

**Planning and Transportation Committee 17 November 2020**

**ADDENDUM ITEM 5**

**PLANNING APPLICATION for 150 Aldersgate Street and 3-4 Bartholomew  
Place London EC1A**

**Application Reference 20/00371/FULMAJ**

**1. Additional representations**

The following representations of support have been received following the publication of the Committee Report for this item: These are appended to this addendum.

- Letter 11 November 2020 Oliver Lazarus Urban Mesh

The massing and the impact on the daylight and sunlight available to 9 Newberry Street is acceptable and the previous objection is withdrawn. Support the application which would be an exemplary addition to the city.

- Email 16 November 2020 Gerald Kaye Helical Bar

Well-designed proposals and appropriate for the area including connectivity. The vertical greening merits should be appropriately assessed as there are significant design and maintenance costs which need to be offset.

**2. Conditions**

- The following is proposed to be added to the schedule of conditions:

Prior to the occupation of the development, a plan setting out the areas of roof terrace that will not be accessible to occupants of the building shall be submitted to and approved by the local planning authority. All such areas of roof terraces shall only be accessible for maintenance purposes or in the case of an emergency.

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

- It is proposed to amend condition 20 as follows:

A post construction BREEAM (2018) assessment demonstrating that a target rating of 'Excellent' has been achieved for the development

shall be submitted as soon as practicable after practical completion. The post construction assessment should include the credits achieved to demonstrate sustainability across the range of categories.

### **3. Committee Report**

- It is proposed to insert the following two paragraphs below after paragraph 38 in the Considerations section:

In considering whether to grant planning permission for development which affects a listed building or its setting, to apply considerable weight and importance to the need to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

In considering whether to grant planning permission for a building in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area S72 Planning (Listed Building and Conservation Areas) Act 1990

- Its is proposed to amend paragraph 81 as follows:

The proposals would not harm the setting of nearby heritage assets. The development would deliver improved frontages in all cases. The development would provide economic, environmental and social benefits and comply with NPPF paragraphs 193 and 200 and City Plan Policies CS10, CS12 and DM10.1 – 10.3 and relevant design policies DM10.1, DM10.2, DM10.3 and DM10.4 and DM10.8

- It is proposed to amend paragraph 184 as follows:

The proposals have been considered in accordance with the requirements of S66 and S72 Planning (Listed Buildings and Conservation Areas Act). No harm is considered to be caused to any nearby heritage assets including to the setting of listed buildings and the character or appearance of conservation areas. The proposals also accord with the principles of the NPPF; the London Plan and Local Plan policies and the emerging City Plan.