

Committee(s): Planning and Transportation Committee – For decision	Dated: 21 09 2021
Subject: City Fund Highway Declaration: Millennium Bridge House, EC4V	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	7 & 10
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: City Surveyor (CS.367/21)	For Decision
Report author: Nicholas Welland	

Summary

Approval is sought to declare a volume of airspace totalling 75 sq.ft. of City Fund airspace (held for planning purposes) situated around Millennium Bridge House, 2 Lambeth Hill, EC4V to be surplus to highway requirements to allow its disposal in conjunction with the permitted development.

Refurbishment and extension of the existing commercial building was approved by Planning and Transportation Committee on 14 July 2020 and planning permission was issued on the 18 March 2021 (20/00214/FULMAJ). The building encroaches on City Corporation highway airspace and will project into City Corporation airspace above the highway stratum.

Before third party interests can be granted in City Fund land (held for planning purposes) which is highway land the affected areas first need to be declared surplus to highway requirements.

The highway stratum beneath the airspace is not to be declared surplus and will remain as highway.

The terms for the highway disposal, are to be reported separately for approval of the Corporate Asset Sub (Finance) Committee, subject to your approval to declare the affected volume of airspace surplus to highway requirements.

Recommendation(s)

Members are asked to:

- Resolve to declare a volume of City Fund airspace (held for planning purposes) measuring a total of 75 sq.ft. situated around Millennium Bridge House, 2 Lambeth Hill, to be surplus to highway requirements to enable its disposal upon terms to be approved by the Corporate Asset Sub Committee.

- Delegate authority to the City Surveyor and the Director of the Built Environment to determine the relevant ordnance datum levels to suitably restrict the vertical extent of the leasehold airspace demise.

Main Report

Background

1. Millennium Bridge House is an office building fronting the River Thames a short distance south of St Paul's Cathedral which was built in 1988. The existing building comprises 193,411 sq.ft. of space arranged over basement, ground and five upper floors.
2. Refurbishment and extension of the existing commercial building was approved by Planning and Transportation Committee on 14 July 2020 and planning permission was issued on the 18 March 2021 (20/00214/FULMAJ). The development involves the partial demolition and partial infilling of the existing structure, the introduction of roof terraces at fifth and sixth floors, including a public viewing terrace and associated lobbies at second and sixth floors. The building will extend to 240,000 sq.ft. The building will be predominantly offices, with some retail/restaurant throughout.
3. The development includes projections that project into City Corporation owned airspace around the building, a portion of which is held by City Fund (planning).

Current Position

4. Beltane Asset Management has approached the City Corporation seeking to acquire a suitable interest in the airspace affected by its approved refurbishment works.
5. In the event of the airspace being declared surplus, its disposal is a matter for Corporate Asset Sub-Committee. However, by way of background, land held for planning purposes may be disposed of to secure best use of land or secure construction for the proper planning of the area.
6. Before the City Corporation is able to dispose of any interests in City Fund (planning) land which is highway your Committee should first agree it is surplus to highway requirements.
7. The proposed surplus declaration does not extend to the highway stratum which will remain as highway and vested in the City Corporation as the highway authority (unless it is ever stopped up, which is not proposed in this case).
8. In this instance the development will oversail the highway but will not impede it thus stopping-up is neither necessary nor required.
9. Detailed research by City Surveyors confirms the City Corporation's ownership of the parcels of affected land measuring 230 sq.ft. in total. This is split between City Cash (155 sq.ft.) and City Fund (75 sq.ft.).

10. The upper and lower levels of the projection will be governed by Ordnance Datum Newlyn levels. Ordnance Datum Newlyn are the British mainland national geographic height system by reference to which the volume of land or airspace can be defined and identified by its upper and lower levels.

Proposals

11. The airspace is not considered necessary for the use of the highway and the exercise of the highway function and it is therefore proposed that subject to your agreement to declare the volume of City Fund airspace around Millennium Bridge House, 2 Lambeth Hill, to be surplus to highway requirements (measuring 75 sq.ft.) that the City Corporation disposes of a suitable interest in the airspace upon terms to be approved by the Corporate Asset Sub Committee.

Corporate & Strategic Implications

12. Strategic implications –

- 7. We are a global hub for innovation in finance and professional services, commerce and culture.
- 10. We inspire enterprise, excellence, creativity and collaboration.

13. Financial implications –

- The terms of the highway disposal transaction are to be reported to the Corporate Asset Sub Committee on the 30 September 2021 for consideration subject to you first declaring the affected City Fund airspace to be surplus to highway requirements.

14. Resource implications – None

15. Legal implications –

- City Fund airspace held for planning purposes may be disposed of to secure the best use of land or to secure construction for the better planning of the area (Town and Country Planning Act 1990, Section 233). No statutory power is required in respect of disposal of a City's Cash interest and it may be disposed of at the City's discretion.

16. Risk implications – The developer could choose not to proceed with the transaction, however, this is considered unlikely.

17. Equalities implications – No equalities issues identified.

18. Climate implications – None

19. Security implications - None

Conclusion

20. The airspace proposed to be declared surplus to highway purposes is not required for highway functions. If declared surplus it is proposed to dispose of an interest in the airspace to enable development of the property according to the planning permission that has been granted.

Appendices

- Appendix 1 – Oversail Plan, Millennium Bridge House, EC4V

Background Papers

- Millennium Bridge House 2 Lambeth Hill London EC4V 4AG (Planning Approval 20/00214/FULMAJ) – Planning and Transport Committee – 14/07/2020

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