

Committee(s): Planning and Transportation Committee	Dated: 26/10/2021
Subject: 31 Bury Street – Reasons for Refusal	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	12
Does this proposal require extra revenue and/or capital spending?	N – not at this stage
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: The Chief Planning Officer and Development Director and Comptroller and City Solicitor.	For Decision

Summary

This report recommends reasons for refusal to reflect the views of your Committee in resolving, at your Committee’s meeting of 5 October 2021, that it would refuse the application for planning permission under application ref: 20/00848/FULEIA for Bury House, 31 Bury Street, London EC3A 5AR.

Recommendation(s)

That the Decision Letter gives the following reasons for refusal to be included in the decision letter (subject to notification to the Mayor of London and the Mayor of London being content for the City to determine the application) be as follows:

1. The development would adversely affect the setting of the Grade 1 listed Bevis Marks Synagogue and its setting and amenities by reason of the overbearing and overshadowing impact of the development on the courtyard of the Synagogue, contrary to Local Plan Policy CS10.1 (ensuring buildings are appropriate to the setting and amenities of surrounding buildings and spaces); Local Plan Policy CS12 (conserving or enhancing the significance of the City’s heritage assets and their settings and providing an attractive environment to the City’s communities) and London Plan Policy GG1 (Building strong and inclusive communities, promoting fairness, inclusivity and equality)

2. The development would adversely affect the setting of the Tower of London World Heritage Site by reason of the less than substantial harm caused to LVFM view 10A.1 from the Tower Bridge North Bastion and the resulting harm to the Outstanding Universal Value of the World Heritage Site (which harms would not be outweighed by the public benefits of the proposal) contrary to Local Plan Policy CS12 (conserving or enhancing the significance of the City’s heritage assets and their settings and providing an attractive environment to the City’s heritage assets and their settings and providing an attractive environment to the City’s communities); Local Plan Policy CS13 (protecting

and enhancing significant views of important buildings); London Plan Policies D9e; HC2, and HC3 (protecting the significance of the Tower of London)

Main Report

Background

1. At its meeting of 5 October 2021 the Planning and Transportation considered an application for planning permission for Bury House 31 Bury Street (planning application ref: 20/00848/FULEIA). The Committee resolved by 14 votes to 7 to refuse the planning application (subject to the Mayor of London being given 14 days to decide whether to allow the City to determine the application) and instructed officers to report to the next meeting of the Committee regarding reasons for refusal. This report provides reasons in accordance with the Committee's instructions.

Current Position

2. During the debate on the application Members of the Committee explained their views on the application and, of those Members who considered the application should be refused, the majority explained their reasons.
3. Based upon the views expressed by Members, reasons for refusal have been prepared to reflect the opinion of the Committee as a whole. (Some other points were made by some Members, but they were not echoed by the majority of Members voting to refuse the application, and are not therefore included as reasons for refusal, noting that the reasons should reflect the views of the Committee as a whole).
4. Following your Committee's decision on the reasons for refusal, this will be notified to the Mayor of London together with other relevant information. The Mayor of London will then have 14 days to notify the City whether he is content for the City to determine the application in accordance with the proposed refusal. (If no notification is received from the Mayor of London within 14 days the decision notice may be issued by the City.¹)

Proposed Reasons

5. The proposed reasons are as set out in the Recommendation.

Conclusion

6. The proposed reasons are recommended.

Background Papers

¹ Article 5 Town and Country Planning (Mayor of London) Order 2008

- Report and background papers to 5 October 2021 meeting of the Planning and Transportation Committee – 31 Bury Street, London, EC3A 5AR – 20/00848/FULLEIA
- Draft minutes of the 5 October 2021 meeting of the Planning and Transportation Committee.