

Relevant background Papers

Memo

To Assistant Director (Development Management)
Department of the Built Environment
Email plncomments@cityoflondon.gov.uk



From Kyri Eleftheriou-Vaus
Air Quality Officer

Telephone [REDACTED]

Email [REDACTED]

Date 06/04/2022

Your Ref 16/00406/FULMAJ

Subject: 15 Minories, 57-60 & 62 Aldgate High Street and 1 Little Somerset Street
London EC3

Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).
(FURTHER RE-CONSULTATION: Submission of revised and updated information including Daylight Sunlight Survey, Radiance Analysis, Fire Statement, further sustainability details and high resolution images)

An energy addendum has been submitted which proposes a high efficiency air source heat pump system for heating, cooling and hot water as well as solar PV panels. While the air source heat pumps will replace the need for input from combined heat and power (CHP) or gas-fired boilers, life-safety and backup diesel generators are still proposed. The exhaust from the diesel generators will be discharged above the roof level of the development, however, no drawings have been provided. It is important that the emissions from flues are not impeded by screens to allow pollutants to be dispersed.

Air Quality Neutral Assessment

Both the building emissions and transport emissions benchmarks are met. However the calculation for the building emissions benchmark assumes reduced emission rates for the generators and that after treatment will be applied to the generators, therefore if diesel generators are installed after treatment of the plant will be necessary to minimise NOx and particulate matter emissions.

Should the development be approved, please apply the following conditions:

Condition M28C amended Generators

Prior to the installation of any generator. A report shall be submitted to show what alternatives have been considered including a secondary electrical power supply,

battery backup or alternatively fuelled generators such as gas fired or hydrogen. The details of the proposed generator shall be submitted for approval. The generator shall be used solely on brief intermittent and exceptional occasions when required in response to a life-threatening emergency and for the testing necessary to meet that purpose and shall not be used at any other time.

Reason

In accordance with the following policy of the Local Plan: DM15.6 and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10, in accordance with the City of London Air Quality Strategy 2019 and the London Plan Policies SI1 and SD4 D.

Condition M29 Flue Height

Unless otherwise agreed in writing by the local planning authority all combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants, and must be located away from ventilation intakes and accessible roof gardens and terraces.

Reason

In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10 and PM2.5, in accordance with the City of London Air Quality Strategy 2019, Local Plan Policy DM15.6 and London Plan policy SI1.

Condition M32 NRMM

Prior to the commencement of development, the developer/ construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (Or any subsequent iterations) to ensure appropriate plant is used and that the emissions standards detailed in the SPG are met. An inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.

Reason

To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014 (or any updates thereof), Local Plan Policy DM15.6 and London Plan Policy SI1D. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.

Informatives

Roof gardens

The developer should be aware that, in creating a roof terrace, and therefore access to the roof, users of the roof could be exposed to emissions of air pollutants from any chimneys that extract on the roof e.g. from gas boilers / generators / CHP. In order to minimise risk, as a rule of thumb, we would suggest a design that places a minimum of 3 metres from the point of efflux of any chimney serving combustion plant, to any person using the roof terrace. This distance should allow the gases to disperse adequately at that height, minimising the risk to health.



To whom it may concern

Planning Application 16/00406/FULMAJ -15 Minories, 57-60 & 62 Aldgate High Street and 1 Little Somerset Street London EC3

Demolition of existing structures, and erection of a mixed-use office building Class B1(a), including ground floor Class A1, Class A3 and Class A4 uses.

We refer to our previous letter of objection to this scheme in which we raised the loss of historic significance of the Still and Star public house, a listed asset of community value, and the loss of Little Somerset Street, an historic thoroughfare first mentioned in 1722.

The Still & Star is believed to be unique in the City of London as the sole example of what is sometimes described as a 'slum pub.' The proposed development includes for the relocation of the building to fit under the arcade of a new office building. This copy of an historic building constructed of sections cast in coloured concrete from moulds of the existing pub. This proposed scheme continues to fail to address the nature of the pub's historic significance as a building or mitigate the harm that will be caused by its destruction. The overhang of the proposed office building would dominate the pub, resulting in the loss of all perspective.

Little Somerset Street is a small urban alleyway characterised by its width and environment. The proposal as presented will replace this with a wide plaza, again losing all perspective of the original thoroughfare.

We would also draw your attention to the original consented scheme 13/01055/FULMAJ, which included for the retention of the unaltered Still and Star building and Little Somerset Street both retained in their original location.

We consider that the Still and Star pub and associated Little Somerset Street represent an important and significant example of the surviving historic fabric of the City of London. The revised development continues to fail to appreciate the importance of the environment that this represents. The relocation of the pub as a proposed facsimile and the loss of Little Somerset Street will result in the loss of all historic context.

The Committee therefore continue to urge The City of London Corporation to reject the amendments to the original consented scheme.

Vicki Fox (Hon. Secretary)

LAMAS – Historic Buildings & Conservation Committee

26 February 2022

Gemma Delves
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Place Directorate
Development Management
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG
www.towerhamlets.gov.uk

Application Number: PA/22/00007
Your ref: 16/00406/FULMAJ

Enquiries to: Adam Hussain
Tel: [REDACTED]
Email: [REDACTED]

16 February, 2022

Dear Gemma Delves,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

OBSERVATIONS TO A NEIGHBOURING PLANNING AUTHORITY

Location	15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3
Proposal	Observations from City of London for Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).

(RE-CONSULTATION: AMENDED DESCRIPTION OF DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended. Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

Thank you for your letter requesting the observations of the London Borough Tower Hamlets on the above application. I would be grateful if you would take the observations set out above into consideration:-

1. Please see the Council's previous comments sent on 18th January 2017.

In addition to those comments, and in light of the proposed amendments, the Council would like to add the following:

The Council has previously set out its concerns regarding the impact on the Tower of London World Heritage Site.

It is noted from the submitted TVIA that the proposed design changes mean that the scheme is less visible in LVMF 25A.3 than under the previously proposed scheme. This is welcome.

However, it also appears to be the case that the visibility of the proposal has increased in LVMF 25A.1. This is an incremental impact on a highly sensitive receptor.

The Council reiterates its serious concerns regarding development lying behind the Tower of London WHS and respectfully does not support this element of the proposal, impacting LVMF 25A.1.

If you require any further information please contact the officer named at the top of this letter.

Yours sincerely,

Jennifer Peters, Divisional Director, Planning and Building Control

SOUTHWARK COUNCIL

LBS Registered Number: 22/OB/0004

Date of issue of this decision: 14/02/2022



www.southwark.gov.uk

LBS Reg. No.: 22/OB/0004

Date of Issue of Decision: 14/02/2022

Your Ref No.:

Applicant Ms G Delves
 City of London

NO COMMENTS made in reference to your consultation on the following development:

Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).
(RE-CONSULTATION: AMENDED DESCRIPTION OF DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended.
Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

At 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

In accordance with your letter received on 17 January 2022 and supporting documents.

Signed: *Stephen Platts*

Director of Planning and Growth

DECISION NOTICE

LBS Registered Number: 22/OB/0004

Date of issue of this decision: 14/02/2022



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From: [REDACTED]
To: [Pln - CC - Development Dc](#)
Cc: [REDACTED]
Subject: 16/00406/FULMAJ, 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street - TfL comments
Date: 10 February 2022 15:26:58

THIS IS AN EXTERNAL EMAIL

TfL reference: CITY/22/3

Borough reference: 16/00406/FULMAJ

Location: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London

Proposal: Demolition of existing structures, and erection of a mixed-use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).

(RE-CONSULTATION: AMENDED DESCRIPTION OF DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended. Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

Dear Sir/Madam,

Thank you for consulting TfL. With regards to the above application, TfL have the following comments:

- The site of the proposed development is on Aldgate High Street and Minories Road which forms part of the Strategic Road Network (SRN). TfL has a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.
- The footway and carriageway on Aldgate High Street and Minories Road must not be blocked during the construction of the development. Temporary obstructions during must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on Aldgate High Street and Minories Road.
- All vehicles associated with the development must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions to mitigate impact on the surrounding road network. In accordance with the London Plan policy T4 part E, the cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be considered and mitigated.
- No skips or construction materials shall be kept on the footway or carriageway on the SRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>
- The proposed additional long and short stay cycle parking provided to accommodate the additional floorspace, are in line with London Plan policy T5 (cycling) and London Cycling Design Standards (LCDS). TfL support the additional end of user facilities.
- The applicant is in communication with London Underground engineers. Infrastructure protection have made a response as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". The applicant should therefore work in accordance with that agreement.
- The position of any cranes should not oversail the bus station unless the applicant has agreed that with TfL and compensation has been agreed.
- The alterations to the ground floor design and the space around the building to increase the public realm are in line with London Plan Policy T2 (Healthy Streets). To maintain good accessibility and permeability, footways should be a 2m minimum width to comply with TfL's Chapter 11.2 (Footway Zones) Streetscape Guidance.

To comply with London Plan policy T4 part C, where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

Public access perpetuity

- A new public realm area with an uplift of 230sqm is proposed on private land within the red line boundary, beneath a building overhang at the north-west frontage of the proposed development. We expect permanent public access to the new public realm area to be secured for both pedestrians and cyclists in perpetuity by an appropriate planning obligation or a legal agreement.

Infrastructure Protection

- An Infrastructure Protection Agreement (IPA) should be secured for the proposed development, meaning an agreement on London Buses Ltd (LBL)'s usual asset protection terms to protect existing and future Bus infrastructure, assets and operations in the vicinity. This is necessary to ensure that these are not adversely affected by the proposed development in accordance with London Plan policies T1, T3 and T4, especially T3 part E which states that Development proposals should support capacity, connectivity and other improvements to the bus network and ensure it can operate efficiently to, from and within developments, giving priority to buses and supporting infrastructure as needed.
- The IPA should include Infrastructure Protection Measures for relevant existing local TfL and/or LBL assets and provide for all necessary licences or authorisations from TfL and/or LBL.
- The applicant should covenant with LBL to pay LBL's external costs and reasonable internal costs in connection with the preparation of negotiation of an IPA or if appropriate and approved in advance in writing by LBL, infrastructure protection measures agreed within another legal agreement applicable to the proposed development and site. The Council and LBL should keep the applicant up-to-date about fees incurred on a regular basis (monthly during periods of high activity) providing narratives of work completed. LBL should agree to act reasonably and proportionately in incurring only those fees which are necessary to ensure effective negotiation and completion of an IPA and/or infrastructure protection measures in other appropriate legal agreement(s), carrying on the negotiation in a constructive manner that is conducive to the effective management of legal costs by both parties.

Please do not hesitate to get in contact.

Kind regards,

Ella Payne | City Planning

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Memo

To Assistant Director (Development Management)
Environment Department

From Lead Local Flood Authority
Environment Department

Telephone [REDACTED]

Email [REDACTED]



Date 1st February 2022

Our Ref DS/SUDS22/0002

Your Ref PT_GD/16/00406/FULMAJ

Subject 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street
London EC3

In response to your request for comments in relation to SUDS/drainage the Lead Local Flood Authority has the following comments to make:

The Lead Local Flood Authority has reviewed the relevant information including the revised drawings and documents for the above application. No further Drainage Strategy or update to it has been submitted and the revisions appear not to materially impact the previously proposed drainage strategy. This being the case the LLFA continues to recommend the conditions in our previous memo dated 2nd December 2016.

I would however draw your attention to the concerns raised by Thames Water in their memo dated 20th January 2022 in relation to the inability of the existing combined water infrastructure to accommodate the needs of this development proposal. You should note that the LLFA's consent following detailed design of the drainage strategy is predicated on Thames Water being satisfied with the proposed discharge rates and that alterations may be required to secure this.

Memo

To Assistant Director (Development Management)
Environment Department

From Access Advisor
Environment Department

Telephone [REDACTED]

Email [REDACTED]



Date 28 January 2022

Our Ref 16/00406/FULMAJ

Subject 15 Minories, 57-60 & 62 Aldgate High Street and 1 Little Somerset Street London EC3

The Access Team has assessed the planning application to ensure that the proposal meets the highest standards of accessibility and inclusive design required by London Plan 2021 Policy D5, Local Plan 2015 Policy DM 10.8 and Draft City Plan 2036 Policy HL1.

1. The comprehensive Access Statement by David Bonnett Associates is welcomed.
2. Revolving doors are inaccessible to people with ambulant mobility impairments, people who are blind or partially sighted and many others. It is therefore recommended that more inclusive designs are considered such as automated curved sliding doors.
3. Pass doors are required immediately adjacent to revolving doors to provide an accessible entrance (Approved Document M Volume 2 2.20). It is unsatisfactory that a single pass door is proposed approximately 4-8m from the two revolving doors.
4. External outward opening doors would require hazard protection unless its sole use is not for fire escape (Approved Document K 10.2). Rock boulders are proposed by most outward opening doors but some of the door swings project more than 100mm beyond the boulder.
5. The internal doors should have a minimum 800mm effective clear width (single leaf or one leaf of a double leaf door), refer to Approved Document M Volume 2 Table 2 and 3.10b for details. Some doors appear to be too narrow, for example the doors to the terraces and northern core refuges.
6. The proposal of two wheelchair-accessible WC and shower facilities and two wheelchair-accessible WC facilities in Basement -1 is welcomed. However, there are concerns with the substantial length of

the step-free access route between these facilities and the passenger lifts and drying room.

- 7. It is recommended that any door to a cycle parking area should be automated with push button or pressure pad operated (London Cycling Design Standards 8.2.1).**
- 8. It is recommended that 5% of cycle spaces should be suitable for larger cycles in order to meet London Plan 2021 Policy T5B and London Cycling Design Standards 8.2.1 guidance. Although the number of proposed spaces meets the required 5%, there is concern that the 900mm wide and approximately 1985mm long spaces would not cater for the broad range of larger cycles, such as tricycles, handcycles and recumbent cycles, which can be up to 1.2m wide and 2.8m long (Department for Transport Cycle Infrastructure Design LTN 1/20 5.4.1).**
- 9. The size of some of the terraces are constrained and lack 1500x1500mm wheelchair manoeuvring spaces. It is also disappointing that only pebble seating is proposed for the terraces. It is however noted within the Access Statement that details of terraces will be developed, including circulation, manoeuvring spaces and variety of seating.**
- 10. Bold surface patterns can be disorientating or misleading for people who are blind or partially sighted, and people with sensory/neurological processing difficulties (BS8300-1:2018 8.4.1). Subsequently there is concern with the proposed concentric paving design, particularly on Harrow Alley due to the contrasting Yorkstone and Red Porphyry.**
- 11. The Still & Star entrance on Harrow Alley opens outwards and no hazard protection is proposed. Also, when the door is open a narrow pinch point is created with the nearby rock boulder.**
- 12. Within the 2019 proposal, pedestrians could move along Little Somerset Street and Harrow Alley without needing to pass through the defensive line and enter the shared space. Whereas within the amended design, pedestrians would need to navigate through the numerous bollards and rock boulders and travel across the shared space. This is perceived to be less pedestrian friendly.**

The Access Team promotes good practice standards of inclusive design and encourages early consideration of accessibility in the design process so that a truly inclusive environment can be achieved that everyone will be able to visit, use and enjoy.

Yours sincerely

Lydia Morley

Access Advisor

Re: RENNIE HOUSE 57-60, ALDGATE HIGH STREET, LONDON, GREATER LONDON , EC3N 1AL

With the information provided Thames Water has been unable to determine the waste water infrastructure needs application. Thames Water has contacted the developer to attempt to obtain this information and agree a consultation for SURFACE WATER drainage, but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "No development shall be accepted until confirmation has been provided that either: 1. Surface water capacity exists off site to serve the development or 2. A development and infrastructure planning plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure planning plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure planning plan. Or 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed. Reason: 'Non-reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and its potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9999) prior to the planning application approval.

Following initial investigations, Thames Water has identified as inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and so such Thames Water request that the following condition be added to any planning permission. No development shall be accepted until confirmation has been provided that either: a) water network upgrades required to accommodate the additional demand to serve the development have been completed, or, a development and infrastructure planning plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure planning plan is agreed to accommodate shall take place either prior to or in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development'. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/planning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9999) prior to the planning application approval.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes: <https://bit01.safelinks.protection.outlook.com/?url=https://www.thameswater.co.uk/2f/Developing-a-large-site/2f/Planning-your-development/2f/Working-near-or-diverting-our-pipes>

papers&mpdata=04%7C01%7C7Cdb1b6fcb1b41d32108a0237a44%7C96f58db1cd4056815922f22b2f8c0%7C1%7C0%7C6377789552101099644%7Cunknown%7CTWptKZab3dkeyWljwMc4wAwmDAJLc2Qj9jV2uMz6LJBt16R1haWuLcJXXVC6Msd%3D%7C3000&mpdata=nVQtdB8cZscrUz2R%2FkKc6ZdmyVwKJ9S%2FogVVMBL%3&mpreserved=0

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, so such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the

Supplementary Comments

Wastewater: For a site which is roughly 0.3ha and going through a full demolition process, the expectation is for SW to discharge at Greenfield rates of 5l/s/ha and at max 2l/s for the site proposed. This has been achieved all across London and with various developments with the current technology at hand and the expectation is for this to continue. Hence, 2l/s max. discharge rate should be achievable for this development at current level of

Foul capacity - (discharge to the combined public sewer in Little Somerset Street 1219mm sewer); Capacity ok within sewer threshold as per previous Consultation back in 2019. If there are changes to Foul drainage system then please let us know directly and specifically of any changes which we can then review swiftly and efficiently.

Yours faithfully

Development Planning Department

Development Planning,

Thames Water,
Mickle Lodge STW

Staple Lodge 51 W,
Denham Way,
Barnet, London NW4 3LH

Rickmanworth,
WD3 9SQ

Tel: 020 3577 9998
Email: design.team@thomson.co.uk

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<http://url1.34.257.1001.safelinks.com?u=27tharnowocv8k&mpdata=740%7C01%7C7C7F5db36b464b1434d1c23f08a0e23746407c9c9e58dc3c4d05685193222f96b8%7C1%7C0%7C63789552101109843%7CUnknown%7C7TWf6pZab3d8cyJwJenMC4wLjA0MDEALCjQlQm9uZ2U2a2RzLzCB7a6k1hWwLzCjVXCh6rM9%3D%7C3000&mpdata=ovE9f6b79T1m7UIC0spqbwGimJ4o5ZGwvF59Gw%3D&track=ovcrvcd=01>

We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vauxhall Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of

From: [Location Enquiries](#)
To: [PLN - Comments](#)
Subject: RE: Planning Application Consultation: 16/00406/FULMAJ
Date: 27 January 2022 13:17:24

THIS IS AN EXTERNAL EMAIL

FAO Gemma Delves

Location: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).

(RE-CONSULTATION: AMENDED DESCRIPTION OF DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended. Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

Thank you for your consultation.

I can confirm that the planning applicant is in communication with London Underground engineers with regard to the development above. Subject to the applicant fulfilling their obligations to London Underground and Transport for London under the legal requirements between ourselves and the promoter of the development we have no objection to make on this planning application.

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards

Shahina Inayathusein MAPM MIAM

Safeguarding Engineer (LU+DLR)

Infrastructure Protection

Email: SMBLocationEnquiries@tfl.gov.uk

TfL Engineering | 5 Endeavour Square, Stratford, London E20 1JN



Find out more about Infrastructure Protection - <https://youtu.be/OhGoJMTBOEg>

-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>

Sent: 05 January 2022 10:38

To: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>

Subject: Planning Application Consultation: 16/00406/FULMAJ

Dear Sir/Madam

Please see attached consultation under Article 16 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for 15 Minorities, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3 .
Reply with your comments to PLNComments@cityoflondon.gov.uk.

Kind Regards

Planning Administration

On behalf of

Gemma Delves

Environment Department

City of London

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Memo

To Assistant Director (Development Management)
Department of the Built Environment
Email: plncomments@cityoflondon.gov.uk



From Mrs Claire Callan-Day
Environmental Health Technician
Department of Markets and Consumer Protection

Telephone [REDACTED]

Email [REDACTED]

Date 18 January 2022

Our Ref WK/202200045

Your Ref 16/00406/FULMAJ

Subject 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street
London EC3

RE: Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).

This department acknowledges receipt for the above pre application and has the following comments and observations to make:

- I4C No part of the roof areas except those shown as roof terraces on the drawings hereby approved shall be used or accessed by occupiers of the building, other than in the case of emergency or for maintenance purposes.
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.
- I12C No live or recorded music shall be played that it can be heard outside the premises or within any residential or other premises in the building.
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.
- I18C No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on

Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

- I26 All roof terraces hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 07:00 on the following day and not at any time on Sundays or Bank Holidays, other than in the case of 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.

- I27 No amplified or other music shall be played on the roof terraces.

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.

- I28 There shall be no promoted events on the premises. A promoted event for this purpose, is an event involving music and dancing where the musical entertainment is provided at any time between 23:00 and 07:00 by a disc jockey or disc jockeys one or some of whom are not employees of the premises licence holder and the event is promoted to the general public.

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.

- M7D (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.

(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- M10F There shall be no demolition on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental

effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The demolition shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: *In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that development starts.*

- M11G There shall be no construction on the site until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: *In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to demolition in order that the impact on amenities is minimised from the time that the construction starts.*

- M16D The proposed office development sharing a party element with non-office premises shall be designed and constructed to provide resistance to the transmission of sound. The sound insulation shall be sufficient to ensure that NR40 is not exceeded in the proposed office premises due to noise from the neighbouring non-office premises and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of occupiers of the building in accordance with the following policy of the Local Plan: DM15.7.

M18D Before any works thereby affected are begun, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the fume extract arrangements, materials and construction methods to be used to avoid noise and/or odour penetration to the upper floors from the Class E use. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. The details approved must be implemented before the Class E use takes place.

REASON: In order to protect residential/commercial amenities in the building in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.

M19C Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

M20D Before the development hereby permitted is begun a detailed site investigation shall be carried out to establish if the site is contaminated and to determine the potential for pollution of the water environment. The method and extent of this site investigation shall be agreed in writing with the Local Planning Authority prior to commencement of the work. Details of measures to prevent pollution of ground and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority before the development commences. The development shall proceed in strict accordance with the measures approved.

REASON: To prevent pollution of the water environment in accordance with the following policy of the Local Plan: DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

M21D No work except demolition to basement slab level shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

REASON: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Local Plan DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.*

M22D Within five working days of any site contamination being found when carrying out the development hereby approved the contamination must be reported in writing to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

REASON: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Local Plan DM15.8. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the*

design is too advanced to make changes.

- M23D Before any piling or construction of basements is commenced a scheme for the provision of sewer vents within the building shall be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority the agreed scheme for the provision of sewer vents shall be implemented and brought into operation before the development is occupied and shall be so maintained for the life of the building.

REASON: *To vent sewerage odour from (or substantially from) the development hereby permitted and mitigate any adverse air pollution or environmental conditions in order to protect the amenity of the area in accordance with the following policy of the Local Plan: DM10.1. These details are required prior to piling or construction work commencing in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.*

- M27B No cooking shall take place within any Class E/Sui Generis unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission.

REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.

- M32 Prior to the commencement of development the developer/construction contractor shall sign up to the Non-Road Mobile Machinery Register. The development shall be carried out in accordance with the NRMM Regulations and the inventory of all NRMM used on site shall be maintained and provided to the Local Planning Authority upon request to demonstrate compliance with the regulations.

REASON: *To reduce the emissions of construction and demolition in accordance with the Mayor of London Control of Dust and Emissions during Construction and Demolition SPG July 2014. Compliance is required to be prior to commencement due to the potential impact at the beginning of the construction.*

M33

All parts of the ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.

REASON: To protect the occupiers of existing and adjoining premises and public amenity in accordance with Policies DM 10.1, DM 15.7 and DM 21.3

Prior to the commencement of the relevant works, a full Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority, which should include full details of all luminaires, both decorative, functional or ambient (including associated infrastructure), alongside details of the impact of lighting on the public realm, including intensity, uniformity, colour, timings and associated management measures to reduce the impact on light pollution and residential amenity. Detail should be provided for all external, semi-external and public-facing parts of the building and of internal lighting levels and how this has been designed to reduce glare and light trespass. All works pursuant to this consent shall be carried out in accordance with the approved details and lighting strategy.

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: DM10.1, 15.7 and emerging policy DE2 of the Draft City Plan 2036

Regards

Claire Callan-Day
Environmental Health Technician
Pollution Team
Environment Department
City of London, PO Box 270,
Guildhall, London, EC2V 7HH

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: Application Consultation (16/00406/FULMAJ)
Date: 16 January 2022 10:49:09

THIS IS AN EXTERNAL EMAIL

Hi City Planners,

There is such a huge amount of additional material on the website to wade through here, including dozens of revised drawings and reports.

Are you able to confirm, do the revised proposals materially affect the design, size and provision of the replacement Still & Star pub as previously commented on with the design team?

If the answer is no and the plans for the new pub remain the same in size, scale and design, then CAMRA London has no further comment to make on this scheme.

Best regards,

James Watson
Regional Pub Protection Advisor

On Wed, 5 Jan 2022 at 12:08, <PLNComments@cityoflondon.gov.uk> wrote:

Dear Sir/Madam

Please see attached consultation letter for planning application 16/00406/FULMAJ (15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3).

Kind Regards

Planning Administration
Environment Department
City of London

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Website: <http://www.cityoflondon.gov.uk>

HB/JD/P08034

The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

11th April 2022

FAO: Gemma Delves

Dear Gemma,

15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3
LPA Application Reference: 16/00406/FULMAJ

Proposal: Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA). (FURTHER RE-CONSULTATION: Submission of revised and updated information including Daylight Sunlight Survey, Radiance Analysis, Fire Statement, further sustainability details and high resolution images).

We write on behalf of H Company 3 Ltd, the owner of 55-56 Aldgate High Street, the site adjacent to 15 Minories, 57-60 & 62 Aldgate High Street and 1 Little Somerset Street, London

This letter follows our objection to the application in December 2020 whereby we raised our significant concerns with the City and the Applicants regarding the design of the eastern flank elevation.

Further to the City's resolution to grant planning, the Applicant engaged with the owners of the adjoining site and along with discussions with the planning officers have made amendments to the eastern flank elevation to mitigate the prejudicial design of the previous scheme would have caused.

We have welcomed the approach of the Applicants project team and write to set out our conditional support for the revisions to the scheme on the basis that the amendments to the eastern flank are permanently secured for the life of this development, should it be implemented. Please note H Company 3 Ltd and 4C Hotels are working to entering into a neighbourly agreement outside of planning to secure reciprocal ability to develop and these negotiations are advanced but not yet complete.

The proposed scheme slices through the terrace which fronts Aldgate High Street which on the first resolution by the City would have caused substantial overlooking from the eastern façade and demonstrable harm to the remainder of the terrace, prejudicing the redevelopment of the eastern buildings to the application site.

The changes to the scheme as recognised in DP9's Planning Statement Update (November 2021). Officers and members should note we met directly with the Applicant and their design team who acknowledge our concerns and the severity of these issues. The Applicant has accepted that there would be demonstrable harm to the adjoining site without mitigation measures in place. The scheme has subsequently been amended to overcome these issues with the amendments shown in the following documents / drawings submitted to the Local Planning Authority:

- Design and Access Statement Addendum, November 2021 – ACME;
- Cultural Plan Addendum, November 2021 – ACME;
- Revised Application Drawing Set, uploaded to the Application in December 2021;
- Daylight and Sunlight Radiance-Based Assessments, 9th March 2022 – GIA;
- Daylight and Sunlight Impact on Neighbouring Properties Report – GIA

For the purposes of clarity, the mitigation measures include pushing the eastern flank elevation closer to 55-56 Aldgate to reduce wind and maintenance issues and; amending the north eastern facade to provide a fire rated construction from level 05 to level 13; and obscuring the windows to the eastern flank that sit directly adjacent and above the adjoining flank terrace

Subject to the these mitigation measures being secured within the planning permission this design approach is supported by the owners of 55-56 Aldgate High Street who welcome the changes the Applicant has made.

Notwithstanding this, it is imperative that no harmful neighbourly issues are allowed through the planning process. We therefore request that the City of London act in securing the proposed mitigation measures by relevant planning conditions or as obligations in the Applicants legal agreement. This will ensure that any future development of 55-56 Aldgate High Street or neighbouring sites can successfully be delivered and reciprocal neighbourly relationships for both sites maintained.

We respectfully suggest the following conditions and obligations are sought as part of any decision notice or Section 106 Legal Agreement.

Draft Conditions:

Approved Plans

- *The development hereby approved shall be carried out in accordance with approved plans [The approved plans / documents should reference the plan numbers the Design and Access Statement Addendum, November 2021 – ACME; Cultural Plan Addendum, November 2021 – ACME; Revised Application Drawing Set, uploaded to the Application in December 2021; Daylight and Sunlight Radiance-Based Assessments, 9th March 2022 – GIA, and; Daylight and Sunlight Impact on Neighbouring Properties Report – GIA]*

Flank Wall Finishes – Obscure Glazing

- *Before any works thereby affected are begun all exposed flank or party walls must be faced or treated in accordance with details to be approved by the Local Planning Authority in writing. All development pursuant to this permission shall be carried out in accordance with the approved details.*

REASON: In the interests of visual amenity in accordance with the following policy of the Local Plan: DM10.1.

Flank Wall Finishes - Obscure Glazing. Compliance Condition

- *Prior to the occupation of any part of the building approved development, the east flank elevation (facing and above 55-56 Aldgate High Street) of the hereby approved development shall be installed with obscure glazing and shall be maintained as such into perpetuity. No clear glazing shall be installed on this flank elevation throughout the lifetime of the building.*

REASON: In the interests of visual amenity in accordance with the following policy of the Local Plan: DM10.1.

Maintenance

- *Before any works thereby affected are begun a scheme which specifies the strategy for Cleaning, Maintenance, Repair and Access shall be submitted to and approved in writing to the Local Planning Authority*

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

Section 106 Agreement Matters:

Design

- The developer shall retain obscure glazing on the east flank elevation facing and above the adjoining terrace throughout the lifetime of the development. The design of the scheme must not prejudice any future development of neighbouring sites

Maintenance

- The maintenance, cleaning, and associated access requirements of the proposed development should not prejudice any future development of 55-56 Aldgate High Street in any regard.
- The construction of the proposed development should be discussed and agreed with neighbouring landowners prior to any development commencing. Any demolition or construction processes should not impede the operation or use of neighbouring sites.

We respectfully request that Officers secure and agree the above in the determination of the application and that H Company 3 Ltd is kept up to date in these matters. Should these items have not been agreed and secured by the Council prior to the determination of application 16/00406/FULMAJ, we wish to register our interest to speak at the Councils Planning and Transportation Committee.

Yours faithfully


Paul Milner
Director

H Company 3 Limited
Incorporated and Registered in Jersey- Company No: 120282
Registered Address: 22 Grenville Street, St. Helier, JE4 8PX, Jersey
VAT No: 3498 064 64

Comments for Planning Application 16/00406/FULMAJ

Application Summary

Application Number: 16/00406/FULMAJ

Address: 15 Minories, 57-60 & 62 Aldgate High Street And 1 Little Somerset Street London EC3

Proposal: Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis) (35,672 sqm GEA).
(FURTHER RE-CONSULTATION: Submission of revised and updated information including Daylight Sunlight Survey, Radiance Analysis, Fire Statement, further sustainability details and high resolution images).

Case Officer: Gemma Delves

Customer Details

Name: Mr Roger Jones

Address: 105 Guinness Court Mansell Street LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the demolition of the Still & Star and the adjoining the alleyway portion of Little Somerset Street.

The Still & Star is really the only building of historical or architectural merit of the proposed demolition area. It is a unique record of the working class history of the area.

Other developments in the City have been more sensitive to historical buildings, but perhaps this happens only when those buildings reflect the pomp and wealth of the City.

Portsoken, as its name implies (a 'Soke' is an area of jurisdiction outside of the main boundaries) is 'without' the old city wall, and historically was an area of the more noxious trades, such as butchery: This pub, and the adjoining alleyway, are a reminder of the history of this part of the City.

So I guess this objection is really a plea to value the history of this extreme eastern part of the City, as a reminder that the City was once a place of many trades, and that from a historical perspective these trades and the way of life that went with them are every bit as important to the story of the City as those buildings celebrating the great men and institutions of the past.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Celine LUTZU

Address: Flat 66 Guinness Court Mansell Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The pub Still & Star is maybe the only building of any interest in that area.

Other developments in the City have been sensitive to historical buildings, i.e. they have been persevered and incorporated into the design.

I wish the same for this pub.

The new units that are proposed seem to me to be generic offices, or no particular merit, at a time when office space is not really needed (post covid).

Thank you.

KR

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Gemma Delves

Customer Details

Name: Mr Duncan Gates

Address: Flat 7, 90 Stroud Green Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I reiterate my objection to this application per my comments in my letter of 6th February 2019.

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Gemma Delves

Customer Details

Name: Ms Jess Cooper

Address: 27 Northway Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: No amendments to this application touch the heart of the matter, which is the indefensible demolition of the Still and Star public house. The relentless erasure of historical sites such as this is leaving the City purged of character and interest. A proposed facsimile adds insult to injury. Why is it that we, members of the public, have to explain the value of this cherished Asset of Community Value to you?

Comments for Planning Application 16/00406/FULMAJ

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Case Officer: Gemma Delves

Customer Details

Name: Mrs Emma Cornish

Address: 1 Fernham Farm Cottages Fernham Faringdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As a Londoner I would be incredibly sad to see the destruction of yet another part of London's historical fabric, in order to build yet another characterless office development. Once lost these buildings are gone forever. For them to have survived so long, survived WW II , the demolition frenzy of the 60's , only to be pulled down would be an atrocious act of vandalism. If more offices have to be built (and I doubt that they are currently), then a better scheme preserving our history should be devised.

Comments for Planning Application 16/00406/FULMAJ

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(FURTHER RE-CONSULTATION: Submission of revised and updated information including Daylight Sunlight Survey, Radiance Analysis, Fire Statement, further sustainability details and high resolution images).

Case Officer: Gemma Delves

Customer Details

Name: Ms Angela Wood

Address: 68 Prebend Street, , Islington LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposal would, if agreed, result in the loss of Little Somerset Street and the Still & Star Public House.

Little Somerset Street is one of the City's few remaining alleys and the Still & Star is a historic pub; the loss of which would be detrimental to the area.

Also, many more people are working from home [post-Covid and there is a large amount of empty office space, why is this aesthetically ugly development even needed?

Comments for Planning Application 16/00406/FULMAJ

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(35,672 sqm GEA).|cr||cr|(RE-CONSULTATION: AMENDED DESCRIPTION OF DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended. Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

Case Officer: Gemma Delves

Customer Details

Name: Mr Damien ERRINGTON

Address: 2 Westminster Drive Westcliff on Sea

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Still and Star Public House, is place of continuity with the City of Londons history, where previously ordinance would have protected its future against the corporate interests. It offers a traditional London public house built to a human scale. It's demolition would be such a shame.

Comments for Planning Application 16/00406/FULMAJ

Application Summary

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Proposal: Demolition of existing structures, and erection of a mixed use office building, including ground floor flexible retail/cafe/commercial uses (Class E) and a public house (sui generis)

(35,672 sqm GEA).|cr||cr|(RE-CONSULTATION: AMENDED DESCRIPTION OF

DEVELOPMENT. REVISED AND UPDATED INFORMATION RECEIVED. The proposed scheme has been amended. Revisions include: minor alterations to the extent of the site boundary, provision of a new landscaping scheme and alterations to the design of the office building comprising the addition of two extra storeys and one additional basement level, provision of upper level terraces, amendments to the building massing, a reconfigured ground floor design and internal alterations. An additional 4,771 sq.m (GEA) of floorspace is proposed when compared to the previously proposed scheme.)

Case Officer: Gemma Delves

Customer Details

Name: Dr Peter Bkair

Address: 23 Danecroft Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plans make the floor space of the building even larger! The development, which entails the loss in entirety of the historic Little Somerset Street and Still and Star Public House (an Asset of Community Value in 2016), is disastrous.

The proposed building itself is monumentally ugly and offers nothing in the way of aesthetics.

Post-COVID and pro climate, does London really need this amount of new office space and the embodied carbon it will take to build this monster?