well in excess of BRE guidelines. The applicants' justification that the balconies are the cause of this and that the guidelines would be met by their "notional removal" is risible. I would suggest that the additional proposed floors of 150 be "notionally removed" instead.

The proposed increase in the height and bulk of the site will inevitably bring increased noise, light pollution and overlooking which will further damage residential amenity. It would also appear totally out of context given its proximity to two historic Conservation Areas and a Grade II and

Grade II* listed residential Estate.

I object to this application and would request that the height of the existing building be maintained at its present level.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Guy Nisbett

Address: 48 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Calculating loss of light for The Barbican's Seddon House by imagining removing the balconies first sets a very bad precedent and is an obvious attempt to bend the rules.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Geoff Chessum

Address: 2 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is just another proposal that if granted will create a precedent that will allow other buildings nearby use as a reason to increase their height. And so on, ad infinitum.

Post Coronavirus and Brexit the city will be awash with empty office space as people opt to work at home. We are in a different world now.

The proposed building will be devoid of any architectural merit and serve only to deprive the Barbican residents opposite of light.

In addition nearby residents will suffer 4 years of noise, dust and general disruption.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Markman Ellis

Address: 133 Thomas More House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:I am writing to object to the rebuilding of 150 Aldersgate Street, which will cause a loss of sunlight to the residents of the Barbican Estate across the road. The building will have additions to the roof which raise the roofline by 15metres, which will cut out the sun to apartments in Seddon and Thomas More. The sunlight and daylight report indicate a loss of between 20-39% which is totally unacceptable. The sunlight and daylight report is a very poor piece of work: it is full of inaccuracies about the layout of the apartments affected, uses a flawed methodology (when it talks about 'notionally removing' the structural integral balconies of the Barbican terrace blocks) and is very poorly written. The application should be rejected because of the terrible effect the renovated building would have on its neighbours, but also because the application itself is so flawed that it is not possible to understand the developer's intentions.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Joe Thomas

Address: 602 Mountjoy House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The benefit of having a slice more generic office space in Central London doesn't, in my view, offset the considerable impact on quality of life of residents on the west side of Seddon House, whose flats, it has been pointed out elsewhere, have a single aspect - to the west - meaning that the claim that it is only the bedrooms that are affected is plain wrong.

More generally, I'm not sure that residents in Central London should accept the shutting out of natural light as an inevitable consequence of living in a densely populated city. In any case, we are talking about an office extension, not new housing. People don't live in offices, and residents aren't railing against population density, so it's a false dichotomy to suggest that this is a case of playing off population density against availability of natural light.

Cities are places for people to live as well as work, and of course residential and commercial tenants have sometimes opposing needs. But when there are two differently interested parties it is simply poor analysis to suggest that spurious benefit to one party balances out substantial harm to

the other. It should be the other way around: that substantial benefit to one party might justify spurious harm to the other. That's absolutely not the case here. It would be good civic governance to turn this extension down.

410 Seddon House
Barbican
London EC2Y 8BX

14th June 2020

By Email to:
Planning Application Department
City of London Council

Dear Sir/Madam

RE: Objection to Planning Application 20/00371/FULMAJ 150 Aldersgate Street

I am a resident living in the West elevation of Seddon House (4th Floor) and one whose home will be directly affected by the proposed planning application that I am writing to object to on the following grounds:

1. Proposed extension to the height of the current building
2. Loss of natural daylight

Height of proposed redevelopment:

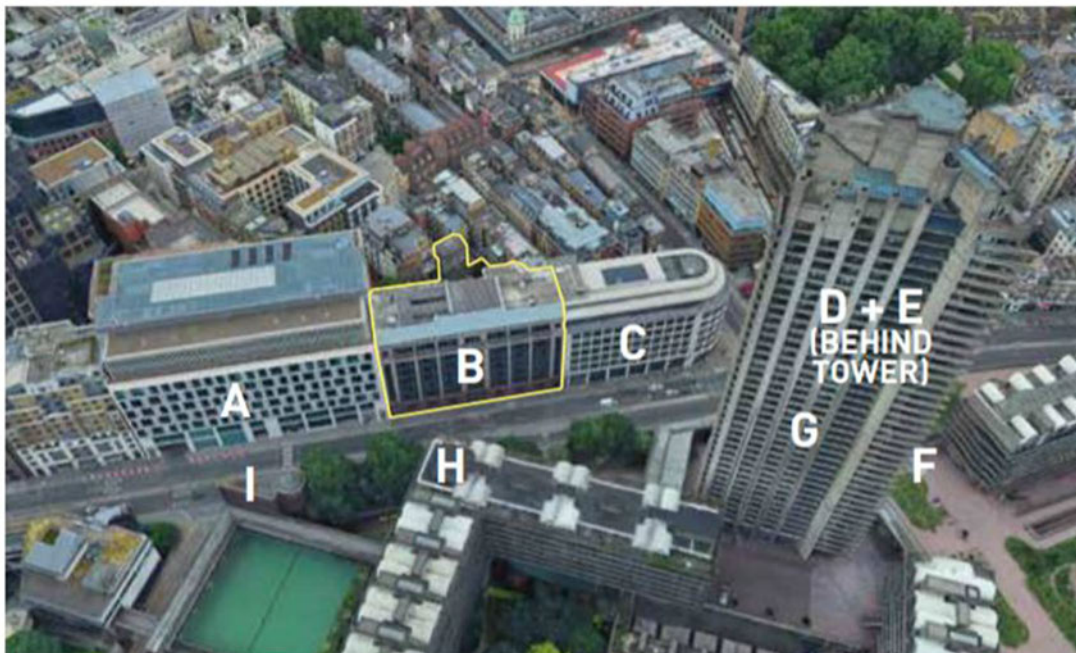
1. The increase in height will lead to a noticeable and adverse loss of light to my apartment. I live in the west facing elevation and already have a limited amount of natural daylight due to the profusion of office blocks directly in front of my apartment. (Photo 1 – View from living room). We only receive direct sunlight during the high summer months and therefore are highly reliant on natural/ambient daylight that will be significantly affected by the proposed development.

PHOTO 1: 150 Aldersgate Street is on the left



2. There are already significant unoccupied office developments within the City of London and therefore, a further development of additional floor space would be surplus to requirements within the City of London.
3. The result of the pandemic, with more people able and willing to work from home, will in the medium to longer term result in less people working within the City of London as companies and corporations look to reduce their costs once their leases are up for renewal.
4. Furthermore, the proposed redevelopment will increase overlooking, reducing privacy in our home even further. I refer you to **Local Plan 2036, Policy HS3** which states:
 2. All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
 4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.
5. The recent completion of 160 Aldersgate Street is being used to justify the increase in height to 150 Aldersgate Street. However, as can be seen from **photo 2**, 160 Aldersgate Street (Building A) does not over look Seddon House, whereas the proposed redevelopment at 150 Aldersgate Street (Building B) overlooks Seddon House (Building H). (See also **photo 1 for view of 150 Aldersgate Street from my living room window**)

PHOTO 2:



Building A = 160 Aldersgate Street
Building B = 150 Aldersgate Street
Building C = 140 Aldersgate Street
Building H = Seddon House

6. All the rooms in my apartment are west facing and therefore will be impacted by the proposed redevelopment.
7. Furthermore, the current plans propose to increase the height of the building by 20 meters and the square footage of the building from 80,000 sq ft to 130,000 sq ft – a 61% increase in square footage, which in the current economic climate is not warranted for the reasons outlined above.

Loss of Daylight:

The developer's own proposals acknowledge that **according to Building Research Establishment (BRE) guidelines** daylight to Seddon House will be compromised, and will therefore be both **noticeable and adverse**. My understanding is that the BRE guidelines say that rooms are adversely affected if the vertical sky component (VSC) is less than 27%.

1. The developer's own analysis demonstrate that VSC to Seddon House west-facing apartments will be significantly affected.
2. Their analysis of VSC indicates that currently, flats on 1st – 6th floors have a VSC that ranges from 2.47 – 20.7%, which is significantly below that recommended by BRE.
3. Any further redevelopment of 150 Aldersgate Street will significantly reduce the VSC of Seddon House apartments even further, reducing resident's access to daylight to well below industry standards.
4. The proposed increase in elevation to 150 Aldersgate Street will result in a reduction of my access to VSC according to the developer's own table: (Flat 10, 4th Floor)

Flats	10s						12s											
Window No:	W27		W29		W31		W32		W34		W36		W38					
Room type:	Bed		Living		Dining		Dining		Living		Living		Bed					
	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction	VSC% now	Reduction				
Floor																		
1	10.76	0.96	13.77	0.95	12.72	0.96	11.1	0.97	9.35	0.95	6.38	0.94	2.47	0.94				
2	11.79	0.96	14.87	0.95	13.74	0.96	12.03	0.96	10.15	0.96	7.06	0.94	2.79	0.94				
3	12.81	0.97	15.97	0.96	14.74	0.96	12.97	0.96	10.95	0.96	7.74	0.95	3.11	0.94				
4	13.87	0.96	17.05	0.96	15.74	0.96	13.88	0.96	11.73	0.96	8.4	95	3.47	0.93				
5	14.93	0.96	18.07	0.96	16.68	0.97	14.75	0.96	12.46	0.96	9.05	0.95	3.86	0.92				
6	15.93	0.95	19.01	0.97	17.56	0.97	15.57	0.97	13.18	0.96	9.67	0.96	4.2	0.91				

5. The Developer's reasons for ignoring these are that Seddon House flats have balconies. What they have failed to take into account is that the balconies over hang the windows, which contribute also to a reduction in natural light. Therefore the argument that we are effectively to blame for having balconies is unreasonable. We already have a reduction in daylight; the proposal will significantly impact the daylight available to residents. The Barbican is an iconic building and residents should not be made to suffer for the design of the building by allowing developers to capitalize on design features of the Barbican estate.
6. This current application needs to be seen in a historical context of planning applications to buildings in Aldersgate Street. Over the years there has been a

steady encroachment on the daylight accessible to residents living in Seddon House starting in 1980, when the current building was built with a further loss of light in 1990's when 160 Aldersgate Street was built.

7. I am mindful of relevant policy relating to planning and what the City of London Corporation has said.

1. In an inner city urban environment, the GLA have accepted retained VSC values in excess of 20% as reasonably good. The development industry has suggested that retained VSC levels in the mid-teens are also acceptable in a city centre. (CoL Report to P+T 30/07/2019).

Currently, none of the windows on floors 1-6 of Seddon House reaches a VSC of 27%. As I live in an apartment in Seddon House that currently has a VSC in the mid-teens, the proposed redevelopment will therefore negatively impact and reduce even further the VSC to my apartment and is therefore not in keeping with City of London's own planning guidance.

8. The same report states that CoL Corporation will take into account the cumulative effects of development proposals and existing light levels where they are low, which also include the presence of balconies that limit the amount of daylight a building receives.

Balconies should therefore not be taken into account because:

- a) The existing VSC levels are low to begin with
- b) Seddon House has been affected by cumulative development over the years.

As it stands, the proposed development adds an additional 20 meters to the height of the building; if the development were to go ahead without this addition to its height, I would not have any objection to the redevelopment of 150 Aldersgate Street.

Yours faithfully

A black rectangular box redacting the signature of Michael Belben.

Michael Belben

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Hello,

Yet more unnecessary development which will impact quality of life for residents. Too much office space will be under-used in the City because of changes due to Covid-19 and Brexit. No joined up thinking or forward planning evident here.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Jean Olivier N.

Address: 604 Mountjoy House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I strongly object this planning application. The increased height will significantly impact daylight for residents nearby. I do not understand how an official daylight, sunlight and overshadowing report assessing light reduction 'with balconies notionally removed' can be taken seriously! The proposed height addition for 150 Aldersgate Street will further increase light pollution from this building, disturbing residents' sleep. I also struggle to understand the need for additional office space considering the current macro-economic environment.

15 June 2020

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

Dear Mr Chipperfield,

Objection to applications 20/00371/FULMAJ 150 Aldersgate Street

As local residents living at 110 Seddon House (opposite 150 Aldersgate Street), we write with the following objections to the planning application reference 20/00371/FULMAJ as follows:

MASSING AND SCALE:

The proposal seeks to increase in height of the building to bring it into line with the neighbouring 160 Aldersgate. Having attended the 'public exhibition' event last year the architects advised that the height and massing proposals were based on their Client seeking to maximise their asset on the site. This seems to have no regard to the context of the site, bordering both the significantly lower rise Smithfield Conservation Area to the west and the Barbican and Golden Lane Conservation Area and Grade II* Registered Park and Garden to the east. 150 Aldersgate is located directly opposite Seddon House, and is significantly closer than 160 Aldersgate to Barbican residential properties. Therefore, we would expect that the height of the proposed building would relate its context and not maximum development ambitions. The proposal as shown in the visualisations provided with the application (Heritage and Townscape Impact Assessment) creates a monolithic mass along with 160 Aldersgate, which dominates the lower scale buildings which surround it and seems over development which does not relate to the vast majority of its historically important surroundings. The proposals to include tree planting on the roof seems to draw further attention to the building, increasing further its height as illustrated in the submitted AVRs.

IMPACT ON DAYLIGHT:

The proposal impacts on the daylight and sunlight for flats on the west side of Seddon House amongst others. These are single aspect dwellings, and the loss of daylight will impact on the residential amenity of the internal rooms of the flats as well as full use and enjoyment of the external terraces. This is detrimental to the health and well-being of City residents and we note that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

The cumulative impact of the development has not been clearly identified in the planning documentation, with previous impacts on reduced daylight/sunlight being noted from the increase in height and redevelopment of 160 Aldersgate. There are also proposals to redevelop the existing office buildings on Long Lane, which again have been shown to have an impact of reducing daylight on some west facing flats in Seddon House from the initial daylight study. The cumulative impacts of the three developments over time do not seem to have been clearly identified by either the applicant, nor the City of London for each property to the west side of Seddon House.

When considered both in isolation and cumulatively with other developments, the proposed increase in the height and bulk of the building will lead to a diminution of residential amenity contrary both to Local Plan 2036 Policy D8 which states:

110 Seddon House Barbican London EC2Y 8BX

'Development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.....'

and to Local Plan 2036 Policy H3 which states:

*' - All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation
- The cumulative impact of individual developments on the amenity of existing residents will be considered.'*

IMPACT ON RESIDENTIAL AMENITY:

The increased height will impact on the duration of daylight/sunlight particularly in the low winter sun on the play area beneath Seddon House. The areas parks and open spaces are heavily used, and again the cumulative effect of development has not been clearly demonstrated in this matter.

Other recent developments around the Barbican ('The Denizen' for example_) have also impacted negatively on the daylight/sunlight within local parks with a resulting negative impact on users. This scheme would further add to this unfortunate local trend at a time when the availability and increased need for good quality useable open space is at the forefront of the Covid-19 pandemic response.

PLANNING BENEFITS:

The Planning Statement documents public benefits to the proposal. However, these would appear to be very limited in the context of the scale of the proposal and do not provide an off-set to the impact of the proposed increased height of the building:

Paragraph 1.14: A new small café unit is proposed at ground floor to provide activation and additional public amenities to Aldersgate Street for local workers, visitors and residents.

There is already a significant provision of cafés in the area, some of which are being closed down as they are not viable. Generally, these operate in this area for the weekday working population and are closed at weekends. This would be of no benefit to local residents.

Paragraph 1.15: The Proposed Development will be highly sustainable and incorporate extensive landscaping works as one of the many next generation buildings promoting urban greening in the City of London. Works are also proposed to substantially improve the quality of the existing public route through the Site at Braidwood Passage. The greening and public realm works are both considered to be key public benefits of the proposals.

The greening to the upper floors would provide no benefit to residents or the general public using Aldersgate Street and appears to be used as design tool to screen the proposed additional top floors of the building. Braidwood Passage is a very small extent of public realm and the proposed improvements, whilst welcomed are small in offering and very limited. The Design and Access Statement, page 47, Section 3.2 suggests that the top floor greening will provide a 'New landscaped view for Barbican residents'. We would prefer to retain daylight through not increasing the height of the building as a benefit of the scheme, rather than have a view of this over-developed proposal.

CONSTRUCTION IMPACTS:

We would ask that the City consider limiting timing of construction work on this development should it obtain permission in whatever form to Monday to Friday only. The construction of 160 Aldersgate seemed to concentrate noisy work to a Saturday morning which made living in close proximity to this at the weekend very difficult for almost 18 months. To have to live through this again, on a site which is even closer to Seddon House seems unacceptable and unsustainable.

Further observations and questions regarding the application are as follows:

STATEMENT OF COMMUNITY INVOLVEMENT:

We would like to document that the public exhibition held by the design team and their communications agency was purely an informative exercise to present a developed planning design prior to submission to the City of London. It is unfortunate that proposals were not discussed earlier through proper engagement where the team have an opportunity to work meaningfully with residents, listen to concerns and develop proposals accordingly through a more collaborative process.

VALIDATION OF THE APPLICATION:

The City of London's planning web-site provides a validation checklist for developments seeking full planning permission. This includes a requirement for plans and drawings (existing and proposed) to be submitted. The CoL's document states for plans, but also relates to sections/elevations:

'Plans should be proportionate to the nature and size of the proposal, drawn at an identified standard metric scale and titled and numbered.'

'They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished. Applications for change of use must identify the area(s) involved but elevations and sections will not be needed if there are no alterations or building work.'

Within the information submitted (which is available to the public to view), we are unable to find any to scale plans, sections, elevations which clearly demonstrate the existing/proposed scheme in relation to its immediate surround context including: Seddon House or the lower rise properties within the Smithfield Conservation Area. There are some illustrative concept sketches within the Design and Access Statement, but these, in our opinion do not appear to comply with the City's validation requirements for scaled drawings. None of the submitted plans/sections/elevations show the Barbican in any meaningful form.

Given the sensitivity of the scheme to the adjacent Conservation Areas and Grade II* RPG, it would seem an oversight that such drawings have not been submitted (as shown by what is actually provided on the architects drawing issue sheet for this application), and therefore this information is not available for proper public comment and scrutiny.

Regards

Paul Swann / Martin Spence.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Robert Bexson

Address: 606 Seddon House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:606 Seddon House

Barbican EC2Y 8BX

16 June 2020

Dear Sir

APPLICATION REF 20/00371/FULMAJ

150 ALDERSGATE STREET 3-4 BARTHOLOMEW PLACE EC1A

We write to object to the above application on the basis of severe loss of residential amenity to a designated residential area and adverse impact on a significant heritage asset (the Barbican Estate) resulting from excessive development height on the Aldersgate Street frontage

Loss of Residential Amenity

The proposed scheme increases height from ground and six office floors (plus plant mansard) to

ground and nine upper floors (plus plant mansard) an increase in windowed façade of some 43%. An increase of this magnitude fails to meet any of the protections set out in Local Plan Policy DM21.3 (protection of residential amenity within identified residential areas) notably:

Policy DM21.3.1 & 2: There are no mitigation measures. The comprehensive "canyonisation" of Aldersgate Street resulting from the increased height of this major redevelopment will increase traffic fumes and street noise experienced by residents. Both travel up the sides of the Barbican Estate to a material degree and the increase in building height will trap both for longer to the environmental disadvantage of Seddon House residents. The air quality report recognises that this is an "area of existing poor air quality" but that "mitigation measures have not been recommended" thus making no effort (such as reducing building height) to improve this major problem. The acoustic report considers plant noise and terrace noise but does not attempt to assess elevated noise to residential receptors from the street caused by the increased building height. Light pollution is a major issue from 150 Aldersgate Street about which we have complained on numerous occasions because lights are left on late into the night at 150 and the light spills directly into our flat and other Seddon House flats. We are therefore extremely dubious of the baseline visit of 6 April being an appropriate base and to say that "none of the six properties considered experience additional light spill..." appears illogical considering the increased height impacting on Seddon House at upper level - 43% more office floors means 43% more light spillage.

Policy DM21.3.3: Overlooking of Seddon House is significantly increased due to the additional storeys proposed. The proximity of the redevelopment to residential apartments and the resulting loss of privacy cannot be underestimated. The occupiers will look directly into all Seddon west side residential apartments. Sunlight and daylight reduction is material to these flats all of which are single aspect. The applicant does not hide from this but seeks to build a false argument based on the Seddon House balconies being the issue rather than the excessive height of the proposed redevelopment. Sunlight and daylight are not simply technical issues - they have recognised health impacts, particularly during winter months and therefore are a matter of significance when considering proposals impacting on residential receptors.

Policy DM21.3.4 is not relevant in this context;

Policy DM21.3.5 is relevant and requires the consideration of cumulative development impacts.

We have lived at this address for almost 25 years and have witnessed the comprehensive redevelopment of the west side of Aldersgate Street other than the recladding of the subject building (originally a multi storey textile warehouse) in the late 1980's. The redevelopment of 160 Aldersgate Street last year introduced a major new height level to the Street which the applicants seek to capitalise upon as will - if the City are minded to grant consent - the adjoining 140 Aldersgate Street. However the redevelopment of 150 if permitted will have a materially greater impact on residential amenity than the redevelopment of 160 due to its situation directly opposite Seddon House and other elements of the Barbican Estate. The cumulative impact of the 150 proposals on residential amenity is therefore material.

Setting of a Heritage Asset

The redevelopment also fails to consider impact on the Listed Barbican Estate as required by Policy DM 12.1 (Managing change affecting all heritage assets and spaces) notably that "Development will be required to respect the significance, character, scale and amenities of

surrounding heritage assets and spaces and their settings." This commercial office building does not meet any of these criteria and nor does it attempt to do so.

Conclusion

We object to the proposed scheme.

To grant planning consent for this scheme would render completely toothless the residential amenity protection given in the Local Plan Policy DM 21.3 and heritage asset protection in Local Plan Policy 12.1. We have no objection to redevelopment assuming a scheme aligned with the existing building height of 150 and 140 Aldersgate Street provided that it met Local Plan policy requirements relating to residential amenity and heritage asset protection. Included in the issue of residential amenity are hours of working during construction operations. These should fully respect the residential nature of the locality and not construction convenience.

Yours faithfully

Robert and Gillie Bexson

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Adrian Tanović

Address: Flat 153 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:The proposed development is simply too tall and will be disruptive of its residential and listed Grade II* surroundings. I can accept that the current building is dated and in need of renovation, but there is no compelling reason for the building to be taller than its current height.

The developer's interest seems mainly with connecting to the building behind in Bartholomew Mews -- this can be certainly be accommodated without approval of the increased height in Aldersgate.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: PLN - FW: 150 Aldersgate Street COL:05098348
Attachments: Johnson-Naylor-Logo.jpg

From: Brian Johnson
Sent: 15 June 2020 16:06
To: Planning Queue <PlanningQueue@cityoflondon.gov.uk>
Subject: 150 Aldersgate Street

Re 150 Aldersgate Street

My name is Brian Johnson, I am a resident at 702 Seddon House Barbican, this is on the 7th floor and is located closest to the proposed redevelopment. I would like to make the following comments that are relating to the proposed scheme submitted for planning permission. Whilst I understand the Corporation of London has a desire to expand office space in the City of London, a strategy I understand and do not disagree, I do feel there are some negatives to the proposed scheme which I believe are in contravention of agreed and adopted planning guidelines and would therefore make the following observations.

Loss of Residential Amenity and Daylight

The proposal would considerably increase the overlooking of the property and reduce the levels of daylight to all the West facing flats in Seddon House.

The current top office floor of 150 Aldersgate is level with my flat. I am currently afforded privacy

with the concrete parapet that is part of the design of the Barbican. The proposal of the moving forward of this existing top floor and the addition of one new floor that is currently only a 'mock roof' and not an occupied space, and then the addition of two further levels of office space slightly set back is a considerable impairment of all our properties.

Design and Context

The proposal tries to reduce the overlooking of the Barbican residences, with the use of small angled

'baffles' that radiate out from the centre of the design on floors 1 to 7, and on floors eight and nine these have been positioned to deflect the views directly towards Lauderdale Tower. It is difficult to understand if this 'architectural device' would have any influence on the occupiers orientation when looking out of the areas of the windows that are not 'baffled', as there remains large areas of full height glazing that look directly towards Seddon House.

At the centre there is no protection whatsoever, despite them being directly opposite the bedroom windows from flat 702 downwards throughout Seddon House's West facing flats. I think this is more than insensitive to the residents, lacks any contextual understanding, is simplistic, and unthoughtful.

The additional set back 2 Levels have also made little attempt to prevent overlooking of the residences

opposite and are fully glazed from floor to ceiling. understanding context and consequences on your neighbours seems to be lacking.

Light Pollution and Reduction of Daylight

The current building, whilst technically glazed full height, has areas of totally obscured black glazing to the top, bottom and sides, therefore reducing vision both in and out, and light pollution created. The proposal follows current practice of full height glazing with no regard to what can be viewed from outside or viewed from within, and no concern for the increase of light pollution. There is an increase in the extent of clear glazing, at all the lower levels and obviously at the additional levels proposed.

The development at 160 Aldersgate Street has not adhered to the planning requirements on light pollution and lights are left on 24hrs of the day.

Urban Greening and The Environmental Benefits

The proposed elements of planting, I am sure will help with the impact of the new mass, and may contribute to removing pollution, but care and encouragement of the green elements is also down to the quality of the management of the Landlord and or the Tenant, so if there is no real interest or serious commitment it becomes no more than a green wash at the planning stage to get permission.

The 'greening' proposals should be part of a Section 106 agreement.

Maintenance and The Urban Fabric

There is no clear strategy that is proposed for the cleaning of the windows. What currently happens on the

all three buildings opposite Seddon House is abseiling. This takes place early in the mornings at the weekends in order not to disturb the tenants but further eroding the residents privacy.

Wind Survey

No wind survey

Human Rights and Quiet Enjoyment

As Seddon House is a listed building I am restricted from being able to reduce the impact of increased

overlooking or increased light pollution other than to close my blinds and retreat. This is a restriction to my liberty and my quiet enjoyment that I currently enjoy.

Comments on the Consultation

I had suggested at the consultation that some CGI's be prepared to illustrate what the views from the office windows towards the residential buildings would be like in order that residents of the west facing flats could fully understand the implications of the design. This was accepted by a partner of the developer, but as yet none have been issued.

Architects, Developers and Planners can understand the impact of the proposal, but as no section showing its relation to Seddon House either in the consultation or the planning application seems remiss to truly transparent communication and consultation.

Finally although not strictly a planning issue, but one that definitely has a bearing, there could certainly be

an impact on the value to the properties that are located on the West of Seddon House, with loss of view, overlooking, decreased privacy, less daylight and additional light pollution. This of course would not be welcome or seem fair when opposite the proposed building values are increased.

My Contact Details are.

702 Seddon House, Barbican EC2Y 8BX

Please confirm receipt of this mail.

regards Brian

Brian Johnson
on behalf of Johnson Naylor LLP



johnsonnaylor.co.uk

This email from Johnson Naylor LLP is confidential and intended to be read only by the person or persons to whom it is addressed. If you receive this email in error please notify us.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 150 Aldersgate Street. REF: ajn.barbican@

From: Alan Newman
Sent: 15 June 2020 17:32
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 150 Aldersgate Street. REF: 20/00371/FULMAJ.

Dear Sirs,

As a resident of Thomas More House, Barbican I object to the proposal to increase the height of 150 Aldersgate Street, which is part of plans to refurbish and alter this and adjoining buildings.

I do so on the grounds of loss of light, which will not only affect flats facing Aldersgate Street but also the children's play area beneath Seddon House. The increase in height of the adjoining 160 Aldersgate Street a few years ago was regrettable and will have caused some loss of light to some flats in Thomas More House, but this latest proposal will have much more of an impact as Seddon House is much closer to the road frontage.

Yours faithfully,

Alan Newman

79 Thomas More House
Barbican
London
EC2Y 8BU

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 20/00372/FULMAJ

From: Gareth Randell
Sent: 15 June 2020 22:17
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 20/00372/FULMAJ

Ref 20/00372/FULMAJ 150 Aldersgate

Dear Sir / Madam

Please log this comment on the planning application for 20/00372/FULMAJ, as for some reason a commentary facility is not available via <https://www.planning2.cityoflondon.gov.uk/online-applications/>

My family lives on the fourth floor south-west corner of Seddon House, amongst the closest to the proposed development.

I object to this planning application on the following grounds:

1. Setting 160 Aldersgate as a precedent.

At the public consultation, the architects informed me that the guidance by City Planning was that they could match the height of the neighbouring building, 160 Aldersgate St. When 160 had additional floors added, their planning application indicated that there would be no loss of sunlight to our flat. I objected to this then, as I do now - in winter, the sun no longer makes it over the building after the height increase. I believe that 160 was built to a height that was higher than should have been approved.

2. Loss of sunlight / view of the sky to the bedrooms on the west side of our flat

a. In winter, as the day progresses, the sun reappears over 150 Aldersgate St after passing 160 Aldersgate Street. This will no longer be the case.

b. In summer, the period when sun will come through our windows will be greatly reduced. This is because the overhanging fire escape / balconies require a very narrow angle for the sun to enter - this angle will now be greatly reduced.

c. If the Vertical Sky Component is being interpreted as landing on the outside of the building, then this is patently incorrect. The flats are set back behind the balcony / fire escapes, already part shaded by the balconies above

3. Loss of sunlight / view of the sky to the playground

The playground / football nets below Seddon House will have sunlight cut drastically, particularly in winter. Without sunlight, the playground / football nets are a bleak place, as the space under the building creates a wind tunnel, often resulting in significant wind chill factor. This will discourage the children from exercising, particularly in winter when they need the greatest incentives to be outside.

4. Cultivation of plants on the west side

Leaseholders are required to cultivate the planters on the balcony / fire escape. Growing plants is already a challenge given the already limited sunlight and the exposure to the wind funneled down Aldersgate Street. The north end of Seddon and John Trundle Houses provide an example of how dark and bare balconies can look without sunlight.

If the height of the building can be either kept within the existing height, or staggered back from the street (without adding balconies), I would happily support a planning application to improve the site.

Yours sincerely
Gareth Randell
402 Seddon House

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Objection to proposed redevelopment 150 Aldersgate St.

From: alison thurgood
Sent: 16 June 2020 08:37
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to proposed redevelopment 150 Aldersgate St.

Alison Thurgood,

512, Seddon House, Barbican, EC2Y 8BX

Ref. 20/00371. FULMAJ-1 My objections

Sirs,

In March this year I went to the exhibition by the architects of the developers held in St. Bartholomew's and was singularly unimpressed by the scale of the proposed redevelopment but very concerned by its effect upon my flat and well-being.

I have been in 512 since the mid 1980s and increasingly have suffered diminution of light and sunlight with the redevelopments opposite on Aldersgate Street, the only light source available for residents on the west side of Seddon House.

It is the proposed height of the building that is of greatest concern for two reasons:

- (i) increased height means loss of daylight, sunlight and greater expanse of visible building from which there will be the risk of increased light pollution;
- (ii) loss of privacy from a higher and increasingly larger vantage point.

It would appear that the rights of the resident are sacrificed for the financial gain of the redevelopers.

There is also another aspect that perturbs me - justification for the massively increased height is that it is line with the adjacent building - does that mean that 160, Aldersgate Street will decide to expand also? A precedent will have been set.

In these times of altered working patterns it seems unnecessary to plan extra office space when so many are working from home and will continue to do so. I have never seen 160 Aldersgate fully occupied although there is much light pollution emanating from it.

I do hope that the wish and well-being of residents is respected and that the application for increased height is not granted. Some of us are getting rather weary of the effects of dust, noise and air pollution from building works on the same buildings.

Yours faithfully,

Alison Thurgood (Mrs.)

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: Objection to the redevelopment of 150 Aldersgate Street - planning reference 20/00371/FULMAJ

From: Averil Baldwin
Sent: 16 June 2020 18:04
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to the redevelopment of 150 Aldersgate Street - planning reference 20/00371/FULMAJ

Attention Rob Chipperfield

Dear Sir,

I am writing to object to the above planning application. My grounds are:

- the proposed increase in height will have a discernible and adverse impact on the light levels of the flats on the west side of Seddon House in particular. These flats already have comparatively low levels of daylight, sunlight and visible sky;
- the playground at the base of Seddon House will also experience even lower light levels than it does at present;
- there has been a cumulative increase in the height of the buildings on the East side of Aldersgate Street facing the Barbican over the years, e.g. most recently, the increase in the height of 160 Aldersgate Street. This increase is having an adverse impact on views and on the setting of the Barbican itself, a listed Estate in a conservation area;
- there is a potential increase in light pollution, privacy and noise, e.g. from the terraces;

A further major concern is the noise that will inevitably result from the demolition and gutting of the building. While I understand that construction noise is not considered to be grounds on which to object, there were very high levels of noise when 160 Aldersgate Street was being rebuilt. If this current proposal were to gain approval, I would want assurances that this would not happen again.

yours sincerely

Averil Baldwin (Mrs)

Flat 1 Thomas More House

Barbican

London

EC2Y 8BT

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A - Ref: 20/00371/FULMAJ

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

From: David Saunders
Sent: 17 June 2020 15:40
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Cc: David Saunders
Subject: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A - Ref: 20/00371/FULMAJ

Dear Sirs

I am the owner of, and live in 504 Seddon House Barbican London EC2Y 8BX

The proposed re-development of the above property directly affects and impacts my property and its amenities.

I object to this proposal on the following grounds:-

1. The proposed new building will dwarf the existing one and loom over Seddon House - a listed building - significantly reducing light, sunlight and views that have existed for many years.

The City of London - our Landlord - encourages us to plant our window boxes to enhance the building. Plants do not grow very well without sunlight. Humans also suffer if they are deprived of light.

2. The increase in height will make Aldersgate street look like a wall of concrete and glass on one side creating a canyon effect that would be ascetically grim.

3. The sheer greed and total lack of consideration to its neighbours of this development is staggering. The new building will almost be 60% larger than the existing one and will significantly and adversely affect those living opposite.

The Barbican has been in existence for 50 years. The developers should be aware of its existence and its architectural importance, given it is only metres away from their building.

4. The development is in breach of current guidelines set down in the local plan.

5. Whilst I accept that I live in the heart of a great City and there are already offices opposite my flat my privacy is going to be severely adversely affected. There will be many more windows and offices looking directly into, and worse down into my home.

I trust the Committee will take account of my objections and refuse planning permission.

I would not object to a redevelopment of this property to the same height as the existing building.

David Saunders
504 Seddon House
Barbican
London
EC2Y 8BX

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Anthony Price

Address: Flat 133 Lauderdale Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I attended the preview event held by the developes so have a good overview of what is planned.

My objections are based on the following:

The additional height of the building will significantly restrict the natural light to the buildings on the Eastern side of Aldersgate Street, including Lauderdale Tower where I live and the childrens playground and gardens immediately opposite. The additional floors make up a relatively small proportion of the development, because they are stepped back from the frontage and rear of the building so the benefit to the developer also appears minor and should not be sufficient to justify the damage to nearby residents.

Furthermore, the proposed increase in building heights along Aldersgate Street is out of keeping with the area to the immediate North of the proposed development and threatens to impinge on the streets around Smithfield , such as Long Lane, which have a specific character that should be protected, and the generally lower level buildings further North.

Also, the proposal to include a cafe at street level will inevitably bring additional noise and pedestrian traffic to the street directly opposite residential balconies and the childrens playground opposite the building.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Patricia (known as Ann) Holmes

Address: Flat 1 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I object to this application on two grounds:

I think the reception and entrance/exit on the Bartholomew Place side is unnecessary and will cause noise and traffic nuisance on Kinghorn Street and Bartholomew Close

I think the proposed bright white tiles toally clash with the current much more muted colour palate in the area, including the Barts Square Development

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Shane Spall

Address: flat 9, 39-40 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:I write this during a heatwave with all my windows closed and wearing earplugs, yet my husband and I can still hear noise from construction works in Newbury Street, which has carried on for the last several weeks of the pandemic lockdown.

Construction work of Bartholomew Close/Square has blighted our lives for many years, it has been HELL and now it's going to begin again - if this planning application goes ahead. I am personally immensely fragile emotionally at the moment, and this is not just because of the pandemic, but the thought of a few more years of my life being blighted once again by noise, fumes,dust, power tools, pile driving, vehicles reversing in tight spots. I have on record, videos of the noise from Bart Close/Square development and even watching this makes me feel ill. I sincerely fear for my sanity if this new construction goes ahead, I've kept my stiff upper lip, through Crossrail and Bart Close but 150 Aldersgate just might tip me over the edge. My husband and my neighbours and I deserve peace in our homes, and the freedom to open our damned windows without constant construction cacophony.

Sincerely yours

Shane and Timothy Spall

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Brendan Barns

Address: No 1 Bartholomew Place London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I wish to object to this proposed development on 3 grounds

1) The proposed reception entrance/exit at 3-4 Bartholomew Place is completely inappropriate. The little yard at Bartholomew Place is ill-equipped to accommodate a main entrance/exit point for an office building of this size potentially housing thousands of workers. The narrow and historic arch leading from Bartholomew Close into Bartholomew Place is not fit for this purpose. The noise and traffic which would stem from this 'main' entrance would be intolerable. In discussions with the developer they argued unconvincingly that the entrance at 3-4 Bartholomew Place would not be a main entrance but of course it is. The design of the building enables users to walk straight through from one end to another and any users of the building arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving. The frontage of 150 Aldersgate Street is huge and should clearly be designated as the main and only entrance. The exit at 3-4

Bartholomew Place should be an emergency fire exit only. Indeed, the rear entrance of the development at 160 Aldersgate operates in exactly that manner. The same restrictions should be imposed on this scheme.

2) I agree with Mr Vincent Keaveny in his view that the proposed light coloured brickwork at 3-4 Bartholomew Place is inappropriate and completely out of keeping with the conservation area in which it sits. It also bears precious little sympathy with the industrial unit which was there previously and fitted seamlessly into the historic yard.

3) The height, size and bulk of the development does not fit into the style and feel of the local historic area, especially at the Bartholomew Place end. The plans will dwarf my little 3 storey office at No1 Bartholomew Place. I appreciate as a commercial building I have absolutely no right to light but like the scores of my Barbican residential neighbours on the other side of Aldersgate Street (who do) the increase in height of this development seems wholly unnecessary, inappropriate, damaging to all surrounding areas and should be rejected.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr David Wilcox

Address: 43 Bartholomew Close Flat 1 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: Making 3-4 Bartholomew Place the main entrance is totally inappropriate. That should be in Aldersgate Street.

I agree with others that the brickwork is out of keeping, as is the height and bulk.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Susan Hoefling

Address: Worshipful Company of Information Technologists 39a Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: WCIT is the 100th Livery Company of the City of London and owns an office building overlooking Bartholomew Place. Entrance to 3-4 Bartholomew Place is via a narrow archway into a small courtyard and WCIT occupies the building on the left hand side. Our building is used as both an office and a venue for small events/meetings. We generate valuable income by hiring out our meeting room space.

The plan to have a reception entrance in 3-4 Bartholomew Place and link this to 150 Aldersgate Street will inevitably lead to an increase in footfall through the small courtyard and an increase in noise. It is expected this will become a shortcut into the complex for anyone travelling to/from the new Crossrail Farringdon station as well as the nearby Thameslink, therefore the potential increase in numbers could be significant.

Any increase in traffic bringing people to 3-4 Bartholomew Place will cause further congestion in the narrow streets and hamper pedestrian access to the busy Neuman Medical Practice. Taxis will inevitably drop off at this point despite the vehicle entrance in Cloth Street.

It is likely that the courtyard and archway will be used as a smoking area for any staff based in 3-4 Bartholomew Place, causing both pollution and noise inconvenience. Pushing them out into Bartholomew Close will cause corresponding inconvenience for neighbours in that area.

The entrance to the complex via 150 Aldersgate Street provides a much more suitable route for the number of expected occupants and provides better drop off facilities for taxis. The proposed link to 3-4 Bartholomew Place makes an entrance via the small courtyard and the resulting problems unnecessary. It is recognised that an emergency exit from 3-4 Bartholomew Place would likely be required.

The plans indicate a white façade to 3-4 Bartholomew Place which seems out of keeping with the surrounding area. the proposed balcony overlooking the area needs careful management to avoid noise disturbance.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Rick Carrington

Address: Flat 20 43, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:In complete agreement with the tenants association of 43, Bartholomew Close I whole heartedly object to this development.

This is on three grounds. An exit from an office block onto such a small residential area is completely inappropriate and the increase in footfall and traffic would be intolerable. The City have already reduced the parking outside our block of 40 flats from 8 to 3 when allowing an additional 250 apartments to be built and the area has gone from a peaceful area in sympathy with both the hospital and church to a polluted and busy thoroughfare.

Secondly, the proposed building is completely out of keeping with either the existing buildings in the area or what was there previously.

Lastly, we have endured the unbelievable turmoil of both demolition and rebuilding of the hospital

and the new apartment blocks that now surround us, for years now. This has been hugely detrimental to the wellbeing and mental health of my family and many residents and has been continuously disruptive for an unreasonable amount of time. ENOUGH!

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Deborah Tyler

Address: Flat .2 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I looked at the plans for 150 Aldersgate/3-4 Bartholomew Place when displayed in the church and was shocked to find the unwelcome redevelopment of the industrial unit into 9 flats had now changed to a huge office extension to 150 Aldersgate with an entrance for a large number of office workers and visitors through the little courtyard of Bartholomew Place. There are 109 documents relating to the planning application so my objection here is general without specific references to the documents.

Yet more building work around what was a quiet, historical square when we bought our flat 20 or so years ago fills us with dread.

Other neighbours have already stressed the problems of noise, dirt and disruption from this development, which we have already suffered for many years recently.

But the long term disruption to our lives by encouraging a massive new footfall to this back entrance in Bartholomew Place is completely unnecessary. Please ensure this back entrance is limited to a fire exit for emergencies only. Please protect neighbouring residents from the nuisance

this entrance would otherwise cause and ensure it is not accessible to smokers and mobile phone users

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Bill

Address: Flat 29 43, Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: The proposed reception entrance/exit at 3-4 Bartholomew Place should be moved to Half Moon Court, but only if needs must. The little yard at Bartholomew Place is ill-equipped to accommodate an entrance/exit point for an office building housing over 1,000 workers. The narrow and historic arch leading from Bartholomew Close into Bartholomew Place is not an appropriate gateway. The internal design of the building encourages users to walk straight through from one end to another. Users of the building arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving. A rear exit should only be used for fire safety reasons, Even then, surely it is better to use Half Moon Court? Could that not be taken though to Aldersgate ? The developer may well argue these ideas will effect the internal layout of the development. But that is their concern, not that of the City. The height, size and bulk of the rear end of this development will obtrude into and desecrate this quiet and intriguing nook. Rethink or scrap Braidwood Passage if necessary. But leave Bartholomew Place alone.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Peter Bowen

Address: Flat 37, 43 Bartholomew Close, London EC1A 7HN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I wish to object on the basis of the proposed building access via Bartholomew Place, which will create significant detriment to local residents and is inappropriate given the nature of the streets behind the development. In doing so, I would particularly like to echo the comments and objections of Mr Brendan Barns and my fellow residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Susie Carrington

Address: flat20, 43 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:As has been noted by other neighbours: The building design enables users to walk straight through from one end to another and anyone arriving at the new Farringdon station would obviously use the closest entrance when arriving and leaving, ie Bartholomew Close/Place. The frontage of 150 Aldersgate Street is huge and should clearly be designated as the main and only entrance/exit. Please have some consideration for those of us who have lived here for years, and bought their properties under the understanding that it was a quiet corner of the City. The exit at 3-4 Bartholomew Place should be an emergency fire exit only. The rear entrance of the development at 160 Aldersgate operates in exactly that manner. So you have a precedent, and I ask that the same restrictions be imposed on this scheme. It is not an exaggeration for any of us to say that yet more building work around what was a quiet, historical square fills us with absolute dread. Other neighbours have also stressed the problems of noise, dirt and disruption from the development of the area, which we have already suffered for many years now.

The long term disruption to our lives by encouraging a massive new footfall to this back entrance in Bartholomew Place is completely unnecessary. Please protect us, the neighbouring residents, from the nuisance this entrance would cause and also ensure it is not accessible to smokers and mobile phone users. The council surely has a duty to protect its existing residents, and while I appreciate that cities change over time, it is unfair to ignore our needs for the sake of big business. In this case, as there is a practical alternative which should satisfy all but the lazy, I beg you to choose the option which protects the existing residents.

yours sincerely.

Mr R. and Ms. S Carrington.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Amanda Bridger

Address: 43 Bartholomew Close Flat 32 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I wish to add my objection to the overwhelming number already logged against this proposal to increase the height of 150 Aldersgate and to create a main entrance to the rear of the development at 3 / 4 Bartholomew Place. I have several concerns but the main one is how the size of this development does not fit comfortably in this area of considerable historic interest. The proposed reception at 3-4 Bartholomew Place is entirely inappropriate and is likely to have a very detrimental effect not only on the two businesses on either side of the very narrow archway but also on the residents in very close proximity to what will inevitably become a very busy pedestrian junction for all the office workers who will clearly make this a short cut from Farringdon Station. I have no objection for the creation of an emergency exit ONLY, mirroring the arrangements for their neighbour at 160 Aldersgate. To echo the feelings of several of my fellow objectors, this development seem entirely unnecessary - having been a neighbour to the 200 Aldersgate Tower which has remained very largely empty since Clifford Chance left twenty years ago, I question the need for yet more office space in this locality, and particularly this development which has the potential to have a considerable negative impact on local businesses and residents most of whom

will be horrified at the transformation of what was a beautifully designed and discreet light industrial building into yet another featureless city office thoroughfare.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Bernadette Skehan

Address: Flat 4 39-40 Bartholomew Close 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, and work, in a flat in 39-40 Bartholomew Close EC1A 7JN.

In summary I object to this application on the following aspects.

1 The planned changes would bring an increased level of vehicular traffic to Bartholomew Close. Patients, many with mobility issues, attending a major medical practice covering the whole of EC1, would be impacted.

2 The planned changes would bring increased footfall to Bartholomew Close. In a hopefully increasingly pedestrianised City this in itself is of course not a problem, but the consequential nuisance from noise, cigarette smoke and litter, which given past and current experience developers and ongoing tenants would be hard pressed to do anything about, is.

3 The construction noise and construction waste removal would be a major disturbance in the small dead end area at the north end of Bartholomew Close adjacent to the opening to the little alley. See below for expansion of this point.

We have been told this access would be not heavily used but it is clear it will get some use. And noise does not respect access points. This proposal follows on from 8 or more years of constant major development in this residential area since I have lived here. I cite Barts Hospital, Crossrail, Barts Square, 160 Aldersgate and Middle Street, and the forthcoming Long Lane development and future redevelopment of Smithfield Market, the Smithfield urban realm work and the Music Centre on the current Museum of London site. The work and the associated noise and disturbance has been relentless. Why encourage people to live in the city if their lives will be disturbed constantly as a result of planning permits given?

4 In my opinion the proposed colours to be used on external facades stand out too much and are not in keeping with the traditional hues of the surrounding buildings and wider surrounding.

5 Future risk. The plan is proposed as one overall development but essentially with 2 separate buildings. If the business model doesn't work I believe it could be separated back in to 2 separate entities and instead of a 7 storeys high industrial unit that 3-4 Bartholomew Place was until recently there could be one higher large commercial building in there, almost by stealth.

6 On a further general point I would like to raise my general concerns about notifications by the Planning Department.

Some background re 39-40 Bartholomew Close

Building Heights -Our building was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought that an upside was that Founders, and ourselves, wouldn't be adding extra height to our buildings as so many owners around here have. If this current application for development of 150 Aldersgate, incorporating 3-4 Bartholomew Place at its rear boundary, goes forward, there will increases in heights all the way though from Aldersgate to Bartholomew Place.

Footfall

There will be increased footfall, certainly, and vehicular traffic, probably via Bartholomew Place, through the medieval lanes and pathways which incorporate historic Bartholomew Close. I understand that footfall, footfall dispersion and pedestrian permeation, are to be encouraged in the City. But I feel that until developers and the council find some way of mitigating the downsides of this, as far as residents and other City users, workers, tourists, passers-by, are concerned, - those downsides being primarily LITTER, CIGARETTE SMOKE AND SMOKING DETRITUS, and NOISE - it is unacceptable to foist a probable heavy new footfall on this now densely residential area.

Increase in vehicular traffic volumes

I am very concerned about the possible additional vehicular traffic in Bartholomew Close. It is a

narrow arrow ribbon lane ending in a dead end at the northern boundary behind the south churchyard of the Priory Church of St Bartholomew The Great. There are 3 designated general parking places and 2 disabled spaces at that end. Partly as a result of Corvid19 and homeworking / lockdown, and partly to the recent much increased residential nature of Bartholomew Close over recent years, there is now a constant stream of delivery vans. It does not seem like a good idea to add more vehicles - potentially taxis, or delivery vehicles, looking for the rear reception of the refurbished building.

Smoking disturbance

The archway entrance to 3-4 Bartholomew Place is 20 paces from my building, and the boundary of 150 Aldersgate is another 20 paces in through the little yard.

The commercial owners and tenants overlooking the yard been given assurances from the developers that measures will be takes to ensure that people do not congregate to smoke, outside the rear entrance. This gives me and my residential neighbours no comfort as smokers and other groups will disperse into the square at the top of the Close. It is the public highway and they are perfectly entitled to do so, but what happens - especially if it rains, is that people huddle under the 'nod to Tudor' overhangs of our building polluting our internal air should we wish to have our windows open.

Deliveries

The developers have explained that all deliveries for 150 Aldersgate will be via the end of Newbury Street and Cloth Street. That wouldn't stop the deliverers who frequently get lost round here in Bartholomew Close aiming for the Rear Reception.

The Neuman Practice especially older patients

The Neuman Medical Practice is situated half way up Bartholomew Close. Its rear windows look onto the little yard that is Bartholomew Place, and their multi functioning bin store, dealing with general waste, recycling and sterile waste, is accessed off Bartholomew Place itself. The practice covers the whole of EC1, and pedestrian through flow to is very significant. From my own observation it seems that there is a high proportion of patient traffic displaying mobility challenges - ie those needing zimmer frames, walking sticks etc, and some elderly people. There is a deliberate lack of demarcation between the pavement and the carriageway all along the Close - people with mobility challenges should not be having to dodge yet more vehicles.

School children

The Close is used as the school run/walk for many going north and south. Vehicle dodging is rife. We shouldn't be attracting more.

Facades

On a different tack I object to the external materials used on the outside of the building. I am very keen on the greenery, but the bright white facades will stand out and will clash with the traditional hues used in surrounding buildings.

Overall Risk re the future of the one or is it two buildings?

I am worried about the overall strategy re the building. When planning for the previous light industrial unit to be demolished and a 7-story high residential building to replace it was given I thought that once the demolition and construction phases were over the impact on the surroundings would be slight and would indeed include the introduction of 9 sets of new residents who would be equally caring about their near environment.

This current application essentially comprises 2 commercial buildings with separate entrances. If the business model for running it as a whole, with one deliveries point etc, falls over in these ongoing uncertain economic times, what is to stop the building being separated and run as different entities with discrete front entrances and delivery points - one being via Bartholomew Place. This is surmise of course but it could be that Bartholomew Place goes from having a light industrial unit capable of being a space housing 9 flats to having a large new commercial building - by stealth or by accident. It is a very serious concern.

Notification

This particular developer has communicated very well with us since holding neighbours and other stakeholders' drop-in sessions in St Bartholomew the Great Church last year. They also informed me when they filed their application. I was waiting till I got my residents' notification letter and till notices on nearby building and lampposts before coming online to file my objections. The notifications have not appeared and I have since found one at the front of 150 Aldersgate - this was in a flimsy plastic wallet which was not even laminated, and had been leaked into by rainwater.

We are currently plagued with noise from the development in Middle Street - one which has raised the roof line significantly and similarly we had no notice of that at all.

This level of notification is extremely disappointing.

As a result, several of my neighbours think they have missed the commenting deadline in this current case, but luckily our local Councillor has spoken to Planning and assures us this is not so and our comments will be given due consideration.

I would again like to thank the team at Beltrane and London Communications for the appreciated level of communication so far re this application.

Bernadette Skehan
39-40 Bartholomew Close

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Michael Reed

Address: 5 - 6 Newbury Street, London EC1A 7HU

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:TheTin has recently renewed a 5 year lease at 5-6 Newbury Street. One of the reasons we moved here from Farringdon was the relatively quiet location. As a business we conduct workshops and client meetings in our offices and we rely on the success of these workshops to maintain and win new business.

The recent development of 6 Middle Street has rendered our offices nearly useless for client meetings and has heavily disrupted our work.

The proposed development of 150 Aldersgate will subject the surrounding area to years of noise which has a high risk of impacting our business significantly as a result. We would have to consider relocating the business should the noise become a serious issue.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Edward Bates

Address: Flat 2 39-40 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object to the application for a number of reasons. The main ones are:

*The increase level of vehicular traffic to Bartholomew Close.

*Patients of the Neaman Practice and St Barts Hospital, many with mobility issues, would be impacted.

*The planned pedestrian access to Bartholomew Close will cause nuisance from noise, cigarette smoke and litter.

*Although the application does to some extent address construction noise and construction waste removal there would still be significant disturbance to the residential community at the northern end of Bartholomew Close.

*The proposed colours to be used on external facades are not in keeping with the those of surrounding buildings.

*The planned rear access for staff, could very easily, once Farringdon East Crossrail station opens, easily become a major pedestrian thoroughfare causing a total change in the nature of Bartholomew Close.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Carla Regan

Address: Apartment 3.6 dominion house 59 bartholomew close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: We have lived in bartholomew close for nearly two years and during this time have put up with constant construction noise. We purchased our flat because of the very quite residential environment with little vehicle access (once construction is over). The fact buildings are reasonably high but close together due to the narrow streets any noise - even people just talking - attenuates and is transmitted across the whole close. These proposals will massively impact us both during the construction phase but also during the residential phase changing the nature of the area completely if vehicle access is allowed for work purposes and a reception is on bartholomew close. We have suffered enough and don't want the character and nature of the area to change negating the marketing blurb we were sold when we purchased our home

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Andrew Hubbard

Address: 1.4 Dominion House 59 Bartholomew Close City

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My wife and I wish to add our objections to the many already logged against this proposal to increase the height of 150 Aldersgate and to create a main entrance to the rear of the development at 3 / 4 Bartholomew Place. This is an area of considerable historic interest and, bit by bit, every historical piece is being undermined, removed or overshadowed. The proposed reception at 3-4 Bartholomew Place will create massive footfall into a 'Close', that is only just beginning to regain its' quiet, calm character after years of building work turmoil. Also, is more office space really justified at this time - when the rules and working practices for the post-COVID Next Normal are so unknown?

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I live, and work, in flat 45 in 28 Bartholomew Close EC1A 7ES.

In summary I object to this application on the following aspects.

1. The planned changes would bring an increased level of vehicular traffic to Bartholomew Close. Patients, many with mobility issues, attending a major medical practice covering the whole of EC1, would be impacted.
2. The planned changes would bring increased footfall to Bartholomew Close. In a hopefully increasingly pedestrianised City this in itself is of course not a problem, but the consequential nuisance from noise, cigarette smoke and litter, which given past and current experience developers and ongoing tenants would be hard pressed to do anything about, is.
3. The construction noise and construction waste removal would be a major disturbance in the

small dead end area at the north end of Bartholomew Close adjacent to the opening to the little alley.

4. In my opinion the proposed colours to be used on external facades stand out too much and are not in keeping with the traditional hues of the surrounding buildings and wider surrounding.

5. Future risk. The plan is proposed as one overall development but essentially with 2 separate buildings. If the business model doesn't work I believe it could be separated back in to 2 separate entities and instead of a 7 storeys high industrial unit that 3-4 Bartholomew Place was until recently there could be one higher large commercial building in there, almost by stealth.

6. On a further general point I would like to raise my general concerns about Notifications by the Planning Department.

Some background re 39-40 Bartholomew Close and points raised as objections above
Building Heights - 39 - 40 building was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought tha

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 45 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:Continuation - I live, and work, in flat 45 in 28 Bartholomew Close EC1A 7ES.

In summary I object to this application on the following aspects.

Building Heights -Our nbuilding was recently Grade 2 listed - and described as 'modernist with a nod to Tudor'. At the time of listing my neighbours and I thought the listing was unnecessary, but we were pulled into the process and decision due to our proximity to Founders' Hall next door. We also thought that an upside was that Founders, and ourselves, wouldn't be adding extra height to our buildings as so many owners around here have. If this current application for development of 150 Aldersgate, incorporating 3-4 Bartholomew Place at its rear boundary, goes forward, there will increases in heights all the way though from Aldersgate to Bartholomew Place.

Construction noise

We have been told the access nearest us through the archway and the little yard would be not heavily used but it is clear it will get some use. And noise does not respect access points. This proposal follows on from 8 or more years of constant major development in this residential area since I have lived here. I cite Barts Hospital, Crossrail, Barts Square, 160 Aldersgate and Middle Street, and the forthcoming Long Lane development and future redevelopment of Smithfield Market, the Smithfield urban realm work and the Music Centre on the current Museum of London site. The work and the associated noise and disturbance has been relentless. Why encourage people to live in the city if their lives will be disturbed constantly as a result of planning permits given.

Footfall

There will be increased footfall, certainly, and vehicular traffic, probably via Bartholomew Place, through the medieval lanes and pathways which incorporate historic Bartholomew Close. I understand that footfall, footfall dispersion and pedestrian permeation, are to be encouraged in the City. But I feel that until developers and the council find some way of mitigating t

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Emma Noehrbass

Address: 24 St Bartholomew Close London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Hello

I am an alderman solicitor and a neighbour. I object to the construction as the area already has enough increased noise and pollution from construction that has been ongoing for years. The residents have yet to have a month where there is no substantial works and related noise being carried out.

The increased works have also damaged the local streets and piping which has lead to repair works constantly blocking any parking opportunities.

Pleas reject this application.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Helen Buckworth

Address: 3.1 Dominion House 59 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I believe that the proposal would create unacceptable levels of noise and footfall in a small already overdeveloped area. There are limited resources in terms of shopping etc and an oversupply of officesin the area at present.

We live in a small development which would be overwhelmed by this type of building project.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Laura Catterick

Address: Flat 3.2 Percivall House 64 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Agree with the other objectors. Doesn't fit with the area and the increased noise And traffic will have a negative impact on the surroundings.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr julian payne

Address: flat 15 28 bartholomew close london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:I object and I agree with the comments of my neighbour Ms B Skehan

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr john foley

Address: 1.5 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:My wife & I consider this proposal to be wholly inconsistent with the character of the newly completed development of Barts Square, which has restored and renewed a charming and historic area. This proposed development would add unnecessary noise, disruption, footfall, traffic and congestion. The cobbled square of Bartholomew Close, directly opposite the proposed new entrance, offers very limited parking and is a quiet residential amenity at present. This disruption and disturbance resulting from this proposed development would adversely affect the residents, and probably the businesses, and the doctors' surgery nearby. We do not understand why it is necessary to have a second entry point?

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Patrick Mills

Address: Apt 3.3 The Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I object strongly on the following grounds:

1. Light: Proposed building is 20% higher than the existing building and c. 40% deeper at the roof. The Annex in Bartholomew PI is also 20% taller. Light Report notwithstanding, this has significant impact on winter light when the sun is already low. Lighting Report appears geared to overhead light (ie summer). Autumn/Winter/Spring (ie Sep-Apr) sun is at low azimuth: shadows extend much further. Properties to East, North & West will suffer significantly less light - far worse than the Lighting Report states with its optimistic [apparent] overhead sun assessment. This can have mental health consequences on residents.

A better proposal would be to limit the development to within the envelope of existing buildings

2. Access: Access via Bartholomew PI is inappropriate & unnecessary. It attracts all commuters

arriving via Farringdon & means taxis & drivers picking-up workers/executives in Bartholomew Cl/Middlesex Pass. This multiplies footfall thru the residential Bartholomew Cl/Kinghorn St, with concomitant noise, nuisance, pollution and street cleaning issues. Bartholomew Pl should be emergency exit only

Cycle entrance in Cloth St significantly increases cycles arriving from South via Bartholomew Cl - currently a quiet, mostly pedestrian, space. This conflicts with residents walking in Bartholomew Cl & access to NHS Health Centre at Half Moon Ct. This would require Bartholomew Cl (from Albion Way to & inc. Kinghorn St) to be re-designated pedestrian-only for safety

3. Loading Bay: Reports claim deliveries/waste by truck access 'in forward only gear' thru Cloth St and Long Ln. There appears insufficient turning space in the loading bay, meaning vehicles reversing out (or in) from Long Ln & waiting vehicles idling in Cloth St/Long Ln with concomitant noise, pollution and traffic issues

4. No demand: CoL does not need yet more vacant office space when demand is low & falling.

I trust you to reject or amend this proposal

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Wendy Darke

Address: Flat 6 39-40 Brtholomew Close 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 and agree with the comments of my neighbour Ms B Skehan who lives in the flat immediately below mine. My husband Mr. James Darke who lives with me in flat 6 also objects to this planning application and agrees with the comments of our neighbour Ms B Skehan

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Fiona Thomson

Address: Apartment 2.1 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I would like to submit an objection to the planning proposal in relation to 150 Aldersgate, in particular the proposal to create a main entrance to the rear of the property via Bartholomew Place.

The proposal will inevitably lead to Bartholomew Close becoming a main thoroughfare for workers of 150 Aldersgate Street which will create a significant increase in footfall and therefore accompanying noise which is unsympathetic to this area. Given the proximity to the new Crossrail station, I do not think that you should underestimate the likely significant increase in footfall that this will cause and the disturbance that this will cause in an otherwise quiet residential area. Despite already strict restrictions on times of deliveries to Bartholomew Close, many users often ignore these and come outside of the permitted times disturbing residents at very anti-social hours. Having a main entrance here will result in an already intolerable noise problem becoming even more so as it will undoubtedly be used for main access and deliveries which will inevitably

generate increased noise. It is evident from the businesses already in situ in this area that they do nothing to prevent this from happening and therefore assurances from landlords that this will or would not happen is meaningless as we already have significant proof of this from neighbouring properties including 200 Aldersgate Street. Also, there will be a general increase in vehicles to Bartholomew Close with the entrance being used as a taxi pick up and drop off point which will create a further increase in noise and pollution. The acoustics of the area due to the proximity of the existing buildings to each other means that noises reverberate more than would otherwise be the case such that any increase in noise on a frequent and consistent basis is unacceptably loud. The most sensible location of the main entrance to an office at 150 Aldersgate Street is unquestionably on that main road, Aldersgate Street.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Edward Hoskins

Address: 3.3 Abernethy House 47 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Strongly Object:

Access via Bartholomew Place is inappropriate & unnecessary. There is a large frontage of 150 Aldersgate Street and it should be designated as the main and only entrance/exit. The exit at 3-4 Bartholomew Place should be an emergency fire exit only. The rear entrance of the development at 160 Aldersgate operates in exactly that manner.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Carla Regan

Address: Apartment 3.6 dominion house 59 bartholomew close London ec1a7bf

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I object strongly on the following grounds:

1. Light: Proposed building is 20% higher than the existing building and c. 40% deeper at the roof. The Annex in Bartholomew PI is also 20% taller. Light Report notwithstanding, this has significant impact on winter light when the sun is already low. Lighting Report appears geared to overhead light (ie summer). Autumn/Winter/Spring (ie Sep-Apr) sun is at low azimuth: shadows extend much further. Properties to East, North & West will suffer significantly less light - far worse than the Lighting Report states with its optimistic [apparent] overhead sun assessment. This can have mental health consequences on residents.

A better proposal would be to limit the development to within the envelope of existing buildings

2. Access: Access via Bartholomew PI is inappropriate & unnecessary. It attracts all commuters arriving via Farringdon & means taxis & drivers picking-up workers/executives in Bartholomew CI/Middlesex Pass. This multiplies footfall thru the residential Bartholomew CI/Kinghorn St, with concomitant noise, nuisance, pollution and street cleaning issues. Bartholomew PI should be emergency exit only

Cycle entrance in Cloth St significantly increases cycles arriving from South via Bartholomew CI - currently a quiet, mostly pedestrian, space. This conflicts with residents walking in Bartholomew CI & access to NHS Health Centre at Half Moon Ct. This would require Bartholomew CI (from Albion Way to & inc. Kinghorn St) to be re-designated pedestrian-only for safety

3. Loading Bay: Reports claim deliveries/waste by truck access 'in forward only gear' thru Cloth St and Long Ln. There appears insufficient turning space in the loading bay, meaning vehicles reversing out (or in) from Long Ln & waiting vehicles idling in Cloth St/Long Ln with concomitant noise, pollution and traffic issues

4. No demand: CoL does not need yet more vacant office space when demand is low & falling.

I trust you to reject or amend this proposal

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Daniela Dennahy

Address: Apartment 1.3 Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We would like to echo the comments of our neighbours in Bartholomew Close, in particular those of Mr Patrick Mills, Miss Fiona Thompson, Ms Carla Regan and Ms Bernadette Skehan.

We are particularly concerned by the proposal to have a main entrance/exit located at 3-4 Bartholomew Place. We understand that it may be necessary to have a second emergency exit from the building, however the small yard at Bartholomew Place is not suited as an entrance/exit point for an office building housing over 1,000 workers. At the very least, access to the building should be restricted after a certain hour, as is the case with 160 Aldersgate St., in order to minimise noise and disruption to the building's surrounding neighbours.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Kate Fellingham

Address: 4.2 Percivall House 64 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I would like to object to the planning application on the following grounds:

It would increase vehicular and pedestrian traffic on Bartholomew Close, now a cobbled street used by pedestrians.

Construction noise - I am sure long term residents have had enough of this.

Vehicle noise - from deliveries and services.

An access point at 3-4 Bartholomew Place leading onto Bartholomew Close is inappropriate. This is a narrow lane, not suitable for extra vehicles, services and pedestrians, especially once new rail/underground services open.

The historic area around St Bartholomew the Great church should not be overshadowed by another large building. A more peaceful residential area should be maintained.

Loss of light to neighbouring buildings.

Finally, as mentioned by others and from experience, there is already space available in other City office buildings and as the year goes on this will only increase. Is more office space required ?

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Philippe Berrah

Address: 43 Bartholomew Close Flat 28 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Dear Mr Chipperfield,

The impact will affect us in footfall , taxis and noise .

Comments for Planning Application 20/00371/FULMAJ

Application Summary

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Helen Dickinson

Address: Apartment 6.2, The Levett Building 50 Little Britain London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment:I believe there are issues with this application, as follows:

Such changes would mean more traffic to Bartholomew Close. This is likely to particularly to be an issue for the doctors practice nearby. It is also a narrow lane ending in a dead end behind the churchyard of St Bartholomew The Great. There are 3 designated general parking places and 2 disabled spaces at that end. Partly as a result of Corvid19 and homeworking / lockdown, and partly to the recent much increased residential nature of Bartholomew Close over recent years, there is now a constant stream of delivery vans. It does not seem like a good idea to add more vehicles - potentially taxis, or delivery vehicles, looking for the rear reception of the refurbished building.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Ms Margaret Urry

Address: Flat 13, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:My family and I live in the first floor flat in Lauderdale Tower which faces 150 Aldersgate. We object to the application for permission to add three further storeys to 150 Aldersgate which will severely reduce light into our living room.

In the Daylight & Sunlight Assessment attached to the application it is stated that our flat will experience a noticeable reduction in daylight. However, this reduction is considered to be within guidance levels because the room is "served by another similar sized main window".

First, the light in the room has already been reduced by the additional storeys added to the property adjacent to 150 Aldersgate. We already have to have electric lights on in the room even on sunny summer days. The effect of another reduction in light would make the room even darker. It is not acceptable that each incremental reduction is taken in isolation so that the cumulative effect of a series of smaller reductions can be allowed, when that same reduction would not be allowed if it was caused by one development.

Secondly, light from the other "similarly sized main window" is already severely restricted because it faces Seddon House which is only a matter of a few yards from our window. Thus there is insufficient light from this second window to make up for the loss of light from the window facing 150 Aldersgate. An inspection of the property rather than a mere reliance on layouts taken from a website would have shown this.

Thirdly, given the expectation that office occupancy rates will fall sharply in the aftermath of the coronavirus pandemic there is little need for the extra office space that the upward extension of 150 Aldersgate would bring.

A combination of loss of light, the noise from construction, and the likelihood the extra space will remain vacant makes this development undesirable.

Lauderdale Tower House Group

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

[REDACTED]

[REDACTED]

25 June 2020

To the City of London planning officer

PLANNING APPLICATION NUMBER 20/00371/FULMAJ

150 ALDERSGATE STREET

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 150 Aldersgate Street.

We strongly object to the height of the proposed development. The new building would be three storeys higher than the one it replaces, causing a substantial loss of daylight and sunlight for many flats in Lauderdale Tower.

There would also be overshadowing of the playground at the foot of Lauderdale Tower in Thomas More garden, which is the main playground for children in the Barbican Estate.

The developers have submitted a daylight and sunlight report in support of their application. This shows that many properties in residential blocks facing the development would suffer an unacceptable loss of daylight and sunlight as defined by Building Research Establishment guidelines.

However, the report understates the position since it does not show the cumulative effect of the loss of light caused by this and previous developments, in particular the upward extension of the neighbouring 160 Aldersgate Street.

The City's Local Plan 2036 states at section 4.3.38 (policy HS3):

All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

It also states:

The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

The north-west corner of the City is predominantly residential but the residential amenity of the area is increasingly threatened by the cumulative effect of individual commercial developments which would not be considered acceptable if combined in a single application.

This is especially a problem with height extensions to office blocks in the area. Each upward extension creates not only a precedent for neighbouring blocks to extend upwards to the same level but also provides a baseline for a new round of upward extensions a few years later.

We therefore urge that a line be drawn and that this application should be rejected both on the grounds of its adverse impacts as outlined above and also because of the cumulative impact on the amenity of existing residents.

(Signed)

RICHARD TOMKINS
Chair, Lauderdale Tower House Group

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Dr Natasha Curran

Address: Flat 15 43 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:I wish to object to this proposed development on the grounds of inappropriate office entry (and resultant noise in residential area), it's size, and construction noise in a predominantly residential area.

1. The proposed reception entrance/exit at 3-4 Bartholomew Place is inappropriate. The small yard at Bartholomew Place is not suitable to be a main entry for a building of this size which will have hundreds of workers using it. The design of the building enables users to walk straight through from one end to another so those arriving at the new Farringdon station would use this as the closest entry. The noise which would stem from this entrance would be to the detriment of local residents. The frontage on 150 Aldersgate Street which is a main traffic street is very large so it would be much better from residents perspective if this was the main and only entrance, with that at 3-4 Bartholomew Place being only an emergency fire exit.

2. The height and bulk of the development does not fit with the style and feel of the local historic and conversation area.

3. Residents of Bartholomew Close have been subject to over 5 years of unrelenting noise with Crossrail, and particularly the Barts Square development. There have been numerous complaints to the City of London noise pollution team. The noise and infringements have from many different construction firms, and I do not believe that any other development would be any better. I have previously requested that the City of London prioritises the needs of its residents, whose mental health suffers with these developments, particularly when the planning is uncoordinated and scheme after scheme is approved. I would be very grateful if the City would listen to this, and not approve an entry near so many residents.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Mary Hustings

Address: Flat 24 43 Bartholomew Close 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 this proposed development for the following reasons:

. the proposed entrance/exit and reception in Bartholomew Place is totally inappropriate. The yard is tiny, not fit for this purpose, and exits on to a quiet area of residential flats. Users of the new Farringdon station round the corner will inevitably use this entry/exit point to the building, couriers too, increasing footfall and traffic in Bartholomew Close significantly and creating noise and disturbance. The entrance at 150 Aldersgate is huge and should be the main, only entrance. Bartholomew Place should be an emergency exit only.

. The development is unsympathetic to the Conservation Area. The height and size of the development, and the choice of light coloured brickwork do not respect the style and feel of this historic area of the City.

Please reject this application.



Contact the City

Customer details

First Name	Dominic
Last Name	Wilkinson
Customer Email Address	
Telephone	N/A

Enquiry

Service Area	Planning
Enquiry	Consultation/Public objection
Enquiry type	Consultation/Public objection
statictext2	
Address	

608 Seddon House Barbican London

United Kingdom

Details Of Enquiry

Subject: 140 Aldersgate

Ms Dwyer and Mr Chipperfield,

I live in 608 Seddon House directly opposite 140 Aldersgate. We have the following issues

1. The plant room has been incredibly loud between the hours of 02:00 am all day until 19:00. This has been for the last two months and was not the case prior. We have had reduced noise due to traffic reduction but we are back to normal now and it is still a constant noise. The noise prevention team is unable to visit our property during Covid so there would appear nothing we can do., It is audible from inside our flat with windows closed and reads 60 db from the terrace.
2. The tenants of 140 Aldersgate have now started to use the narrow terrace opposite Seddon House after work as a gym and social space. 3 men lifting weights at lunch time and then from 19:00 onwards. This is very intrusive. We suffer serious overlooking all day and now we have people on a terrace staring straight into our flat after hours in breach of the planning conditions - 06/00927/FULL
3. Light pollution remains a problem with lights left on at all hours over several floors

This leads me on to the planning application for 150 Aldersgate - 20/00371/FULMAJ. As residents we feel our views are not taken seriously. External terraces are bound to be used outside work hours which places people directly opposite our flats staring into our homes at a time when we wish to relax after work. They are noisy and intrusive. Will the City of London consider residents in this application? We feel that our views were not regarded with the 160 Aldersgate development and that has now set a precedent for even taller buildings at 150 and presumably 140 in the future. The impact on light levels is a major concern and how tenants use these buildings and the overlooking that results has a big impact on our privacy.

What can be done in relation to the points raised above?

Best wishes,

Dominic Wilkinson

608 Seddon House

Barbican

Attachments

End of email

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Laurent Veilex

Address: Flat 30 43 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Dear Sir

I am strongly opposed to this new development, based firstly on the fact that we already suffered many in the area (Barts Square, Crossrail etc.), all very recently. None of them were completed in time and are still ongoing due to bankruptcies, faults, many mistakes or accidents. Noise, pollution and concrete dust slowly and visiously damage our health and our children's. And there are many vulnerable people in the area.

Moreover, from the reports, this development will only add more traffic and noise both during and after completion. On that basis, it does not seem acceptable either.

Kind regards.

Laurent Veilex.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Mark Chester

Address: 121 Lauderdale Tower Aldersgate Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Dears Sirs,

I am writing to object in the strongest possible terms to the proposed extension in height to the existing building at 150 Aldersgate Street.

Whilst I have no objection to the redevelopment of the building itself, I am strongly against the proposal to add an additional three storeys to the existing building. This would bring it to the same height as the neighbouring building at 160 Aldersgate Street which, as you will recall, was extended upwards a few years ago despite vociferous and strong local opposition.

The extra height would mean a significant reduction in both sunlight and daylight for residents of Lauderdale Tower who live in flats directly facing Aldersgate Street - especially those on the lower floors of the tower - and who have already been adversely affected by the redevelopment of 160 Aldersgate Street. The cumulative impact, should the proposed extension in height to 150 Aldersgate Street be given the go ahead, should be seriously considered in line with the City's own local plan which clearly states that such aspects of any development or redevelopment be

taken into account.

This will have a very serious, permanent and negative impact in terms of sunlight and daylight to my flat and I strongly urge you to take into account the views and concerns of local residents like myself and, whilst approving the redevelopment of 150 Aldersgate Street, rejecting the application to add a further three storeys to the existing height of the building.

Mark Chester

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

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
- Traffic or Highways

Comment:I strongly object to this proposed development. Before setting out my grounds I would also like to express my severe disappointment with the notification procedure. I attended the "display" at St Barts, voiced my objections, left my contact details and was assured that I would be notified when formal planning be sought. I have received nothing. I walk past this building on a daily basis and have not seen a notification of this application. It was only that I decided to check myself online. This to me reflects the complete disregard for the feedback at their information session, which is borne out by other objections to this development, and presumably is an indication of how the project will be run going forward.

The grounds for my objection:

1. The additional floors are out of character with the area in terms of height and (frankly awful white) finish, and overbearing to the neighboring residents. This will create a continuing precedent

as acknowledged by the architects who rely on the neighboring (already overbearing building) as their excuse for the additional stories. This was not allowed in the Barts Square development. The building borders and is visible from a Conservation Area and is completely inappropriate in this context.

2. Loss of sunlight: the report states they were not able to obtain layouts or gain access to our house. The plans are on your website and they have our contact details so this is untrue. The top floor of our property is living space. This has been disregarded and our property erroneously included as having satisfied BRE guidelines.

3. The proposed reception is in an inappropriate residential area, unnecessary when the existing entrance on Aldersgate exists.

4. All deliveries will be via the end of Newbury Street and Cloth Street which is already a pinch point.

5. The Neaman Practice would need to move premises - it would be untenable for patients to try to access the surgery with the disruption caused by this development.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

From: Geoff Megarity <[REDACTED]>
Sent: 24 July 2020 14:16
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: RE: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Dear Janet

The Impact Assessment is our objection. We are assessing the impact of the proposals and conclude that they are negative.

kind regards

Geoff

Geoff Megarity

BA(Hons) MRTPI

[REDACTED]

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A full list of partners can be found on our website: www.bell-cornwell.co.uk
Bell Cornwell LLP registered in England & Wales number: OC340551



From: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Sent: 24 July 2020 14:14
To: Geoff Megarity <[REDACTED]>
Subject: RE: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Afternoon Geoff

No objection comments attached just the Impact Assessment report

Regards

Janet C Wells
Admin Assistant
Department of the Built Environment
City of London
Telephone; 020 7332 3794
www.cityoflondon.gov.uk



Does your business need on-street signage to help your visitors follow safe social distancing when queueing outside your premises?
Complete our short form to request temporary vinyl signage

From: Geoff Megarity <[REDACTED]>
Sent: 23 July 2020 13:12
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 20/00371/FULMAJ- Objection on Behalf of Union Investment Real Estate GmbH

Dear Sir/Madam

Please see our objection to the proposals at 150 Aldersgate Street and 3-4 Bartholomew Place in relation to application 20/00371/FULMAJ.

Kind regards

Geoff

Geoff Megarity

BA(Hons) MRTPI

Senior Planner
[REDACTED]

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Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mrs Helen Clifford

Address: 15 Aldersgate Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The punishment of the last 5 years to the Residents is appalling with respect to both light and noise. Now, we have further incremental light reduction which punishes neighbours in both Barts Sq and the Barbican but particularly the children in the Barbican play area.

One last complaint. My letter arrived today 29th July. Letter is dated 14th July so that cuts in 1/2 the allowable time to respond.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

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Case Officer: Rob Chipperfield

Customer Details

Name: Miss Eloise Reynolds

Address: 24 Bartholomew Close 2.2 Vicary House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: This area is incredibly noisy and the city constantly find new construction work to do. It's been two years we're putting up with road construction in our square and now you're telling us you want to start another project

Noises resonate in this area and many people work from home now. We'd like some consideration.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Richard Armitage

Address: 2.2 Vicary House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object this proposed work.

We have already been severely disrupted by excessive construction noise in the area that has made our lives a living nightmare in Barts Square.

The constant noise is honestly making the area very undesirable for us to continue living here at all. Construction work is also always never completed on time. It won't just be the demolition itself but the constant traffic passing through of deliveries, drilling for basement, etc. Works seem to be planned with consistent disregard of any residents living here to a point that is completely disgusting now. I couldn't object more to this proposed development, especially at a time when the majority of people are working from home - utterly callus.

Comments for Planning Application 20/00371/FULMAJ

Application Summary

Application Number: 20/00371/FULMAJ

Address: 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Proposal: (i) Demolition of roof top plant enclosure, rear service ramp and removal of cladding to facilitate the refurbishment, recladding and extension of the existing Office (Class B1(a)) building at 150 Aldersgate Street to create a basement, ground plus nine storey building, including rear and roof top extensions, infill extensions to the rear courtyard (ground plus two storeys) to link with 3-4 Bartholomew Place;|cr|(ii) a part change of use at ground floor from Office (Class B1) to Cafe (Class A1) (41sq.m GIA);|cr|(iii) erection of a new building Office (Class B1(a)) at 3-4 Bartholomew Place comprised of basement, ground plus three storeys;|cr|(iv) the amalgamation of the two buildings;|cr|(v) the creation of new accessible and inaccessible terraces, green roofs, hard and soft landscaping, and creation of external courtyards;|cr|(vi) upgrade works to Braidwood Passage, including new lighting; and|cr|(vii) reconfiguration of the loading bay and associated works.

Case Officer: Rob Chipperfield

Customer Details

Name: Mr Vin B

Address: 0.2 Askew Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:We object to the construction of this building

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Dr Elizabeth Simpson

Address: 107 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:My objections to this proposal are two-fold: firstly on grounds of damage to the architectural landscape of the adjacent grade 2* listed estate and the conservation area in which it is set, and secondly, on damage to the amenity of a large number of local residents.

The office building at 150 Aldersgate Street is at the western edge of a conservation area stretching from the Golden Lane Estate to Ironmonger's Hall, including the Barbican grade 2* estate and landscape. Addition of two further storeys to the existing height of 150 Aldersgate Street would make a significant contribution to the creation of a canyon in which all the west facing flats in Seddon House would receive less daylight and a diminished view of the sky. This is also true for a number of the Lauderdale Tower flats facing west, and to a lesser extent to those in Thomas More House and Mountjoy House. Another risk is that bright artificial light from the office building would produce light pollution during the hours of darkness. The childrens' playground under Seddon House would also receive less daylight and during the summer months, when in

use by children of families throughout the Barbican estate, would have increased hours of shade, depriving the children of sunlight necessary for their health.

The specious argument made by the developers for their current revised plan for 150 Aldersgate Street, that they have addressed earlier objections about the proposed increased height of the building by removing the trees on the roof, as well as their failure to correct faulty assertions about loss of daylight for flats opposite their building (as corrected by Jane Smith in the objections she raised from the Seddon House group) need to be dismissed by the planning committee. Heed should be taken that objections of local residents to the plan would be met if the building did not add a further two storeys, thereby leaving the roof line at the current level, and setting the standard for the adjacent as yet unrenovated office building at 140 Aldersgate St to remain at its current height.

It would also seem appropriate at this time to ask the planning committee to take into account the post-pandemic situation with respect to the need for additional office space in the city, given that so many firms, both large and small, have indicated their plans to encourage working from home. Surely the city does not want to create another white elephant, especially one that tramples so heedlessly on the city's cultural heritage and the amenities of the residential neighbourhood in which it stands.

My objections to this proposal are two-fold: firstly on grounds of damage to the architectural landscape of the adjacent grade 2* listed estate and the conservation area in which it is set, secondly, damage to the amenity of a large number of local residents.

The office at 150 Aldersgate St is at the western edge of a conservation area that includes the Barbican grade 2* estate and landscape. Addition of two further storeys to the existing height of 150 Aldersgate St would make a significant contribution to the creation of a canyon in which all the west facing flats in Seddon House would receive less daylight and a diminished view of the sky. This is also true for a number of the Lauderdale Tower flats facing west, and to some extent to those in Thomas More and Mountjoy House. Another risk is that bright artificial light from the office building would produce light pollution during the hours of darkness. The childrens' playground under Seddon House would also receive less daylight and during summer months, when used by children of families throughout the Barbican estate. It would have increased hours of shade, depriving the children of sunlight necessary for their health.

The specious argument made by the developers for the revised plan for 150 Aldersgate Street, to address earlier objections about the proposed increased height of the building by removing the trees on the roof, as well as their failure to correct faulty assertions about loss of daylight for flats opposite their building (as corrected by Jane Smith in the objections she raised from the Seddon House group) need to be dismissed by the planning committee. Heed should be taken that objections of local residents to the plan would be met if the building did not add a further two storeys, thus leaving the roof line at the current level, and setting the standard for the adjacent building at 140 Aldersgate St to remain at its current height.

It is appropriate to ask the planning committee to take into account the post-pandemic situation with respect to the need for additional office space in the city, given that so many firms have indicated plans to encourage working from home. Surely the city does not want to create another white elephant, especially one that tramples so heedlessly on the city's cultural heritage and the amenities of the residential neighbourhood.

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Mr Alberto Garciga

Address: Flat 151 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Objection to planning application based on:

- 1) Infringement of rights of light of Barbican residents
- 2) Light pollution to Barbican residents
- 3) Infringement of privacy of Barbican residents
- 4) Unnecessary office space at time when organisations are looking to downsize office space with more home-working
- 5) Economic downturn making office expansion poor business case
- 6) Millions of square feet of unleased office space in City of London already available due to overbuilding and Covid19 pandemic

Thank you, Alberto Garciga

Comments for Planning Application 20/00371/FULMAJ

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Case Officer: Rob Chipperfield

Customer Details

Name: Ms Daniela Dennahy

Address: Apartment 1.3 Askew Building 50 Bartholomew Close London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: We have just been made aware that this application has been re-submitted. Having looked at the documents that have been submitted in connection with the application, we can't see that any of our previous concerns have been addressed. We remain extremely concerned by the amount of noise, traffic and disruption the development of this building will bring. We already suffer from exceedingly large trucks coming down Bartholomew Close to deliver material to other work sites, causing congestion, damage to buildings (as they are far too large to fit around the buildings) and are therefore strongly against another work site being established behind Bartholomew Close. We are also concerned by access to the new building via Bartholomew Close going forwards and, should planning permission be granted, strongly object to access to the building from Bartholomew Close outside of normal working hours. Please consider the negative mental impact further construction in this area will have on the neighbours.

24 October 2020

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

Dear Mr Chipperfield,

Objection to applications 20/00371/FULMAJ 150 Aldersgate Street

Further to your letter dated 28 September 2020, detailing a revised proposal for the above scheme at 150 Aldersgate Street, we write with the following objections. The scheme appears to have been re-submitted with very minor amendments, not taking on board any of the key objections raised by Barbican residents in the previous application back in the May 2020.

As local residents living at 110 Seddon House (opposite 150 Aldersgate Street), we write with the following objections to the planning application reference 20/00371/FULMAJ as follows:

MASSING AND SCALE:

The proposal seeks to increase in height of the building to bring it into line with the neighbouring 160 Aldersgate. Having attended the 'public exhibition' event last year the architects advised that the height and massing proposals were based on their Client seeking to maximise their asset on the site. This seems to have no regard to the context of the site, bordering both the significantly lower rise Smithfield Conservation Area to the west and the Barbican and Golden Lane Conservation Area and Grade II* Registered Park and Garden to the east. 150 Aldersgate is located directly opposite Seddon House, and is significantly closer than 160 Aldersgate to Barbican residential properties. Therefore, we would expect that the height of the proposed building would relate its context and not maximum development ambitions. The proposal as shown in the visualisations provided with the application (Heritage and Townscape Impact Assessment) creates a monolithic mass along with 160 Aldersgate, which dominates the lower scale buildings which surround it and seems over development which does not relate to the vast majority of its historically important surroundings. The removal of trees to the roof does nothing to reduce the overall impacts of the increase in building height.

IMPACT ON DAYLIGHT:

The proposal impacts on the daylight and sunlight for flats on the west side of Seddon House amongst others. These are single aspect dwellings, and the loss of daylight will impact on the residential amenity of the internal rooms of the flats as well as full use and enjoyment of the external terraces. This is detrimental to the health and well-being of City residents and we note that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

The cumulative impact of the development has not been clearly identified in the planning documentation, with previous impacts on reduced daylight/sunlight being noted from the increase in height and redevelopment of 160 Aldersgate. There are also proposals to redevelop the existing office buildings on Long Lane, which again have been shown to have an impact of reducing daylight on some west facing flats in Seddon House from the initial daylight study. The cumulative impacts of the three developments over time do not seem to have been clearly

identified by either the applicant, nor the City of London for each property to the west side of Seddon House.

When considered both in isolation and cumulatively with other developments, the proposed increase in the height and bulk of the building will lead to a diminution of residential amenity contrary both to Local Plan 2036 Policy D8 which states:

'Development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.....'

and to Local Plan 2036 Policy H3 which states:

*' - All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation
- The cumulative impact of individual developments on the amenity of existing residents will be considered.'*

IMPACT ON RESIDENTIAL AMENITY:

The increased height will impact on the duration of daylight/sunlight particularly in the low winter sun on the play area beneath Seddon House. The areas parks and open spaces are heavily used, and again the cumulative effect of development has not been clearly demonstrated in this matter.

Other recent developments around the Barbican ('The Denizen' for example) have also impacted negatively on the daylight/sunlight within local parks with a resulting negative impact on users. This scheme would further add to this unfortunate local trend at a time when the availability and increased need for good quality useable open space is at the forefront of the Covid-19 pandemic response.

PLANNING BENEFITS:

The Planning Statement documents public benefits to the proposal. However, these would appear to be very limited in the context of the scale of the proposal and do not provide an off-set to the impact of the proposed increased height of the building:

Paragraph 1.14: A new small café unit is proposed at ground floor to provide activation and additional public amenities to Aldersgate Street for local workers, visitors and residents.

There is already a significant provision of cafés in the area, some of which are being closed down as they are not viable. Generally, these operate in this area for the weekday working population and are closed at weekends. This would be of no benefit to local residents.

Paragraph 1.15: The Proposed Development will be highly sustainable and incorporate extensive landscaping works as one of the many next generation buildings promoting urban greening in the City of London. Works are also proposed to substantially improve the quality of the existing public route through the Site at Braidwood Passage. The greening and public realm works are both considered to be key public benefits of the proposals.

The greening to the upper floors would provide no benefit to residents or the general public using Aldersgate Street and appears to be used as design tool to screen the proposed additional top floors of the building. Braidwood Passage is a very small extent of public realm and the proposed improvements, whilst welcomed are small in offering and very limited. The Design and Access Statement, page 47, Section 3.2 suggests that the top floor greening will provide a 'New landscaped view for Barbican residents'. We would prefer to retain daylight through not increasing the height of the building as a benefit of the scheme, rather than have a view of this over-developed proposal.

CONSTRUCTION IMPACTS:

We would ask that the City consider limiting timing of construction work on this development should it obtain permission in whatever form to Monday to Friday only. The construction of 160 Aldersgate seemed to concentrate noisy work to a Saturday morning which made living in close proximity to this at the weekend very difficult for almost 18 months. To have to live through this again, on a site which is even closer to Seddon House seems unacceptable and unsustainable. For the foreseeable future many Barbican residents are working from home, and therefore, a large-scale construction site so close to residential properties will have a greater impact than in more normal times. Restrictions on hours of working to less than six days a week in this residential area should be part of the conditions for this application if approved.

Further observations and questions regarding the application are as follows:

STATEMENT OF COMMUNITY INVOLVEMENT:

We would like to document that the public exhibition held by the design team and their communications agency was purely an informative exercise to present a developed planning design prior to submission to the City of London. It is unfortunate that proposals were not discussed earlier through proper engagement where the team have an opportunity to work meaningfully with residents, listen to concerns and develop proposals accordingly through a more collaborative process.

VALIDATION OF THE APPLICATION:

The City of London's planning web-site provides a validation checklist for developments seeking full planning permission. This includes a requirement for plans and drawings (existing and proposed) to be submitted. The CoL's document states for plans, but also relates to sections/elevations:

'Plans should be proportionate to the nature and size of the proposal, drawn at an identified standard metric scale and titled and numbered.'

'They should show clearly the proposed works in relation to what is already there, highlighting any structures to be demolished. Applications for change of use must identify the area(s) involved but elevations and sections will not be needed if there are no alterations or building work.'

Within the information submitted (which is available to the public to view), we are unable to find any to scale plans, sections, elevations which clearly demonstrate the existing/proposed scheme in relation to its immediate surround context including: Seddon House or the lower rise properties within the Smithfield Conservation Area. There are some illustrative concept sketches within the Design and Access Statement, but these, in our opinion do not appear to comply with the City's validation requirements for scaled drawings. None of the submitted plans/sections/elevations show the Barbican in any meaningful form.

Given the sensitivity of the scheme to the adjacent Conservation Areas and Grade II* RPG, it would seem an oversight that such drawings have not been submitted (as shown by what is actually provided on the architects drawing issue sheet for this application), and therefore this information is not available for proper public comment and scrutiny.

Regards

Paul Swann / Martin Spence.