

Planning & Transportation Committee – 26 January 2021

Addendum for Agenda item 4.

Planning application 20/00671/FULEIA 55 Gracechurch Street London EC3V 0EE

Corrections/Amendments to officer's report

Page 44 – annotation to photograph should read Talbot Court – looking **west** toward Gracechurch Street

Letter of representation

A letter of no objection has been received from the London Borough of Hackney (attached)

Further representation

Representatives of the owners of 10 Philpot Lane have provided further representations which they have requested be brought to the attention of Committee. Their request to address the Committee directly was received after the specified deadline and so could not be agreed to.

Their representations (and accompanied by the attached images to which they refer) are as follows:

- Boundary of Cluster carefully drawn and specifically excludes most of the site leaving an ambiguous policy position for the consideration of tall building proposals. Assessing the impacts of the encroachment of a tall building into the established low to mid-rise townscape of Gracechurch Street and Eastcheap should properly start with an understanding of characteristic urban form and the reason for the distinction between the Cluster and those areas outside the Cluster – approving this scheme would be a tipping point in directing the future physical form and structure of the City leading to a strategic erosion of distinctiveness between modern and traditional components of the City's form. Images 42B and 53 clearly show the profoundly damaging impact of the proposal on existing townscape.
- In treating the application on its merits there is nothing to suggest that the proposal represents world class architecture as required by policy. It may be a well-designed building but this is not the same as a design of world class status. Nothing in the application documentation or in the Committee report establishes that the building meets this high threshold.

- Besides, the harm to the setting of highly significant listed buildings is downplayed
 - Monument – committee report assigns low level less than substantial harm and says there would be no harm to the view looking north
 - St Mary Woolnoth – committee report says no harm to setting or significance
 - St Magnus the Martyr – committee report says no harm to setting or significance

- We disagree with this assessment and applying common sense ascribe a greater degree of harm to setting as is clearly demonstrated by images 19 and 39b

- These are not the only detrimental heritage impacts. This cumulative harm is not outweighed by the benefits of the planning proposal which could equally arise in an alternative less intrusive built form.