

Committee:	Date:
Planning and Transportation	1 July 2022
Subject: 200 Aldersgate Street London EC1A 4HD Installation of a new pedestrian access and bridge link to the existing rear courtyard.	Public
Ward: Aldersgate	For Decision
Registered No: 20/00475/FULL	Registered on: 15 June 2020
Conservation Area:	Listed Building: No

Summary

The application relates to the southern building of the office development of 200 Aldersgate Street and proposes the installation of a door within the existing glazed facade at the rear of the reception lobby at ground floor level and the erection of a bridge over the sunken basement, to provide a level access to the existing rear courtyard known as Cross Key Square. The new access door and bridge would enhance accessibility to the existing courtyard and enhance the overall quality of the office building.

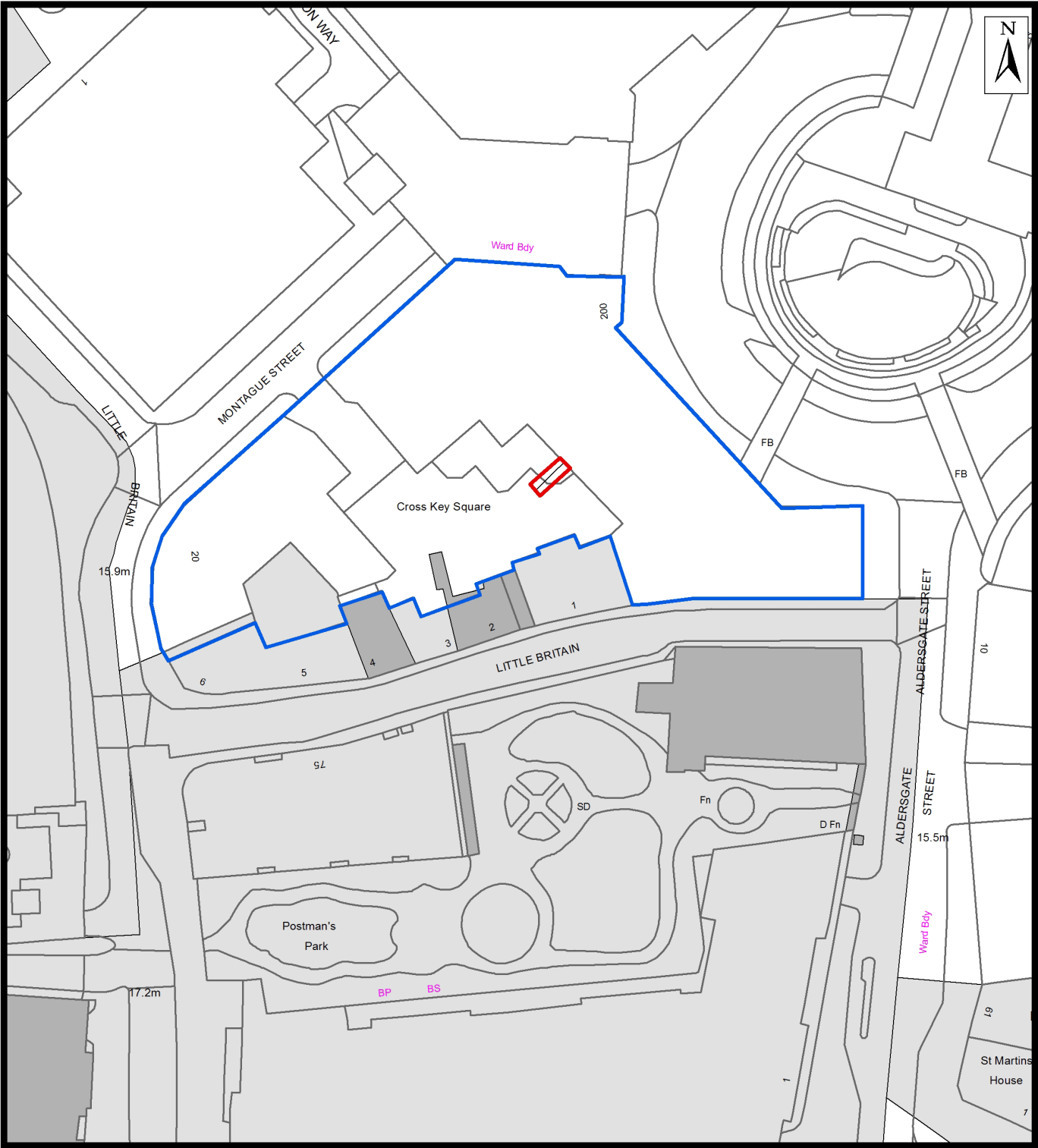
Eight neighbour objections have been received from dwellings on Little Britain, which abuts the southern boundary of Cross Key Square. The objections relate to the impact on residential amenity as a consequence of the proposed development pertaining to noise, disturbance, loss of privacy and overlooking and security.

Office occupiers currently have unrestricted use of the courtyard. In order to mitigate the effects of a potential intensification of use from the new access and address neighbour concerns, the applicant has agreed to conditions restricting hours of access from the link bridge, ensuring no music is played in the courtyard, submission of a management plan to demonstrate how noise will be kept to a minimum and a cap to the number of people that can use the courtyard at any time.

Recommendation

- (1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.






Site Location Plan



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ADDRESS:
200 Aldersgate Street

CASE No.
20/00475/FULL

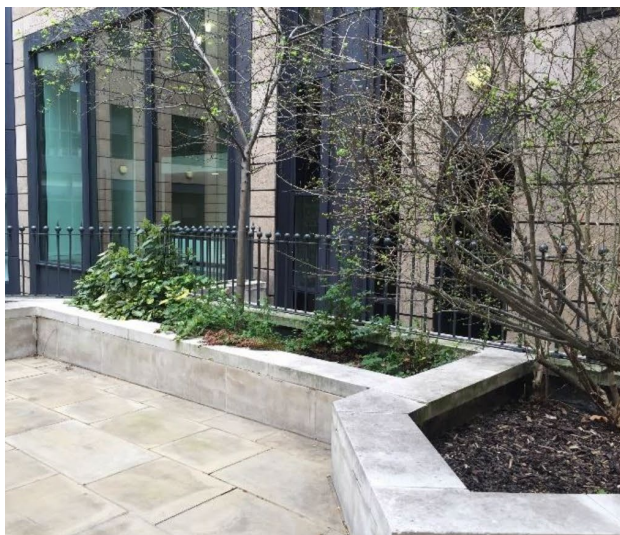
-  SITE LOCATION
-  AREA WITHIN OWNERSHIP OF APPLICANT
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT



200 Aldersgate Building



Images from exterior courtyard showing building façade and materials



Images from inside building showing proposed bridge location

Main Report

Site

1. The application site is an office building of varying heights measuring up to 21 storeys and provides 40,000sqm of office space with associated roof terraces at levels 6, 8, 9, 12, 13 and 16 and a courtyard to the rear known as Cross Key Square. The site sits between Aldersgate Street and St. Martin's Le Grande on the roundabout encompassing the City of London Museum, with Montague Street running to the north and Little Britain to the south. The existing building was granted planning permission in 1991.
2. Postman's Park Conservation Area bounds the application site to the south-west, running along the southern boundary of Cross Key Square and Grade II Listed 9 and 10 Little Britain also sits on the southern boundary of Cross Key Square to the south-west of the application site. There are 43 residential dwellings located within the buildings along Little Britain which abuts the southern side of Cross Key Square.
3. The planning application relates to a small section of the ground floor, lower ground floor and the existing external courtyard (Cross Key Square) at 200 Aldersgate (known as the south building). The red line boundary measures approximately 10.4sq.m.

Planning History

4. The site has benefitted from several planning and advertisement consents, however the most relevant to the consideration of this proposal are considered to be the following:

4811AL - Planning permission granted on 22nd January 1991 for the current development on the site, formally known as site bounded by Little Britain Postman's Park Aldersgate Street and Bartholomew Close. This was for the erection of offices, residential, public house, restaurant and the provision of ancillary plant storage servicing car parking and the construction of a new public highway. There are no conditions attached in relation to the use of the courtyard or its hours of operation.

06/00201/FULL – Planning permission granted 18th July 2006 for the change of basement, lower ground floor, ground floor and upper ground floor from offices (class B1) to retail and/or restaurants and cafes (class A1/A3) (2262sqm) and assembly and leisure (use class D2) (6952sqm), external alterations to street facade in association with the reconfiguration of office entrances, alterations and infilling rear courtyard and other external alterations in connection with the refurbishment of the accommodation.

09/00841/FULL – Planning permission granted 15th March 2010 for the removal of glass cascade to Aldersgate Street elevation from first to ninth floors and installation of a new double-glazed podium to first and

second floors and vertical glazed facade from third to fifth floors. Replacement of office entrance doors to Aldersgate Street elevation. Removal of glass atrium to rear courtyard elevation from second to sixth floors and replace with new glazed curtain wall and cladding to match existing and creation of green roof terraces at second and sixth floors. Condition 5 of this permission states '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.'

Proposal

5. Planning permission is sought for the provision of a new pedestrian access from the ground floor of the south building into Cross Key Square by creating a door opening in one of the façade's glazed panels at ground floor level in the building lobby/reception and building a 'bridge link' over the existing sunken basement area in order to connect the reception of the building to the existing Cross Key Square. The proposed external works form part of a wider scheme of refurbishment of the reception and communal areas of the ground floor of the building.

Consultations

6. The application was advertised by way of neighbour notification letters, site and press notice. Eight responses were received. Comments are summarised below:

Neighbour Comment	Number of comments
<p>Noise</p> <p>The new access is likely to increase the number of people using the courtyard and therefore increase noise.</p> <p>The nature of the courtyard, surrounded by tall buildings means that sound resonates around easily.</p> <p>Cross Key Square has been closed to the public since 1996 because it was creating too much noise to the offices.</p> <p>Officer Comment: The applicant has sought to address this comment by agreeing to the imposition of two conditions restricting hours of use and number of people. This would be an improvement on the current situation where the use of the courtyard is entirely unrestricted. This is addressed in the residential amenity section of this report.</p>	8

<p>Loss of privacy Bedrooms, bathroom and kitchen windows overlook the courtyard and the new access could increase numbers using the courtyard thereby further impacting on privacy.</p> <p>The potential placement of furniture could also detrimentally impact on privacy.</p> <p>Officer Comment: The relationship between residential dwellings and the office courtyard layout would not change as a consequence of this proposal.</p>	6
<p>Security Intensification of use would have a detrimental impact on security by increasing the number of people by residential windows.</p> <p>Officer Comment: Current access to the courtyard is from Montague Street and is an unmanned fobbed access. The proposals would encourage office staff to access the site via a fobbed door from the office reception lobby where there are reception and security staff and so it is considered that the impact on residents would be no worse than the existing situation.</p>	4
<p>Misleading Application An existing level access exists, the application is misleading.</p> <p>Officer Comment: It is noted that there is an existing level access into the courtyard from Montague Street. This application seeks to provide an access from directly within the office building.</p>	1
<p>Impact on Character of the Courtyard Design of bridge results in loss of green and is out of character with the courtyard.</p> <p>Officer Comment: It is noted that there would be a loss of a small element of the flowerbed in the office courtyard but this is considered to be negligible within the overall character and appearance of the courtyard as a whole.</p>	1
<p>Light pollution There is significant light pollution from the office building at night.</p> <p>Officer Comment: This is not a material consideration to the assessment of this application which does not include any external lighting.</p>	2

<p>Litter There is lots of existing litter from courtyard users and this would be exacerbated by the proposal.</p> <p>Officer Comment: This is an issue of ongoing management of the site and not a material consideration in the assessment of the application as the courtyard layout and use is not changing as a consequence of these proposals.</p>	2
<p>Fire Risk Increased fire risk owing to greater number of people smoking in the courtyard.</p> <p>Officer Comment: As the use of the courtyard is not new and has always been unrestricted, this situation does not change as a consequence of this application. However, the introduction of the access from the main reception lobby where there are reception staff and security staff would increase natural surveillance of the open space.</p>	1

7. **Environmental Health:** Note that the existing courtyard is a quiet, peaceful and attractive space but noted the close relationship with a number of adjoining residents. Officers have recommended that in order to address a potential intensification of use as a consequence of the new bridge, that conditions be included restricting the hours when the bridge is open and requesting a management plan explaining how noise from users will be minimised in order to protect residential amenity.

Policy Context

8. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.
9. The City of London has prepared a draft plan, the City Plan 2036, which was published for Regulation 19 consultation in early 2021. Onward progress of the Plan has been temporarily paused to enable further refinement, but it remains a material consideration in the determination of applications.
10. Government Guidance is contained in the National Planning Policy Framework (NPPF) July 2021 and the Planning Practice Guidance (PPG) which is amended as necessary, both of which are material considerations.

Considerations

11. The Corporation, in determining the planning application has the following main statutory duties to perform:
 - To have regard to the provisions of the development plan, so far as material to the application, local finance considerations so far as material to the application, and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
12. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990);
13. The National Planning Policy Framework (NPPF) states at paragraph 2 that “Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
14. In considering this planning application, account must be taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
15. The principal issues in considering this application are:
 - The suitability of the proposals in the context of the existing building.
 - The impact of the proposals on neighbouring residential occupiers.

Land Use

16. 200 Aldersgate is a large office development benefitting from full use of Cross Key Square (located to the rear of the building) as an unrestricted amenity space. In order to access the space, staff exit the building via the front entrance, walk along Montague Street and enter the courtyard through a fobbed, gated access. There are two additional gated access points to Cross Key Square located on Little Britain. The proposal seeks to improve accessibility for 200 Aldersgate office staff who wish to use the courtyard by creating a level access from within the office building by creating an opening in the ground floor elevation and constructing a bridge over an existing sunken basement. The principle of office workers using this space is well established and there would be no change to the land use, just the means of access to it.
17. The provision of the level access to the existing external courtyard would enhance the overall quality of the existing office provision by enhancing

the open space provision, which positively contributes to the health and wellbeing of office occupiers and contributes to the provision of a range of high-quality office accommodation in accordance with Core Strategic Policy CS1.

Design and Conservation

18. The development would involve the creation of a new opening in the ground floor façade of the reception/lobby. The opening would be designed with an aluminium frame to match the existing windows, retaining the character and appearance of the ground floor rear elevation. The access bridge would be built with a cast iron box-beam, finished in grey, non-slip timber plank flooring to provide the ramp and a glass handrail/balustrade. The existing railings around the perimeter of the sunken basement area would be adapted to accommodate the new 'bridge link' at ground level and would result in the removal of a portion of the flower bed at the point where the bridge meets the courtyard. The loss of the planting is considered to be negligible in scale in the context of the whole Cross Key Square courtyard. The materials, detailed design and appearance would be in keeping with the character of the building.
19. The proposed bridge link and access are only visible from within the courtyard and would not be visible from any public vantage points. The design of the bridge link is small in scale and would be considered a very minor change to the built context. The proposals are not visible in the setting of nearby designated assets Grade II listed 9 and 10 Little Britain and Postman's Park Conservation Area and therefore do not impact on the historic or architectural significance or the character and appearance of these designated heritage assets.
20. The proposal is considered acceptable in design terms and in accordance with Local Plan Policies CS10 and DM 10.1.
21. Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 and to the need for special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Access

22. The provision of level access to the private amenity space via a link bridge would improve accessibility, be inclusive and enhance the provision of the amenity space for the wellbeing of all of the building's occupiers. It is proposed that the door from the reception lobby would be fobbed to ensure access is by office occupiers only. The proposal is considered to be in accordance with Local Plan Policy DM 10.8 which

seeks to achieve an inclusive, safe and accessible built environment and open spaces.

Impact on Residential Amenity

23. There are 43 residential dwellings located in the buildings on Little Britain to the south and south west of the square, with some dwellings incorporating windows overlooking Cross Key Square at ground floor level and above. The principal objections from residents relate to additional noise and disturbance (such as smoking and litter), loss of privacy and overlooking and detrimental impact on security from the potential intensification of the use of the courtyard as a consequence of the proposed link bridge which would enhance the accessibility of this open space.
24. Neighbour comments were also received in relation to potential alterations to the courtyard, such as the incorporation of additional furniture and lighting and the impact that this could have to noise, overlooking, loss of privacy and light pollution.
25. Occupiers of the office building currently benefit from unrestricted access to Cross Key Square, but in order to mitigate any potential negative effects of the intensification of use, the applicant has indicated that they would be willing to accept conditions restricting access to the courtyard to a maximum of 50 people within the courtyard at any one time, with the exception of up to 10 times per annum, comprising of more than 50 people but no more than 150 and have agreed to a condition that no music will be played in the courtyard. These restrictions are set out in Condition 4.
26. The applicant has also agreed to the imposition of the conditions recommended by the Environmental Health which restrict use of the bridge to 0800-1900 Monday to Friday (and not at all on Bank Holidays), Condition 2, and the submission of a management plan detailing measures which would be implemented to minimise noise disturbance to neighbouring residential buildings, Condition 5. This management plan requires details of monitoring the limits upon capacity as set out in Condition 4 as securing access to this data by the City upon request.
27. The incorporation of these restrictive conditions, including the details to be set out in the management plan, are considered to be beneficial to surrounding residential dwellings as there are currently no restrictions on the use of Cross Key Square by the occupiers of the office and the restriction of hours of use of the bridge to 0800-1900 hours would mean that outside of office hours, the use of the courtyard would revert to the current situation. The details secured by Condition 5 also introduce the ability for the City to monitor these restrictions, agreed with the applicant, that will allow proper investigation to take place should this be required in the future.

28. It is considered that with the addition of the recommended conditions, the proposal would not result in undue noise disturbance which would impact on residential amenity and is therefore in accordance with Local Plan Policy DM 21.3 which seeks to protect residential amenity.

Equalities

29. When considering the proposed development, the Public Sector Equality Duty (PSED) requires City of London to consider how the determination of the application will affect people who are protected under the Equality Act 2010, including having due regard to the effects of the proposed development and any potential disadvantages suffered by people because of their protected characteristics.
30. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-
- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
31. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In terms of the equality implications of this application the proposed bridge will be fully accessible.

Conclusion

32. The proposed development would contribute to the provision of high-quality office accommodation and improve accessibility in accordance with Core Strategy policy CS10 and policies DM 10.1, DM10.8.
33. In accordance with policy DM 21.3 conditions restricting the hours of use and numbers of people who can use the courtyard would ensure that there is no undue noise disturbance during the hours the bridge can be accessed and that mitigation is provided in the form of a management plan. The restriction on numbers that can access the courtyard is considered to be beneficial when compared to the existing situation.

APPENDIX A – BACKGROUND PAPERS

Consultation Responses

15 June 2022	Memo CoL, Environmental Health
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External Representations

29 July 2020	David Harris
04 August 2020	Tugba Erem
06 August 2020	Clare Thomas
10 August 2020	Dr Michael and Dr Susan Batty
12 August 2020	Matteo and Andrea Larice
13 August 2020	Andrea Di Lena
13 August 2020	Megan McCracken
18 August 2020	Bridget English

Comments for Planning Application 20/00475/FULL

Application Summary

Application Number: 20/00475/FULL

Address: 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of a new pedestrian access and bridge link to the existing rear courtyard.

Case Officer: Liam Hart

Customer Details

Name: Mr David Harris

Address: Three Little Britain London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other

Comment: I speak as the long term owner of 3 Little Britain and a close neighbour to the proposed development. I also highlight my property is both Ground Level & Sub-Basement backing on to Cross Keys Square (referred to as "The Courtyard" on the application) I would potentially be the most affected property from any negative aspects of the proposed development.

I should explain that Cross Keys Square is a quiet enclosed area in the heart of The City and an ideal area for staff to relax and reflect during their working day. However, over the years the owners of 200 Aldersgate (and Cross Keys Square) have had various events in this area which may be considered not to match this idyllic description.

To explain in more depth: when this area is used for anything other than relaxation and minor recreation there is usually an amount of noise which because of the enclosed canyon effect, causes an echo and disturbing noise. My fear is that making access easier to the square will enhance the number of staff using this area and the associated issues of noise and additional litter. Litter has been an issue in the past. My sub-basement area is in a stair-well which is not only overlooked should you come close to it from the square but also seems to me a magnet for any litter blown around the square - as I presume it naturally finds its lowest level.

My concerns are not against the proposed bridge (this is totally on the owners land anyway) but its effect of greater usage of the square, the consequences that may bring and the additional encouragement (as access is eased) to hold "events" there and once again the effects of that. I have no wish to hinder my neighbour (owner of 200 Aldersgate) should they wish to develop the square as a relaxation and minor recreation area (and for this they will need the bridge) but include the proviso that there is a limitation on the types of usage of the area, to supplement their

regular cleaning of the square and the inclusion of waste bins.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard
Date: 04 August 2020 11:53:13

Dear Mr. Hart,

I acknowledge receipt of the letter communicated with reference 20/00475/FULL regarding the installation of a new pedestrian access and bridge link to the existing rear courtyard at 200 Aldersgate Street.

I am a resident at Flat 2, White Horse House. My ground floor bedroom looks over to the courtyard. As such, I must express my objection to this plan due to concerns over noise and privacy. I will be directly affected by any construction and would not wish to see increased human traffic looking into the most private area of my flat.

Thank you for your attention.

Best wishes,

Tugba Erem
2 White Horse House
1 Little Britain
EC1A 7BX London

From: [REDACTED]
To: [PLN - Comments](#)
Subject: RE: [EXTERNAL] Fw: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard
Date: 07 August 2020 11:46:37

Many thanks.

It's Flat 1, Whitehorse House, 1 Little Britain, London, EC1A 7BX.

Regards

Clare

Clare Thomas
Partner



CMS Cameron McKenna Nabarro Olswang LLP | Cannon Place, 78 Cannon Street | London EC4N 6AF | United Kingdom

cms.law
cms-lawnow.com

From: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Sent: 07 August 2020 11:39

To: Clare Thomas

Subject: RE: [EXTERNAL] Fw: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard

Hi Clare,

Please provide you full postal address.

King regards,
Rianne

From: Clare Thomas

Sent: 06 August 2020 12:09

To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Cc:

Subject: FW: [EXTERNAL] Fw: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard

Rianne

I live in flat 1 White Horse House so am also on the ground floor and have exactly the same concerns as Tugba has expressed.

Do you need anything more formal from me.

Regards

Clare
Clare Thomas
Partner



CMS Cameron McKenna Nabarro Olswang LLP | Cannon Place, 78 Cannon Street | London EC4N 6AF | United Kingdom

cms.law

cms-lawnow.com

----- Forwarded Message -----

From: PLN - Comments <plncomments@cityoflondon.gov.uk>

To: Tugba Erem

Sent: Thursday, August 6, 2020, 11:28:37 AM GMT+1

Subject: RE: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard

Dear Mr. Erem,

Your comment has been acknowledged and made public on public access.

Kind regards,

Rianne

From: Tugba Erem

Sent: 04 August 2020 11:53

To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Subject: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard

Dear Mr. Hart,

I acknowledge receipt of the letter communicated with reference 20/00475/FULL regarding the installation of a new pedestrian access and bridge link to the existing rear courtyard at 200 Aldersgate Street.

I am a resident at Flat 2, White Horse House. My ground floor bedroom looks over to the courtyard. As such, I must express my objection to this plan due to concerns over noise

and privacy. I will be directly affected by any construction and would not wish to see increased human traffic looking into the most private area of my flat.

Thank you for your attention.

Best wishes,

Tugba Erem

2 White Horse House

1 Little Britain

EC1A 7BX London

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Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard
Importance: High

From: Batty, Michael <
Sent: 10 August 2020 18:52
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Subject: 200 Aldersgate Street: installation of a new pedestrian access and bridge link to the existing rear courtyard
Importance: High

I and my wife Dr. Susan Batty object to the proposal to install a new pedestrian bridge from the 200 Aldersgate Street foyer into the rear courtyard. We consider that focussing a courtyard within the bigger courtyard as the scheme seems to imply will lead to noise that will disturb the residents of the immediately adjacent flats of which our own looks out onto the courtyard. We also consider the information provided is not sufficient for us to make a considered judgement as the plans we have seen - posted in 1 Little Britain - are not at all clear. As far as we are concerned there has been no proper consultation. Certainly we have not been informed by the Local Planning Authority.

For 25 years, this courtyard has been very lightly used and it has remained quiet and peaceful. This proposal is likely to disturb this environment and therefore we object to it due to the noise that will emanate from the area

If you require more information from me, then please let me know

Susan and Michael Batty

Dr. Michael Batty
9 White Horse House
1 Little Britain
London EC1A 7BX

Wednesday, 12 August 2020

City of London Corporation

Attn: Liam Hart, Department of Built Environment

Po box 270, Guildhall

London, EC2P 2EJ

Dear Liam Hart,

RE: 20/00475/FULL

We, the residents of Little Britain would like to oppose the application (ref: 20/00475/FULL) for an installation of a new pedestrian bridge link to the existing rear courtyard.

Context

Cross Key Square is a small courtyard fronted to the South and West by a 5-story residential development, and to the North and East by a 21-story office block, comprising of 40,000 square meters of office space (Figure 1 and 2). The courtyard is only open to the sky and as such tends to resonate sound.



Figure 1: Satellite image of Cross Key Square

The square can be accessed from the south via a passage between 1 and 2 Little Britain, from the West by a passage at 20 Little Britain and from the North by passage at 200 Aldersgate.

Access to the square has been locked to the public since 1996 following noise complaints on behalf of the offices.



Figure 2: Frontage of residential developments onto Cross Key Square courtyard

Accessibility & Policy Compliance

Claims made in the application that the courtyard can only be reached via a stepped access are false and misleading. An existing ramp, only a few meters away from the proposed path, provides step free access to the courtyard but has conveniently been omitted on the site plan. The position of the ramp has been added in blue to the site plan below and a picture has been provided as proof (Figure 3). The courtyard is therefore already Part M compliant. The claims of compliance to all accessibility policies that have been cited in the cover letter and that form the grounds of this application are therefore invalid and should be dismissed.

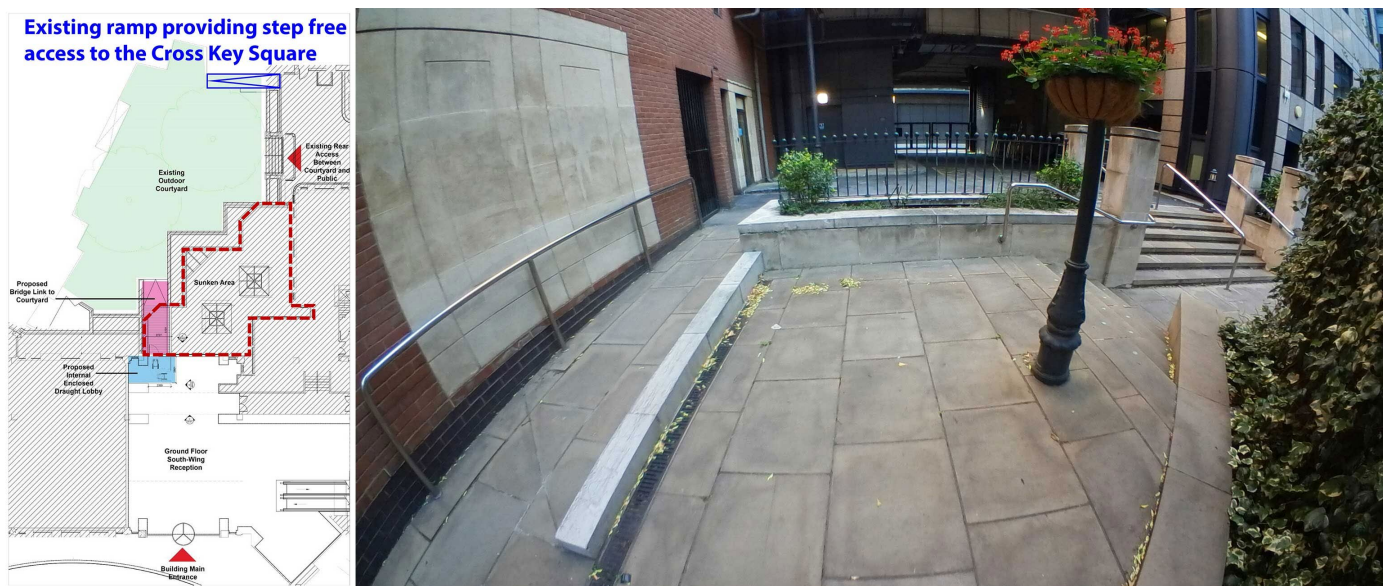


Figure 3: The position and picture of the ramp into Cross Key Square

Privacy & Security

The residential development of Little Britain comprises three ground floor dwellings overlooking Cross Key Square. The proposed footbridge will compromise the privacy of all ground floor dwellings. Specifically, there will be direct line of sight into these three dwellings:

Flat 2, White Horse House, 1 Little Britain

3 Little Britain

Ground Floor Flat, Buckley House, 4 Little Britain

In addition, a Bridge link will increase the quantity and frequency of all visitors and workers into the Square and as such will compromise the amenity and security security of all residences.



Figure 4: 3 Little Britain



Figure 5: Ground Floor Flat, Buckley House, 4 Little Britain



Figure 6: Bedroom of Flat 2, White Horse House, 1 Little Britain



Figure 7: Figure 8: Bathroom of Flat 2, White Horse House, 1 Little Britain

Noise

The constant noise levels of the vacant square exceed 60dB (figure 8) and can be attributed to the mechanical ventilation equipment of Pure GYM. Pure gym is a tenant of Little Britain Holdings. The regular games of ping pong in the summer and the screams that follow the exchange of every point are a nuisance for the residents and home offices at their current frequency. Connecting 40'000 square meters of office space to a tiny courtyard of ~280 square meters will without doubt generate conflict between the residents and offices since the proposed bridge link will only increase the quantity and frequency of all disturbances in the square and as such goes against the residents will.

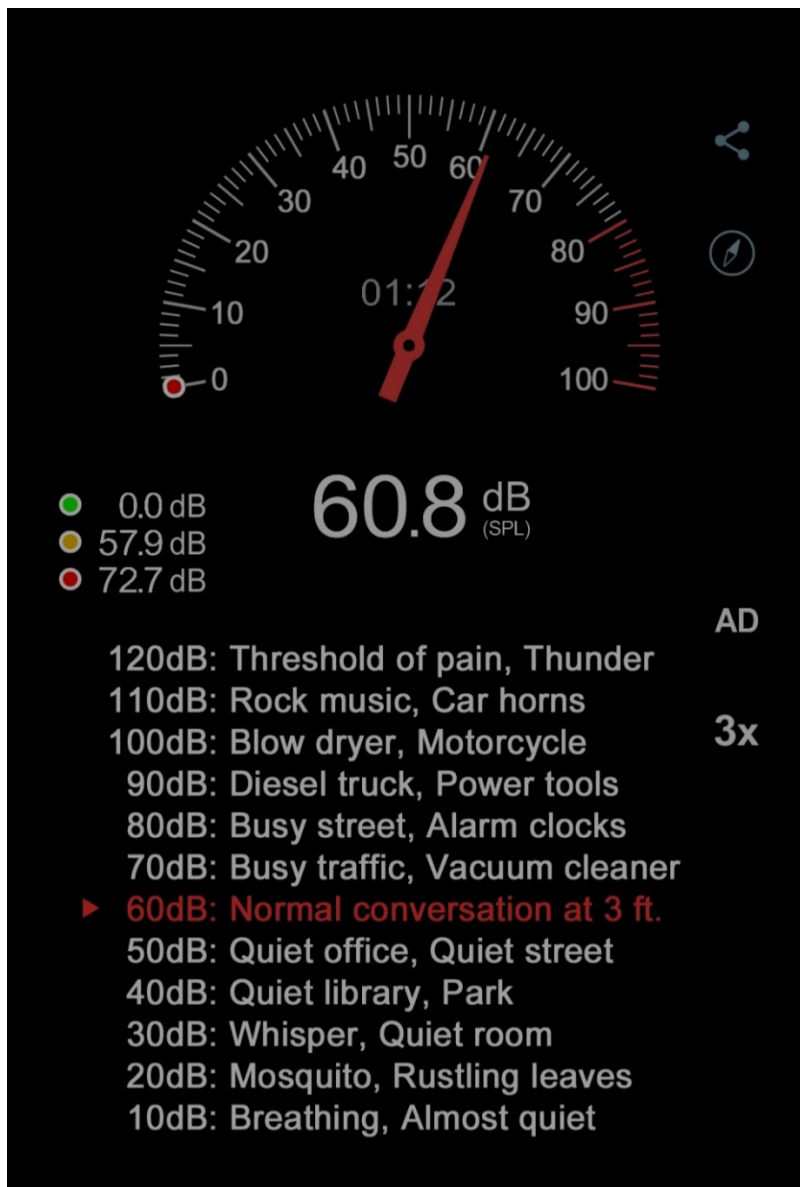


Figure 8: Sound measured by a resident from a first-floor window fronting the square.

Conservation Area

The proposed footbridge is in a conservation area: “an area of notable environmental or historical interest or importance which is protected by law against undesirable changes”. The footbridge will be visible from all Little Britain residents with a frontage to Cross Key Square. The proposed development changes the appearance of the square, replacing green space with a sterile footbridge that is not in character with the existing square and as such is undesired by the residents.

Light Pollution

An outdated lighting infrastructure is likely the cause of 200 Aldersgate's obtrusive use of lighting. The permanently on lights spill into the courtyard and residences, disrupting sleep and compromising health. Although light pollution is not part of this planning application, we would like to raise awareness of this issue.

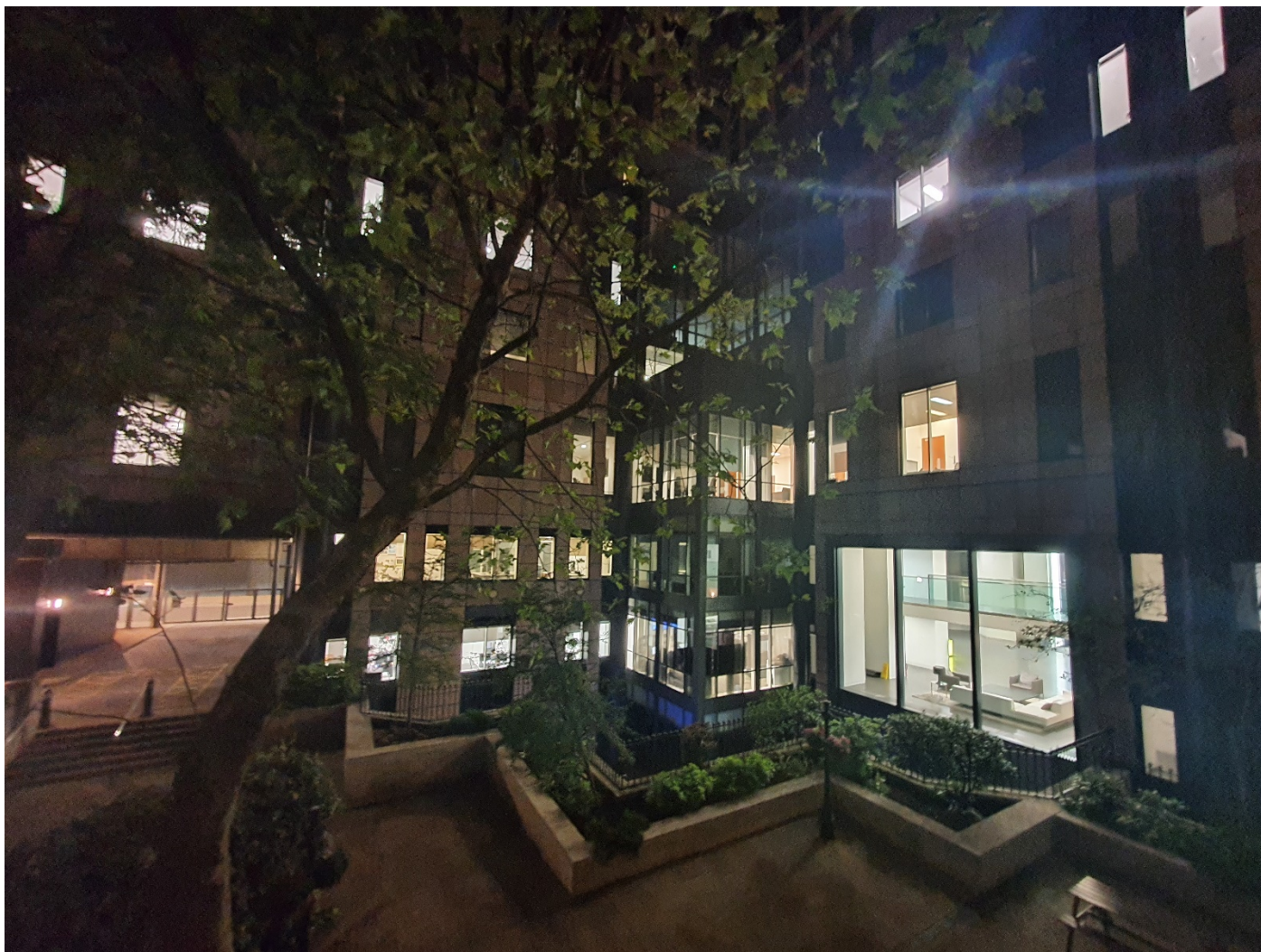


Figure 9: Picture taken from a resident on the 3rd August 2020 at 23:00

Summary

In closing the proposed development stands to benefit the Office users at the expense of the conservation area and the resident's wellbeing, privacy and security, as such we request that the City of London Corporation refuse planning permission to erect a bridge link to the courtyard on the numerous grounds set out in this letter.

Thank you for your time and consideration.

Kind regards

Matteo and Andrea Larice



From: [REDACTED]
To: [DBE - PLN Support](#)
Subject: FW: Objection to 20/00475/FULL
Date: 13 August 2020 16:30:42
Attachments: [REDACTED]

From: Andrea Di Lena
Sent: 13 August 2020 12:41
To: Hart, Liam <[REDACTED]>
Cc: [REDACTED]
Subject: Objection to 20/00475/FULL

Dear Liam,

I am a resident of Flat 2 Franklin House in 2 Little Britain. I would like to express my concerns about the negative impacts of the construction of the pedestrian access bridge link from 200 Aldersgate to Cross Key Square. The result of this construction will compromise the privacy, security and quiet enjoyment of my flat as my kitchen, bedroom and bathroom are overlooking the Cross Key Square. This will exacerbate the already challenging situation, due to the noise and heat from the Pure Gym air conditioning plant outlet and the office lighting.

I am attaching Matteo Larice's letter which provides more details on the consequences for allowing the construction of this pedestrian access bridge.

Many thanks. Best regards,

Andrea Di Lena
CEng, IntPE (UK), MChemE
[REDACTED]

From: [REDACTED]
To: [DBE - PLN Support](#)
Subject: FW: Objection to 20/00475/FULL
Date: 13 August 2020 16:13:34
Attachments: [REDACTED]

From: Megan McCracken <[REDACTED]>
Sent: 13 August 2020 14:11
To: Hart, Liam <[REDACTED]>
Cc: [REDACTED]
Subject: Objection to 20/00475/FULL

Dear Liam,

I am a resident of Flat 2 Franklin House, 2 Little Britain, London EC1A 7BX, and I would like to oppose the application (ref:20/00475/FULL) for construction of a pedestrian bridge in the courtyard abutting our building.

Based on Matteo Larice's attached email, I hope you will understand the negative impact that this construction would have on the neighbouring residents and the local conservation area. As three rooms in my flat overlook the courtyard, the noise and privacy challenges would be significant.

Thank you and best regards,

Megan McCracken, MBA, MIOd
[REDACTED]

From: [REDACTED]
Cc: [PLN - Comments](#)
Subject: FW: Planning application - 200 Aldersgate St - Plans
Date: 18 August 2020 15:04:19

From: English, Bridget
Sent: 18 August 2020 14:55
To: Devlia, Neel
Subject: RE: Planning application - 200 Aldersgate St - Plans

Hi,

I'd like to object to this. I live in the ground floor flat of the adjoining courtyard and object on the grounds that the proposal creates a security risk, would invade my privacy and would result in a significant increase in noise, all of which are likely to impede my use and enjoyment of my property.

Best,
Bridget

Bridget English

GIBSON DUNN

Gibson, Dunn & Crutcher UK LLP
Telephone House 2-4 Temple Avenue, London, EC4Y 0HB

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From: English, Bridget

Sent: 18 August 2020 15:31

To: Devlia, Neel [REDACTED]; SUR - CPAT [REDACTED]

Subject: RE: Planning application - 200 Aldersgate St - Plans

I would also like to add that Little Britain Holdings currently allow their tenants access to the courtyard outside my apartment (Flat 1, 5 Little Britain), and have shown compete and reckless disregard for my safety, security and privacy in the management of the courtyard. I would therefore like to take the opportunity to raise this (both in connection with the planning application, and more generally):

- They consistently left the entrance to the courtyard wide open to public access (rather than limiting it to those with keyfob access, notwithstanding that the technology for such controlled access is already in place). This has meant that I have had to call the police about strangers outside my window in the middle of the night on more than one occasion;
- They have located chairs and tables *directly* outside my window (including the window to my bedroom), rather than locating this furniture on the opposite side of the courtyard (which could easily be done). This means that this area has become a focal point for tenant activity (see further below):
- Their tenants:
 - leave litter outside in the courtyard (which is an eyesore); and
 - hold loud and raucous conversations / gatherings, make extremely loud telephone calls, and smoke *directly* outside my windows (rather than using the opposite side of the courtyard). This is hugely disturbing (particularly while I'm working from home during this period). The noise, and COVID risk (given that the virus is now considered to be airborne, and there have been studies that smoking increases the distance across which particles are projected) all mean that I cannot open my windows (even in extremely warm weather), significantly impeding my use and enjoyment of my property. (Even with closed windows, the noise created by tenants means that I have to wear ear plugs pretty much at all times in my apartment, and can still hear them).

I would therefore like to request that Little Britain Holdings be asked to move the relevant furniture to the opposite side of the courtyard.

Comments for Planning Application 20/00475/FULL

Application Summary

Application Number: 20/00475/FULL

Address: 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of a new pedestrian access and bridge link to the existing rear courtyard.

Case Officer: Liam Hart

Customer Details

Name: Ms Bridget English

Address: Flat 1, 5 Little Britain London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I live at 5 Little Britain (on the ground floor, in the flat into which the adjoining courtyard looks). That courtyard is connected to the courtyard in question (to which access is sought). I have first hand experience of how access of this kind would materially prejudice residents' enjoyment of their property and am certain that approving the proposal would only worsen my own situation. I live alone on the ground floor and frequently work from home. Access of the kind sought will create: (a) further noise pollution (e.g. this is a conference venue, and large numbers of people would be granted access); (b) a fire hazard (as access of this kind would almost certainly be used by smokers attending conferences); (c) a security risk (e.g. anyone wishing to understand my comings and goings could easily obtain access in this way); and (d) a material encroachment on privacy. Such prejudice to residents (including myself) would be for modest commercial gain on the part of the proposer and would be a disproportionate imposition. I would be happy to discuss further my personal experiences.

APPENDIX B - POLICIES

Policy EI (Offices) explicitly supports increases in the current office stock, noting that "improvements to the quality, flexibility and adaptability of office space of different sizes (for micro, small, medium-sized and larger enterprises) should be supported by new office provision, refurbishment and mixed-use development."

Policy G4 (Open space) identifies that "development proposals should 1) not result in the loss of protected open space; 2) where possible create areas of publicly accessible open space, particularly in areas of deficiency."

Policy D14 (Noise) requires development to manage noise, including by avoiding significant adverse noise impacts on health and quality of life; by reducing noise at source.

Policy D13 (Agent of Change) states that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

Relevant Local Plan Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

DM10.1 New development

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;

- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher-level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

DM15.7 Noise and light pollution

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.
2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.
3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.
4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.
5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

- a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
 - b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.
- 2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.
- 3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.
- 4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.
- 5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

DM10.8 Access and inclusive design

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for of all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

SCHEDULE

APPLICATION: 20/00475/FULL

200 Aldersgate Street London EC1A 4HD

Installation of a new pedestrian access and bridge link to the existing rear courtyard.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 The link bridge hereby approved shall not be used outside of the following hours: Monday to Friday 0800-1900 hours and not at any time on any Bank Holiday.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.
- 3 No amplified or other music shall be played in the courtyard.
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.
- 4 There shall be no more than 50 people within the courtyard at Cross Keys Square at any one time, with the exception of up to 10 times per annum where there may be more than 50 people but no more than 150 people.
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
- 5 A Management Plan demonstrating the arrangements to minimise disturbance to neighbours and control noise from people using the courtyard and link bridge shall be submitted to and approved in writing by the Local Planning Authority, prior to the hereby approved use of the access bridge.
The Management Plan shall thereafter be implemented for the life of the building.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 6 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 0100 Rev 00, 90001 Rev 01, 90003 Rev 01, 90005 Rev 01
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.