

## **Planning & Transportation Committee – 26 October 2021**

### **Addendum for Agenda item 5.**

#### **Planning application 21/00538/FULEIA 120 Fleet Street London EC4A 2BE**

##### **1. Letter of representation from St Bride's Church**

A letter has been received from St Bride's Church where they state that the proposed development promises to make a considerable contribution to the regeneration of this area of Fleet Street and highlighting the following concerns:

1. Views of St Bride's Tower and scale of the Proposed Development.
  - a. The letter states that the proposed development would allow the public to appreciate and have better access to St Bride's and would enhance the visibility of the tower and views of St Bride's. However, expresses concern over the scale of the proposed building and its impact on the setting of the Grade I listed Church.
2. Vehicular access and parking provision.
  - a. The letter states that the church requires unimpeded access year-round to hearses, wedding cars, deliveries, contractors and disabled visitors and that St Bride's are supportive of the improvements to permeability and access by foot.
3. Impact of extra traffic and pedestrian visitors in the locality
  - a. The letter raises concerns surrounding the existing road network being adequate to accommodate likely increase in traffic volume that the proposed development would bring.
4. Importance of ongoing liaison
  - a. The letter requests the applicant's commitment to positive and regular dialogue with the local community throughout the application process and into construction.
5. Scheduling of Demolition & Construction works & Noise
  - a. The letter requests that St Bride's specific needs in relation to disruption being minimised during weekday and weekend Church Services is considered and safeguarded.

Officer response: The points raised are addressed in full in the officer report. The full consultation comment is appended to this addendum.

##### **2. Public Comment from Mr Patrick Flynn of Urang Property Management Ltd**

A public comment has been received which objects to the proposals on behalf of the leaseholders of Sovereign House, Poppins Court.

The objection relates to concerns relating to the structural integrity of Sovereign House.

Officer response: The points raised are addressed in full in the officer report. The full consultation comment is appended to this addendum.

3. Letter of representation from Castle Baynard Ward Member, Henrika Priest

An objection has been received from Castle Baynard Ward Member and resident of 101 Fleet Street. The email states they are in favour of the development in principle but objects for the following reasons:

1. Size of the proposed development
2. Noise, Vibration & dust
3. Planned use of some of the spaces within the new development

Officer response: The points raised are addressed in full in the officer report. The full consultation comment is appended to this addendum.

4. Letter of representation from the Fleet Street Quarter, a business-led Partnership representing a number of businesses within the area has been received expressing its support for the planning application.

The letter states that the developers have ensured clear communication with the Partnership and they're supportive of the development which celebrates and preserves the rich history of the former Daily Express Building.

The full consultation comment is appended to this addendum.

5. Correction and amendments to conditions

The following condition has been added:

*Before any works thereby affected are begun, details of all balustrades to external terrace areas and associated risk assessment shall be submitted to and approved in writing by the Local Planning Authority and retained for the life of the building.*

*REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.*

6. Amendment to S.106 figure following discussions with TfL

A figure referenced in paragraph 536 in relation to Cycle Hire Network Improvements Contribution is incorrect. Following discussions with TfL and based on precedent TfL have agreed that they would accept a 35% contribution. The figure should be:

- Cycle Hire Network Improvements Contribution (£77,000 excl. indexation)

# ST BRIDE'S CHURCH

17.10.2021

**21/00538/FULEIA: 120 Fleet Street London EC4A 2BE**

Dear Kurt Gagen,

Thank you for the invitation to respond to the above application.

We recognise that the proposed development promises to make a considerable contribution to the regeneration of this area of Fleet Street.

As custodians of the Grade I listed building, the setting within which your proposals lie, we would highlight the following concerns:

1. Views of St Bride's Tower and scale of the Proposed Development
2. Vehicular access and parking provision
3. Impact of extra traffic and pedestrian visitors in the locality
4. Importance of ongoing liaison
5. Scheduling of Demolition & Construction works & Noise

Having reviewed the documents made publicly available on the City of London portal, our observations related to these concerns are as follows:

**1. Views of St Bride's Tower and scale of the Proposed Development**

- 1.1 There is clear benefit in proposals to regenerate 120 Fleet Street. St Bride's welcomes the integration of improved vistas at street level. This will allow the public to appreciate, and better access, St Bride's, alongside provision of public access to the roof terrace which will enhance the visibility of the tower and views of St Bride's.
- 1.2 The scale of the proposed development is, however, vast; St Bride's remains concerned about the scale of the building and its impact on the setting of this Grade I listed church. Whilst views from across London have been analysed to integrate the proposed development within the skyline (albeit at poor resolution as compressed online) there appears little consideration of the more long distance views of the tower from the north, where terraces are their tallest, higher than St Bride's tower itself.
- 1.3 St Bride's seeks assurance that the impact on the setting of our historic church is not compromised, particularly given that the proposals include a parapet height greater than that of the church itself on Fleet Street.

**2. Vehicular access & Parking provision**

- 2.1 St Bride's is a fully and continually operational and busy church, which requires unimpeded access year-round to hearses, wedding cars, deliveries, contractors and disabled/infirm visitors. Both uninterrupted vehicular access and controlled parking is essential for the Church

St Bride's Church  
Fleet Street  
London EC4Y 8AU



# ST BRIDE'S CHURCH

to be able to function efficiently and effectively. We require that this be maintained throughout construction and as proposals become operational.

- 2.2 St Bride's remains supportive of improvements to permeability and access by foot locally, but stresses the importance of continued and unincumbered access to the Church by and for hearses, wedding cars, deliveries, contractors and disabled/ infirm visitors at all times.
- 2.3 St Bride's requests that, should the City of London resolve to grant permission for the Proposed Development, continuity of existing vehicular access and parking provision be maintained and ensured by means of Condition to the consent throughout demolition, construction and in perpetuity. This should also be taken into account in the assessment of any subsequent Construction Management, or Travel Management Plans submitted for consideration.

### 3. Impact of additional traffic and pedestrian visitors in the locality

- 3.1 St Bride's remains concerned to ensure that the City of London should consider, and conclude, that the existing road network is adequate to accommodate the likely increase in traffic volume that the Proposed Development will bring (bearing in mind that Fleet Street is already a major bus and transport route).
- 3.2 The City of London Corporation continue to conduct various consultation exercises on development proposals coming forward in the setting of the church and Fleet Street more broadly. St Bride's is supportive of endeavours to regenerate Fleet Street, but requests that the cumulative impact of increased and/or diverse transport requirements are carefully considered and catered for.
- 3.3 St Bride's requests that both Travel Plans and Construction Management Plans be required as Pre-Commencement Conditions - to be submitted and assessed in advance of demolition and construction activities to safeguard accessibility through the realisation of the Proposed Development in order that the Church can maintain its work and ministry.

### 4. Importance of ongoing liaison

- 4.1 St Bride's received a Zoom presentation on preliminary plans for cultural spaces within the proposed development at 120 Fleet Street on 14<sup>th</sup> April 2021.
- 4.2 Further consultation on the impacts of the form and scale of the proposed building remains outstanding. St Bride's welcomes further consultation on proposals, given its scale within its setting, to be assured that impacts have been considered and that any benefits demonstrably outweigh the harm to this Grade I listed building and its setting.
- 4.3 St Bride's seeks the Applicant's commitment to positive and regular dialogue with the local community throughout the application process and into construction, and specifically requests ongoing liaison on key demolition and construction activities should the City of London resolve to grant permission.

### 5. Scheduling of Demolition & Construction works & Noise

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# ST BRIDE'S CHURCH

- 5.1 St Bride's requests that its own specific needs, particularly in relation to disruption being minimised during weekday and weekend Church Services, be considered and safeguarded.
- 5.2 St Bride's is pleased to note that it has been considered as receptor in the published Environmental Impact Assessment. St Bride's requests that monitoring should be completed at the sensitive receptors for the duration of the works, and that this be secured by Condition.

17.10.21

St Bride's Church  
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London EC4Y 8AU



# Comments for Planning Application 21/00538/FULEIA

## Application Summary

Application Number: 21/00538/FULEIA

Address: 120 Fleet Street London EC4A 2BE

Proposal: Demolition of the existing River Court building at 120 Fleet Street, including part demolition of the basement and the erection of a new building comprising two basement levels and ground floor plus 20 upper storeys (93.15m AOD) including retail, commercial, office and service use (Class E). Creation of new pedestrian routes. |cr|Change of use of Daily Express Building from office (Use Class E) to learning and non-residential institutions use (Class F1), retail, flexible learning and non-residential institutions and commercial use (Class E), Alterations to and refurbishment of the existing Grade II\* listed Daily Express Building at 120 Fleet Street, including works to detach the building from the River Court with demolition of part of linking floorplate and structure from basement level 01 to level 06, demolition of roof and installation of new roof with associated roof garden, erection of new north facade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new facade and shopfront and associated works.

Case Officer: Kurt Gagen

## Customer Details

Name: Mr Patrick Flynn

Address: Urang Property Management Ltd 196 New Kings Road London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am the property manager of Sovereign House, Poppins Court, EC4A 4AX acting on behalf of the leaseholders. I am concerned about the structural integrity of this building which may be affected by this work. In the event of planning approval being granted, I would be grateful for the assurance that a structural survey will be undertaken before the work commences, and straight after the work is completed.

**From:** [REDACTED]  
**To:** [PLN - Comments](#)  
**Subject:** Objection | 21/00538/FULEIA - 120 Fleet Street  
**Date:** 19 October 2021 18:36:17

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Dear Sirs

I'm writing to submit my representation to the above planning application and have the following comments to make:

### **Size of the proposed development**

While I do support the development of the current River Court building in principle, I do have concerns regarding the size of the proposed new building and its impact on the surrounding areas and the Fleet Street Conservation Area as a whole.

The existing River Court building is currently of proportionate scale to its neighbours. However, the proposed development's substantial increase in size and scale is not sympathetic to the local character and history, including the surrounding built environment, and would make the new building excessively large and vastly over-scaled which would impact on the settings of the existing Daily Express building as well as the adjacent Fleet Street Conservation Area. Moreover, in my view, it would go against the City of London's Local Plan to ensure that a building is appropriate for a setting and the amenities of surrounding buildings and space in a specific area.

I am unclear about the justification for the height of this new building? It will quite simply look out of context and there would be no visual balance between this new development and the surrounding buildings and would not be appropriate to the character of this part of the City – this is not the Eastern cluster.

To mitigate the impact therefore, I would urge the reduction in height of this development, to revise the design to avoid any detrimental impact to the Fleet Street Conservation Area rather than shoehorning this, in its current state, into a space just outside that conservation footprint.

### **Noise / Vibration / Dust**

*The Environmental Statement, Volume 1, Chapter 11: Likely Significant Effects and Conclusions, paragraphs 11.8 and 11.9* states that there will be major adverse effects due to the works affecting for example 5 & 6 Poppins Court, 24 & 30 Bride Lane and The Old Bell (95 Fleet Street). Not entirely sure how this can suddenly change to "minor adverse effects" relating to 101 Fleet Street, a Grade II listed residential building so close to Bride Lane? I experienced the building of the current River Court building back in 1997/1998 and can categorically confirm that we experienced major adverse effects in 101 Fleet Street from noise and vibrations from the works at the time so am expecting something similar this time around.

However, it's undeniable that the residents of Sovereign House, 5 Poppins Court, as well as the two small businesses (café and barbers), would have to endure far worse noise and vibrations from this redevelopment during demolition and construction as they are based only around five metres from the site. The current demolition of the building in Stonecutter Street which is around 50 metres from 5 Poppins Court has already resulted in vibrations (currently not a statutory nuisance), but if your home shakes so much that you notice it, then that's not acceptable in my view, statutory or not. Will 5 Poppins Court withstand the vibrations of the

building of the proposed development? To ensure that no damage occurs, I'd strongly recommend that a structural survey is carried out by the developers before and after to ensure the structural stability during the development process.

I have great concerns regarding the impact building this type of new development will have on residents and businesses in Poppins Court given the extreme close proximity. I cannot see how the usual working times with its separate noisy working hours will be enough in this particular scenario given that they are geared towards businesses rather than residents. The City Noise Strategy is meant to mitigate and minimise noise and noise impacts **that could adversely affect health and well-being of City residents**, so I do hope to see a very detailed plan, sensitive to the surroundings, on how this entire project will be carried out over the coming 3-4 years as for most residents in 5 Poppins Court, this is their only home with a mixture of retirees, families and people still working from home.

### **Planned use of some of the spaces within the new development**


Although the many rooftop green spaces look very welcoming and are an essential part of tomorrow's new office space offer, I'm concerned about the potential use outside office hours, particularly regarding any private events.

It may not be entirely obvious, but Fleet Street and the surrounding areas are quiet during the evening and night, so any noise from private events, bars or restaurants both on the proposed terrace levels as well as street level would carry easily and be in danger of constituting a public nuisance. I would therefore urge the developers to bear in mind how these would be located, their use, as well as ensuring that no outside space is used after 9.00 pm in the evening. so as not to adversely affect local residents.

To re-iterate, I am in favour of the development in principle, but I object to the current height for the reasons given above.

Yours faithfully

Henrika Priest  
Resident - Flat 3, 101 Fleet Street  
Common Councilman | Castle Baynard Ward

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Common Councilman | Castle Baynard Ward  




20<sup>th</sup> October 2021

**Planning Application: 21/00538/FULEIA and 21/00524/LBC**

**120 Fleet Street, EC4A 2BE**

Dear Sir or Madam,

On behalf of the Fleet Street Quarter, a business-led Partnership representing a number of businesses within the area, we would like to express our support for the planning application for the proposed development of 120 Fleet Street.

The developers have ensured clear communication with the Partnership, allowing us to share information on the development with local occupiers and stakeholders on the scheme. As well as this, the scheme also demonstrated a clear cultural strategy, in which the Partnership was consulted on separately. The Fleet Street Quarter is committed to championing culture, recognising the necessity of blending culture and commerce to demonstrate innovation and resilience. The rise of the cultural sectors has been accompanied by a renewed sense of value and the role culture in our cities, an increase in foreign direct investment to the UK, and a greater appreciation for the complexity and diversity that characterises thriving districts. Creative production and culture in the City are key catalysts to unlock positive and sustainable growth, international competitiveness and aid a post-pandemic recovery. As well as the FSQ's own cultural ambitions for the area, we feel the proposed developments succeed in supporting the ambitions of The CoL's Draft Local Plan Review 2036 – which sets culture and creativity high on the policy agenda and encourages growth of these sectors.

Widened footways, additional spill-out areas and enhanced evening and night-time cultural activity has been identified in the FSQ's recent Area Based Strategy as a key driver to stimulate much-needed vibrancy and activity to the overall Quarter. 120 Fleet Street demonstrates a commitment to substantial improvements to the public spaces around and within River Court and the Daily Express building, with a new publicly accessible open arcade being created that connects Fleet Street and Shoe Lane. Together with the open arcade, the new active frontages of the building will enhance the pedestrian experience and permeability of the site. Fleet Street by planning definition is considered a '**Principal Shopping Centre (PSC)**', however, results from our recent perception analysis survey indicated that the offering in the area is somewhat limited and lacks variation (this has only been heightened by the pandemic leaving behind a casualty of empty units). The increased permeability through the site provides additional frontage for retail area that, in turn, activates the ground-floor and enhances the pedestrian experience, a catalyst for the revitalisation of Fleet Street and the wider neighbourhood. The proposed scheme stimulates opportunity to create a more mixed-use area, accepting that the public realm and buildings must adapt to post-Covid-19 economic and social trends.

While the FSQ area is rich with intimate and historic networks of streets, lanes, and enclaves, there is a remarkable deficiency of greenery and green spaces with few places to sit and dwell, and no key 'anchor' public space. We very much welcome the schemes proposal for introducing greenery on the publicly accessible roof terrace of the Daily Express Building and on the stepped terraces of the new River Court building. The developers have considered that the increased urban greening across the two buildings will improve not only the local biodiversity, but it will also enhance the outlook for nearby residents and commercial neighbours. The developers also highlight environmental best

practice through a commitment of c.44% carbon reduction for the developments, aiding in global, national, and local sustainability targets.

The Fleet Street Quarter is supportive of the development of 120 Fleet Street. The proposed development celebrates and preserves the rich history of the former Daily Express building, while simultaneously creating a dynamic, exciting, and forward-looking scheme. As stewards for the area, we are confident that the scheme will produce a reimagined (and much needed) enhanced public realm, exciting retail, hospitality, and cultural offering and most importantly, a commitment to environmental best practice – very much aligning with the ambitions of the Partnership and its members.

We hope the City Corporation will approve this application and continue to support the ongoing regeneration and enhancement of the wider Fleet Street area

Kind Regards,

**Martha Grekos**

**Chair, FSQ Public Realm & Environment Steering Group**

**Fleet Street Quarter Partnership**