

Committee:	Date:
Planning and Transportation	19 July 2022
Subject: Middlesex Street Estate London E1 Installation of external horizontal and vertical pipework across the site including: five vertical risers and pipework at levels two (podium level), four and six; elements of which will be boxed in and painted to match background materials.	Public
Ward: Portsoken	For Decision
Registered No: 21/00527/FULL	Registered on: 23 July 2021
Conservation Area:	Listed Building: No

Summary

The site comprises the Middlesex Street Estate. The proposal relates to the installation of external pipework required in connection with the Estate's heating and hot and cold water system.

The existing heating and water system was largely installed when the Estate was constructed between 1965-70. It has come to the end of its life and is failing on a regular basis. As such a full plant room replacement and a complete heating and water pipework replacement is being carried out.

This application is seeking planning permission for the installation of external pipe and ductwork across the site associated with the upgrade.

External horizontal and vertical pipework is proposed. The pipework would be boxed in and painted to match existing building materials, details of which would be secured by condition and would be subject to residents being fully engaged in the design review process.

Works have started on implementing the proposal and the pipework has been partially installed however works are on hold, subject to the outcome of this application. Generally, the installation of boxing of pipework has not commenced aside for testing purposes.

The site is not within a Conservation Area and is not listed; it is not adjacent to any listed buildings.

Seven objections have been received from residents which are addressed in the main body of this report. Grounds of objection relate to impact on

residents, the design of the proposal and sustainability considerations. There have been ongoing discussions between the applicant and residents to overcome the concerns expressed. One objection has been received from the Twentieth Century Society which considers that the Estate should be regarded as a non-designated heritage asset.

This report assesses the design and heritage impacts of the proposal and its impact on residential amenity. Whilst the proposal relates specifically to the installation of pipework and ducting, consideration has been given to the fact that the proposal forms part of a wider heating and water upgrade and some consideration has been given to the sustainability and infrastructure implications of this.

Whilst it is regrettable that the pipework must be run externally, due to its visual impact on the appearance of the Estate, it is however considered that the Estate comprises a robust and architecturally striking series of buildings that are at a scale which can absorb the proposed interventions as necessary additions to support the continued utility requirements for residents.

Subject to conditions it is not considered that the works would have an undue impact on residential amenity.

Whilst the reliance on gas boilers is regrettable it is understood that the proposed system would be more efficient and an improvement on existing. The applicant has considered sustainable future energy supply and is exploring potential to utilise waste heat from the adjacent 115-123 Houndsditch redevelopment scheme (approved under application ref. 21/00622/FULEIA).

It is almost always the case that where development proposals come forward in the City there is at least some degree of non-compliance with planning policies. In arriving at a decision, it is necessary to have regard to all the policies in the development plan and to come to a view as to whether in the light of the whole plan the proposal does or does not accord with it.

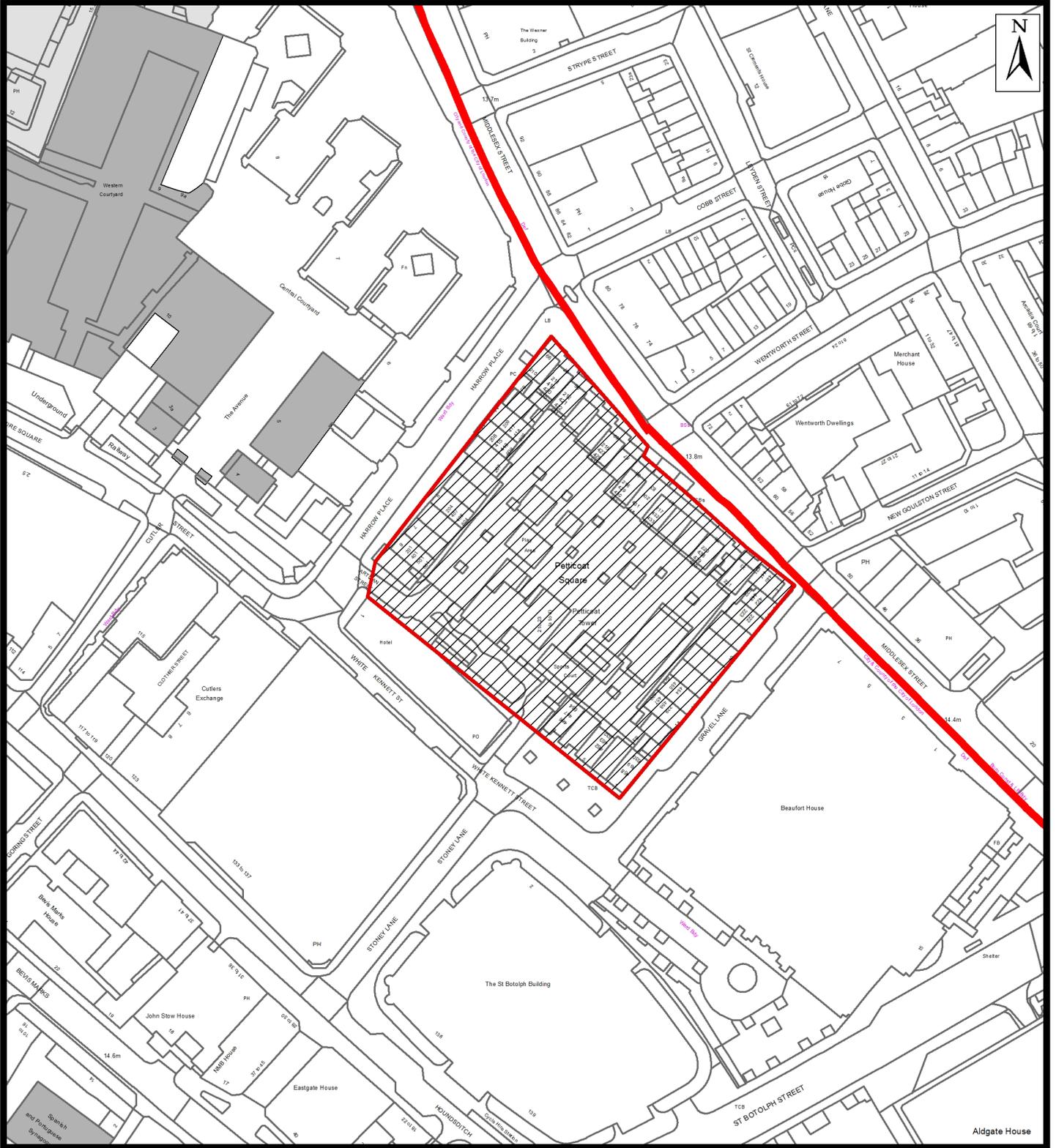
The Local Planning Authority ('LPA') must determine the application in accordance with the development plan unless other material considerations indicate otherwise. It is for the LPA to weigh the other material considerations and decide whether those that support the development outweigh the priority statute has given to the development plan, and the other material considerations which do not support the proposal.

Applying the approach in section 38(6) of the Planning and Compulsory Purchase Act 2004, it is considered that the proposed development complies with the development plan as a whole. Other material considerations also support the grant of planning permission. Officers recommend that planning permission should be granted for the proposed development subject to all the relevant conditions being applied.

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:
Middlesex Street Estate

CASE No.
21/00527/FULL

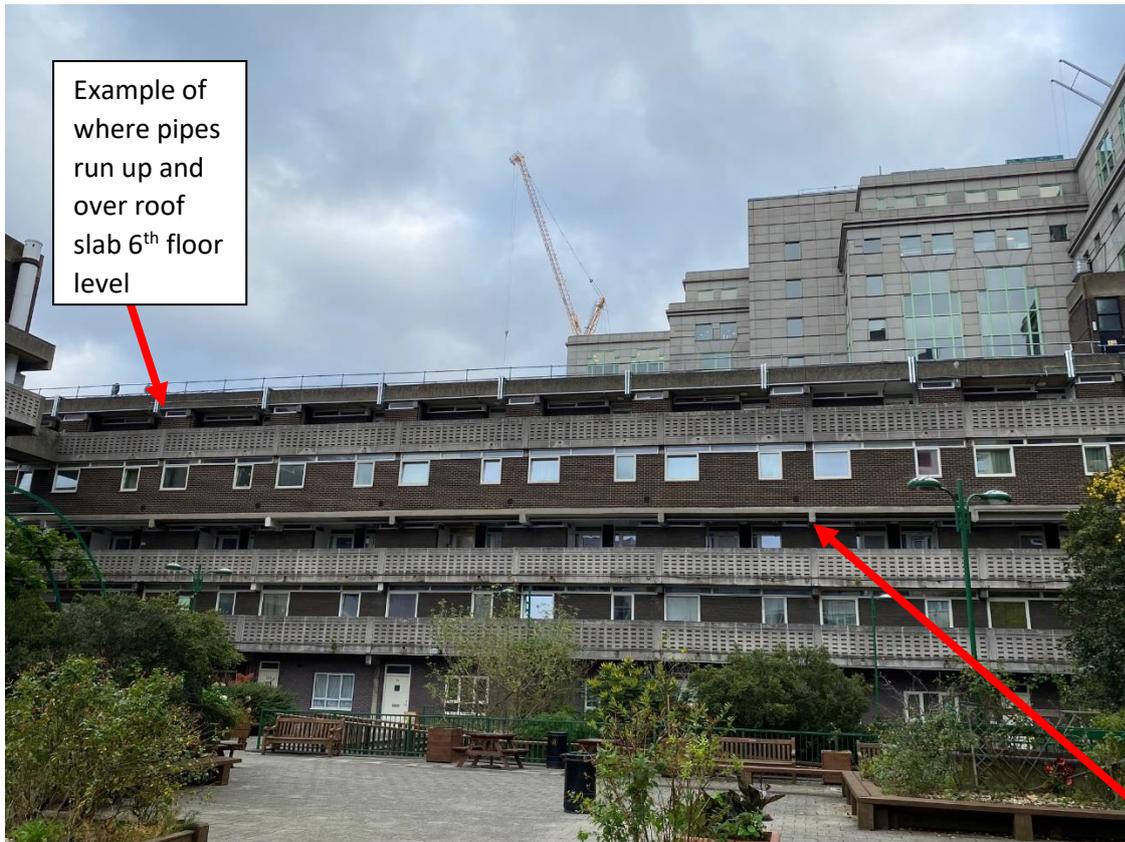
-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT

Middlesex Street Estate

(Please note: These images show examples of some of the pipework that has already been installed on the Estate. They do not show all of the works covered by the planning application.)



Example of where pipes run up and over roof slab 6th floor level

Example of pipework appearance (4th floor level)

Looking south east from central communal area (Gravel Lane block)



Example of vertical pipework

Looking south from central communal area (Gravel Lane and White Kennett Street Blocks)



Example of boxing at 4th floor level

Looking south from central communal area (Gravel Lane block)



Example of boxing to pipework



Sample boxing in



Close up of pipework

Middlesex Street (Middlesex Street Block)



Example of vertical pipework on Middlesex Street elevation

Harrow Place (Harrow Place Block)



Example of pipework on Harrow Place elevation at 6th Floor level

White Kennett Street Block looking south east

Example of vertical pipework





Example of vertical pipework at podium level

Example of vertical entry of pipework at podium level encased with temporary boxing



Main Report

Site and surrounding area

1. The site is the Middlesex Street Estate, located in the Portsoken Ward. It is on the boundary of the City of London, next to the London Borough of Tower Hamlets ('LBTH').
2. The Estate is bounded by Middlesex Street, Gravel Lane, White Kennett Street, and Harrow Place. It comprises four residential blocks (five stories above a podium level) with a taller tower in the centre (Petticoat Tower). The City records state that the site is occupied by 234 residential units. The residential units are accessed via an elevated podium that contains shops, commercial premises, a community centre, and a library at ground floor level.
3. The site is not within a Conservation Area. The nearest Conservation Area to the site in the City, is the Bishopsgate Conservation Area to the northwest. The site is opposite the Wentworth Street Conservation Area in the London Borough of Tower Hamlets to the northeast.
4. The Site does not contain any listed buildings and is not immediately adjacent to any listed buildings. The buildings on the site are not considered to be non-designated heritage assets.

Planning History

5. Various planning applications have been made in respect of the Estate but none are of relevance to the current proposal.

Background

6. The Estate's heating system was installed when the Estate was first constructed between 1965-70, all be it there have been component changes including modification from an oil to a gas fired system. The system comprises a communal boiler house situated directly below Petticoat Tower at basement level. From the boiler house, pipework is networked around the residential blocks via risers before directly entering the individual residential dwellings.
7. The plant has been failing on a regular basis. As such the applicant has undertaken a Feasibility Study, with the purpose of establishing the works required to rectify the situation. The study concluded that the existing boilers and associated infrastructure including pipework are beyond their product life. The heating and hot water system should be replaced with a new more efficient system to serve the Estate into the future.
8. As part of the feasibility study, it was also established that the existing cold water pressure and pipe sizing would be insufficient to serve a new heating and hot water system and they should also be replaced.

The existing cold water system is over 50 years old and beyond its expected lifespan. The study proposed that the existing cold water system be replaced with a new boosted cold water system with tanks and pumps in the existing boiler room. This would have the advantage of removing cold water storage tanks from the individual dwellings, avoiding risk of legionella and bacteria, and providing wholesome water throughout the estate.

9. The study included an appraisal of the potential heating options which included gas boilers, biomass boilers, combined heat and power, wind power, solar PVs, heat pumps, natural gas boilers and electric heaters. The applicant considers the installation of gas boilers would be the optimum solution having regard to sustainability considerations and the need to minimise disruption and energy costs for residents.
10. The existing boilers in the basement boiler room would be replaced with new condensing boilers, a control panel and associated equipment. Pipework would be distributed externally to minimise disruption to occupiers and to prevent interruption to the heating and hot water supply. Taking the pipework internally would be highly disruptive requiring residents to decant and would include removal of asbestos and rebuilding fabric to the required fire stopping up.
11. Each property connected to the new communal system would have an individual heat meter installed on the primary circuit to enable accurate energy information to be established per property (at present each dwelling pays the same energy cost, the new system would enable residents to pay for what they use and encourage a more responsible approach to usage).
12. The Applicant has advised that it is important the new system is completed as soon as possible to avoid risk of failure of the existing system. The City's Housing Property Services department report that 70 repair incidents have been carried out on the existing system since November 2021. The project has been going through the necessary City committees and Gateway approvals since 2018 and a contractor has been appointed to undertake the works.

Proposal

13. Planning permission is sought for the installation of the external pipework and ductwork to provide hot and cold water to the lower blocks of the estate in association with the system upgrade (works to Petticoat Tower and the commercial units are not for consideration as the pipework to these parts of the Estate can be installed internally). The proposal relates only to the external pipework and ductwork, permission is not being sought for the gas boilers or other associated internal infrastructure.

14. The external pipework that is the subject of this planning applications would be in the following locations:
- **Second floor level (also known as podium)** – horizontal external pipework is proposed on the undercroft of the block at White Kennet Street on the elevation facing the internal podium courtyard. Vertical pipework is proposed outside the doors to each of the residential units on the internal sides of the podium courtyard on the remaining three blocks (Harrow Place, Middlesex Street and Gravel Lane).
 - **Fourth floor level:** horizontal external pipework is proposed on all blocks and this would face internally to the podium courtyard for the White Kennett Street and Gravel Place blocks and would face on to the street on the blocks at Harrow Place and Middlesex Street.
 - **Sixth floor level:** the external pipework would exit from the units on the sixth floor level and travel vertically to roof level, visible externally from Middlesex Street and Harrow Place and internally from the podium courtyard for the White Kennet Street and Gravel Place blocks.
 - **Vertical pipework:** five main service risers are proposed from basement to sixth floor level to serve horizontal pipework at levels described above. One riser would be located on the White Kennet Street, Gravel Lane and Harrow Place blocks and two risers would be located on the Middlesex Street Estate block.
 - **Roof level:** external pipework on all blocks but not visible from ground level.
15. The sections of pipework include two hot water pipes and one cold water pipe. Boxing would be applied around the pipework in order ensure that it is secure and performance is optimal.
16. The works have been partly undertaken. This is because there was a confusion that some works require planning permission whilst others do not (the internal works do not require planning permission).
17. The Applicant is the City of London and a Handling Note has been prepared in accordance with the Handling Arrangements Procedure.

Consultations

18. The Applicant has confirmed that discussions with residents regarding the project took place before the submission of the application and have been ongoing and include:

- A 'Meet the Contractor' event in November 2019 where residents could ask Officers or the contractor any questions or raise concerns over the project.
 - The circulation of regular newsletters.
 - Letters have been sent to residents outlining the intent to carry out the works.
 - A dedicated team email has been set up relating specifically to the heating project.
 - In March 2021 a presentation was given to circa 50 residents on the new heating and hot water system.
 - Meetings have taken place every two weeks between the Chair of the Residents Association and the City's Head of Major Works since April 2021.
19. Following receipt of the application by the Local Planning Authority it has been advertised on site, in the press and residents have been consulted on the application on two separate occasions (August 2021 and December 2021). The December 2021 round of consultation was in response to the receipt of additional information including a Design Review and drawings in response to comments received from the first round of consultation. From this point, collaborative discussions have been ongoing between the applicant, officers, and the residents to try and alleviate residents' concerns.
18. Views of other City of London Corporation departments have been taken into account in the preparation of this scheme and some detailed matters are addressed by the proposed conditions.
19. A summary of the consultation responses are provided in the table below. Copies of the representations are appended in full at the end of this report and are available to view on the Local Planning Authority's website.
20. Seven objections have been received from residents which includes an objection from the Middlesex Street Residents' Association. In addition, a letter opposing the proposal has been received from the Twentieth Century Society.

Consultation Responses	
City of London Environmental Health	<p>No objection subject to conditions.</p> <p>Officer response: Recommended scheme of protective works condition included on the conditions schedule. The recommended noise and vibration condition has not been included</p>

	as noise from plant equipment is not being controlled or considered under this application.
Consultation Responses (summary of planning objections)	
Twentieth Century Society	<p><i>Opposes the proposal. The existing building has architectural merit and is a non-designated heritage asset and external additions would drastically change and therefore harm the estate's architectural character and appearance. Support the residents' request that design advice is sought on any significant planned changes to ensure that these result in minimal impact to architecture.</i></p> <p><u>Officer response:</u> Matters relating to the design of the proposal and the status of the existing buildings are set out in the design and heritage section of this report. The applicant requested a meeting with the 20th Century to discuss the proposals on 21 June 2022 but there has been no response.</p>
<u>Residents</u>	Grounds of objection
	<p>Impact on Residents</p> <ul style="list-style-type: none"> · The proposal has disregard for impact of the works on residents. <p>Officer response: See the residential amenity section of the report.</p>
	<p>Design</p> <ul style="list-style-type: none"> · Poor design, materials and workmanship which will harm the architectural character and appearance of the estate, with oversized boxing which will be visually dominant and will create clutter, attract dirt. The proposal would impact on how people care about communal areas. · The works are destructive to the facades of an important modernist building. · Options should have been shown prior to application. · Ducting should be omitted and the pipework left visible. · Vertical ducting will obstruct landing windows from opening to allow cleaning.

	<p>Officer Response: The design implications of the proposed pipework are covered in the design section of this report. The applicant does not consider that it would be feasible to omit the proposed boxing. The boxing would protect the pipework. Without it the pipes would be at risk of being tampered with which could cause supply issues. Details of the design of the boxing is required by condition and residents would be fully engaged in this design review process.</p>
	<p>Sustainability</p> <ul style="list-style-type: none"> · The proposed system would secure fossil fuel use for the future. <p>Officer Response: This is addressed in the sustainability and infrastructure section of this report. The applicant has carried out a feasibility study to explore alternative options for the heating system. Renewable options were discounted as they rely heavily on heat retention. At present it is not considered that the thermal performance of the residential units is such that it could support a renewable system in a cost-effective way. The proposed boilers would be more efficient than the existing system.</p>

Policy Context

21. 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.

22. 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 (although not part of the development plan) alongside the adopted 2015 City of London Local Plan and the London Plan 2021. The Draft City Plan policies that are most relevant to the consideration of this case are set out in Appendix B to this report.

23. Government Guidance is contained in the National Planning Policy Framework (NPPF) July 2021 and the Planning Practice Guidance (PPG) which is amended from time to time.
24. There is relevant GLA supplementary planning guidance and other policy in respect of: Control of Dust and Emissions during Construction and Demolition SPG (GLA, September 2014), Social Infrastructure (GLA May 2015), London Environment Strategy (GLA, May 2018), Central Activities Zone (GLA March 2016), Shaping Neighbourhoods: Character and Context (GLA June 2014), The Square Mile: Future City Report, 2021.
25. Relevant City of London Guidance and SPDs comprise: Aldgate and Tower Area Strategy (CoL 2020).

Considerations

Relevant Statutory Duties

26. 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); and
 - 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).

National Planning Policy Framework (NPPF 2021)

27. The 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”.
28. It states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social and environmental.

29. Paragraph 10 states that “at the heart of the Framework is a presumption in favour of sustainable development”. That presumption is set out at paragraph 11. For decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
30. Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a. the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);
 - b. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c. the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
31. Chapter 12 of the NPPF seeks to achieve well designed places. Paragraph 126 advises that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
32. Paragraph 130 sets out how good design should be achieved including ensuring developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of

development and create places that are safe, inclusive and accessible and which promote health and wellbeing.

33. Paragraph 134 sets out that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
34. Chapter 14 of the NPPF relates to climate change, flooding and coastal change. Paragraph 152 identifies that the planning system should support the transition to a low carbon future. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
35. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 195 of the NPPF advises that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
36. Paragraph 197 of the NPPF advises, "In determining applications, local planning authorities should take account of:
 - a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. the desirability of new development making a positive contribution to local character and distinctiveness."
37. Paragraph 203 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Considerations in this case

38. In considering this planning application, account has been taken of the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
39. The principal over-arching issues in considering this application are:
 - The extent to which the proposals comply with the relevant policies of the Development Plan.
 - The extent to which the proposals comply with Government guidance (NPPF).
40. The principal site specific issues in considering this application (in accordance with the over-arching issues above) are:
 - Design and heritage, with particular regard to the visual impact of the pipework on the external appearance of the Middlesex Street Estate;
 - Residential amenity;
 - Sustainability and impact on infrastructure. Whilst the application relates specifically to the pipework, it is recognised that the pipework is needed to facilitate the installation of a new heating and water system across the estate which has sustainability and infrastructure implications.
41. These issues are considered in further detail below.

Design and Heritage considerations

Policy context:

42. Local Plan policy CS12 and DM12.1 and draft City Plan policies S11 and HE1 seek to conserve heritage assets and the historic environment.
43. Local Plan policy CS2 and draft City Plan policy S7 requires utility infrastructure to promote “the improvement and extension of utilities infrastructure that is designed and sited to minimise adverse impact on the visual amenity, character and appearance of the City and its heritage assets”. Local Plan Policy DM10.1 and draft City Plan IN1 require infrastructure to be designed into and integrated within development.
44. Local Plan policies CS10 and DM10.1 and draft City Plan policies S8

and DE2 require a high standard of design, and that plant and building services equipment are fully screened from view and integrated into the design of the building. Installations that would adversely affect the character and appearance or amenities will be resisted.

Indirect heritage impacts:

45. There are no City Conservation Areas within proximity to the site. The closest City listed buildings are within the Cutler Street Estate including Cutler Street House to East of Entrance to Port of London Authority's Warehouses; and Cutler Street Port of London Authority Warehouses And Boundary Wall To Middlesex Street and New Street both grade II listed. Due to the intervening buildings along Harrow Place and the incidental nature of the proposals, there would be no harm to the setting and significance of these designated heritage assets.
46. Wentworth Street Conservation Area within Tower Hamlets lies immediately to the east of Middlesex Street Estate sharing a boundary with Middlesex Street. This is an area with a fine urban grain which has special architectural and historic interest due to its rich history dating from the 19th century. The area has a mediaeval street pattern of yards and alleys which is still evident. The area is characterised by markets and associations with the clothing industry and wave of immigration which make it a culturally diverse part of London.
47. The majority of the pipework would be facing away from the Conservation Area boundary but there would be visibility of some pipework including a vertical riser set back on a side return on Middlesex Street and pipework at sixth and fourth floor level. The pipework would introduce a degree of incidental additional visual clutter on the building but there is existing surface mounted servicing on the building. In addition due to the overall scale of the estate the additional services would be incidental and absorbed into the architecture, materiality and detailing. In views along the Middlesex Street the brutalist Middlesex Street Estate is within the setting of the conservation area but is entirely detached and self-contained from the fine urban grain and Victorian character. The servicing would not be visually prominent or distracting. There would be no adverse impact on the wider approaches and experiences of the Wentworth Conservation Area and the overall significance of the Conservation Area would be preserved.

Non-designated heritage assets:

48. The Twentieth Century Society has suggested the Estate should be

identified as a non-designated heritage asset. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

49. The Estate has not been identified by the City of London as a non-designated heritage asset as it is not considered to meet the Historic England criteria set out in 'Local Heritage Listing: Identifying and Conserving Local heritage'. These criteria comprise: rarity; architectural and artistic value; group value; archaeological interest; historic interest and landmark status.
50. **Rarity:** Built in 1965-1970 for the Corporation of London, Middlesex Street Estate comprises the 23 storey Petticoat Tower and low-rise buildings. There are numerous examples of social housing estates across London from this building period.
51. **Architectural and Artistic value:** The materials are concrete including for balconies and engineered brick. Pevsner in *The Buildings of England* describes the building as "aggressive" and "very hard and very urban even for the standards of the time". In comparison it is considered that other London estates of this period are more complete, architecturally accomplished and expressive.
52. The Estate is an exponent of modernist brutalism and represents many of the values which define the architecture of this period supporting the welfare state and representing a new optimism as well as being fortress like and inward facing. The Estate includes a mix of uses which typifies the streets in the sky concept and includes courtyard blocks and a tower with shop units on the lower floors a large garage underneath and a central elevated landscaped podium surrounded by a mix of flat types. Architecturally the building has a robust and formal language and rhythm of slotted concrete balconies which contrast with the dark engineering brick work. The muscularity of the building contrasts with the raised podium communal space which promotes social interaction, includes gardening, planting and playground space.
53. Alterations have eroded the quality, architectural coherence, expression and design intentions of the Estate. Original business units facing outward at street level and into the podium are no longer functioning and converted to residential (approved

09/004466/FULMAJ). Public access to the elevated podium connecting through to the City of London Pedway scheme has been closed. A full height glazed enclosure has been added to the Harrow Place/Artizan Street south-western corner to create a private and secure main entrance into the estate along with other security measures to access points (approved 11/00602/FUL3).

54. Group value: The Estate is in a varied and constantly evolving urban landscape comprising diverse buildings and varied architecture. There are no discernible group value connections with the surrounding townscape.
55. Archaeological interest: There are no significant archaeological connections.
56. Historic value: The development is an example of social housing and post war development in the local area but has no readily legible historic connections with the past which provide evidential values.
57. Landmark status: The development is distinctive architecturally in the local townscape and as a housing estate rather than commercial use. Petticoat Tower is a recognisable marker for orientation however it is now less impactful and is appreciated in the context of the background taller buildings on the fringe of the City Cluster. The development is not considered to have a landmark status.
58. The Estate is not considered to warrant non-designated heritage asset status as the Estate does not meet the criteria due its architectural quality compared to other similar estates and the erosion of original design intentions. It is however distinct architectural typology, the Podium level promotes urban greening, there is a strong sense of community and as a complex the Estate importantly contributes to the City's residential population.

Conclusion on heritage:

59. There would be no harm to the significance of the Wentworth Street Conservation Area and the Middlesex Street Estate does not meet the criteria to be identified as a non-designated heritage asset. The proposals are considered to accord with Local Plan Policies CS 12 and DM 12.1, emerging City Plan policies S11 and HE1, London Plan Policy HC1 and the relevant NPPF paragraphs.

Design and visual impacts:

60. The proposed upgrading of the heating and hot water services needs to strike a balance between: residents' requirements and inconvenience; functionality; visual appearance; and aligning with the City of London Climate Action plan.
61. New pipework is required for heating, hot and cold water to be routed from the plant room within the basement to the individual units of the lower blocks where it would exit. The pipework would exit at levels two, four, and six to align with the entrances to dwellings.
62. The approach is to install the pipework externally so it would be surface mounted and visible from within the estate from the podium courtyard and externally from Middlesex Street and Harrow Place. If the pipework were to be routed internally, it would result in significant disruption to residents.
63. Five main vertical risers are proposed which comprise three pipes - two hot and one cold water pipe, which would feed from the main plant. Two of the risers would be visible externally from Middlesex Street and another from Artizan Street and three are positioned on internal elevations facing into the Estate podium courtyard and less visible from surrounding streets. Currently these are not boxed in and comprise two silver pipes and one green pipe fixed to the masonry face of the building. The vertical pipework has been sited according to the most efficient routing from the basement plant.
64. The vertical risers are relatively compact and in some locations are experienced in the context of existing large bin chutes. The five risers distributed across the Estate are not expansive in length broken into sections due to concrete balconies and over hangs. Additional insulation and cladding are required to improve thermal effectiveness and provide security protection and this would increase the bulk and further details are required. The pipework enclosures could be colour coded to match the background surface, again further details would be required by condition in consultation with local residents.
65. From the main vertical risers there are further external horizontal installations to provide direct routes to the units on levels four and six.
66. At level four the horizontal central pipework from the main vertical riser would run beneath the soffit of the external deck with pipework feeding off this directly into each flat. Final details of the entry point into each

unit is required by condition. The horizontal pipework would penetrate the cantilevered supports for the decked access and also the face of the building entering each flat. The horizontal pipework would be visible from the courtyard podium on the blocks fronting White Kennet Street and Gravel Lane and, in addition, externally from the Middlesex Street and Harrow Place. Additional insulation and cladding is required to improve thermal effectiveness and provide protection which would increase the bulk and the enclosures could be colour coded to match the background surface which would be conditioned.

67. The mock-up of the boxed in pipework demonstrates these would be utilitarian in appearance and more visually apparent most significantly by users of the walkways at level four. In longer views along Middlesex Street, Harrow Place and from the podium due to the high location the visual impact would be lessened, and the horizontal nature of the pipework would blend into the geometry of the architecture. There is a stepped profile on the external elevation for Middlesex Street and the bulk of the boxed in servicing would be increased and this requires further bespoke detailing. Alternative locations have been explored but due to legal/ownership issues the pipework cannot be recessed further. The pipework would partially pass in front of a high-level glazed window, but these are not habitable and relate to an internal store for each flat.
68. At level six the pipework would run over the defined continuous concrete parapet roof and down the face of the building. The vertical pipework would then penetrate the brickwork and enter into the bathroom of each unit. Final details of the entry point into each unit is required by condition. The pipework would slightly disrupt the horizontality of the parapet but the high level reduces any visual impacts in long views from Harrow Place and Middlesex Street as well as from the podium courtyard for those blocks facing White Kennet Street and Gravel Lane. Alternative options have been considered to reduce visibility however these create legal/ownerships issues entering via the utility room of each flat or entering via the recently refurbished roof which would reduce the water tightness which could lead to water ingress to the units.
69. Additional pipework would run from the basement car park to the internal podium at Level two breaking through the level two concrete slab. Level two is the landscaped courtyard podium, and these manifestations would all be experienced from the internal courtyard. The emerging pipework would be fixed to the external walls adjacent to each front entrance door. These would be required for each flat on

three internal elevations (Harrow Place, Middlesex Street and Gravel place) and would be recessed below the concrete overhang of the balcony. In addition, horizontal external pipework on the undercroft of the block at White Kennett Street is proposed only on the elevation facing into the internal courtyard. Additional insulation and cladding are required to improve thermal effectiveness and provide security protection and the enclosures could be colour coded to match the background surface further details of which would be required by condition. Details of the final entry point into each unit would also be required by condition.

70. Objections have been raised that the pipework would interfere with opening of existing windows and bin chutes The Applicant has confirmed that vertical and horizontal ducting will not obstruct windows or use of the bin chute from opening and a condition is recommended to ensure that this would not occur.
71. In all cases the nature of the surface mounted pipework on the building would result in a degree of additional visual clutter however this would be seen in the context of a building complex which is not pristine and has been altered. The estate has existing extensive surface paraphernalia to support its residential functions including numerous mounted services such as gas pipes and conduits and original striking vertical bin chutes as well as signage and shopfronts.
72. The impacts of the proposal would largely be experienced from within the courtyard podium, deck accesses but would also be evident from surrounding streets. Considering the scale as well as diverse character and appearance of the architecture with recesses, balconies, staircases, banding, horizontal and vertical components these additional service interventions would be subordinate and incidental. The muscular character of the building patterned architectural details and complex elevations with a strong materiality would absorb and integrate the additional services and mitigate any negative visual impact. The interventions would not cause adverse visual harm to the building and its appearance in the townscape.
73. There are objections relating to the design detail of the proposals including the routing, cladding and colouration of cladding. There is a need to refine design detail at this micro level and to take this through to the implementation of the work on site seeking the best solution for each situation. These further details will be secured through conditions to include engagement and consultation with Middlesex Street Estate residents.

Conclusion on design and visual impact

74. The surface mounted pipework is utilitarian in appearance. The design preference would be to internalise the pipework to the buildings. However, this would cause considerable impact on residents requiring them to decant to internal decoration. There would be a degree of visual impact by introducing additional externally mounted pipework to the building. However, this is not considered to be adverse in its impact as the Estate already has extensive servicing and is robust, architecturally striking and of a scale, materiality and detailed design which can absorb these subordinate interventions. The detailed design conditions would further seek to mitigate any visual impacts and refine the delivery of the proposals. The proposals are considered to apply with Local Plan policies CS10, DM10.1, and draft City Plan policies S7, IN1, DE2.

Residential Amenity

75. London Plan policy D13 ('Agent of Change') and Policy D14 ('Noise') requires development to limit and mitigate noise impacts from proposals.
76. Local Plan Policies CS21 (Housing) and DM21.3 ('Residential Environment') and draft City Plan policies S3 and HS3, requires amenity of existing residents in identified residential areas to be protected. Middlesex Street Estate is an identified residential area in the adopted and emerging plan.
77. Local Plan policy DM15.7 and Draft City Plan policy HL3 require noise pollution to be considered.
78. Local Plan policy DM10.7, draft City Plan policy DE8, and London Plan policy D6 to consider the impact of development on existing daylight and sunlight of residential properties.

Noise

79. A noise assessment was not submitted with the application as this was not considered necessary given the scope of the application relates to the external pipework only and does not relate to the direct functioning of the associated plant equipment.
80. The Environmental Health team were consulted on the application and have recommended that the proposed works be carried out in

accordance with a scheme of protection for residents and surrounding commercial occupiers. The scheme would need to set out how residents would be protected from the noise and disturbance of construction work.

Daylight and Sunlight

81. Officers have considered whether daylight and sunlight considerations are relevant in this case. The Applicant has demonstrated through floorplans that the external pipework and boxing will pass near to fanlight windows however these are ancillary non habitable areas and are therefore not considered to be relevant for assessment. The area where the pipework crosses in front of a main room (studio flats at podium level), the boxing would be located within the soffit of the overhang, a significant distance from the windows, therefore would not result in any undue impact.

Conclusion on amenity impacts

82. It is not considered that the proposal would have an undue impact on residential amenity in accordance with relevant policies, subject to recommended conditions.

Sustainability and Utilities Infrastructure

83. As is set out above the application is solely for the installation of external pipework and permission is not sought for the replacement heating and water system to the estate. Notwithstanding, it is recognised that the proposed pipework forms part of a new heating and water system for the Middlesex Street Estate. In assessing the proposal some consideration has been given to the sustainability implications of the proposal and the impact of the proposal on utilities infrastructure.

Utilities Infrastructure

84. London Plan Policy SI5 ('Water Infrastructure') seeks to minimise the use of mains water. In development proposals the use of mains water should be minimised and measures such as smart metering, water saving and recycling should be incorporated.
85. Local Plan policy CS2 ('Utilities Infrastructure') and Draft City Plan policy S7 ('Smart Infrastructure and Utilities') require development proposals to minimise the demand for water and utility services, incorporate sustainable building design and incorporate demand management measures.
86. Local Plan policy DM2.1 ('Infrastructure provision and connection')

and draft City Plan policy IN1('Infrastructure provision and connection') states that developers must ensure capacity projections take account of climate change impacts which may influence future demand and should plan for heating and cooling demand and viability of provision via decentralised energy (DE) networks and must incorporate access to DE where feasible and viable. Draft City Plan Policy IN2 ('Infrastructure Capacity') states development must not lead to capacity or reliability issues in the surrounding area.

Sustainability

87. London Plan policy GG6 states that development should seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero carbon city by 2050 and to ensure buildings and infrastructure are designed to adapt to a changing climate including through making efficient use of water, and take an integrated and smart approach to the delivery of local infrastructure.
88. Local Plan Policy CS15 and Draft City Plan policy DE1 seeks to ensure development achieves highest feasible sustainability standards. Local Plan policies DM15.3 and DM15.5 require low and zero carbon technologies and commitment to climate change resilience measures and adaption.

Utilities Infrastructure and Sustainability Considerations

89. As part of the selection of the proposed heating system a feasibility study was carried out which looked at potential alternative heating systems including using biomass, solar panels, combined heat and power, wind, heat pumps, natural gas, and electric heaters. The applicant had to consider suitability and cost of the equipment, sustainability of the system and cost of energy to the end users.
90. Renewable options were discounted as they rely heavily on heat retention. At present it is not considered that the thermal performance of the residential units is such that it could support a renewable system in a cost effective way.
91. The proposed boilers would be condensing and modulating meaning they are the most efficient form of gas boiler, only using the correct amount of gas according to demand. This contrasts with the existing boilers which work at 100% regardless of demand. The associated pumps are being updated to ensure energy efficiency and to save energy distributing the water around the site. The proposals would

further improve the insulation of the pipework, reducing heat loss.

92. New metering equipment would be installed as part of the system allowing residents to have more accurate billing and control over their energy usage. This is an improvement on the existing scenario whereby a single bill is split across all flats.
93. The applicant has given consideration to futureproofing the energy supply. The redevelopment scheme at Houndsditch approved on 1 February 2022 (ref. 21/00622/FULEIA) has made a commitment (secured through the S.106 agreement) to explore the feasibility of supplying waste heat from the development to the Middlesex Street Estate. The applicant has advised that supply could be connected to the Estate's plant around 2027 and that in this event, the existing boiler would then either become supplementary or boosting depending upon the amount of waste energy supplied by the Houndsditch development.
94. In addition, the Applicant has confirmed that the heating system is expected to enable renewable resources to power it in the future and connections have been physically allowed during the current installation to future proof the system. Options would also be explored to improve the thermal performance of the residential units, subject to funding.
95. To conclude, whilst under current sustainability considerations it is disappointing that gas boilers would be the primary method of energy supply to the Estate, the applicant has confirmed that the proposed gas boilers would be more efficient than the previous system and would include demand management measures. Consideration has been given to future supply and options are being explored around the feasibility of utilising waste energy from the Houndsditch development. It is therefore considered that the proposal would comply with development plan policies.

Public Sector Equalities Duty

96. 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.
97. 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
98. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
99. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.
100. This application has been assessed against the Equality Act 2010 and any equality impacts identified. The Applicants have held a range of meetings with stakeholders.
101. Potential impacts of the proposed development on the nearby occupiers have been assessed, including the impacts on the use and functionality of the spaces. Officers do not consider that nearby occupiers would be detrimentally impacted in so far as these spaces become unusable nor would it be considered that there would be disadvantages or material impact on any persons who share a relevant protected characteristic as identified in the Equalities Act 2010.

Human Rights Act 1998

102. It is unlawful for the City, as a public authority, to act in a way which is incompatible with a Convention right (being the rights set out in the European Convention on Human Rights (“ECHR”).
103. Insofar as the grant of planning permission will result in interference with the right to private and family life (Article 8 of the ECHR) including by causing harm to the amenity of those living in nearby residential properties, it is the view of officers that such interference is necessary in order to secure the benefits of the scheme and therefore necessary in the interests of the economic well-being of the country, and proportionate.

104. As set out above, it is the view of officers that there would be no infringement of Article 8 of the ECHR.

Conclusion

105. The heating and water system to the Middlesex Street Estate needs upgrading. The applicant has demonstrated that options have been explored as to the most appropriate system having regard to impact on residents, sustainability considerations, design and cost.

106. There would be a degree of visual impact by introducing additional externally mounted services to the Middlesex Street Estate but the proposals would not be overly intrusive. The Estate is robust and architecturally striking and of a scale, detailed design, materiality and complexity, which can absorb these further incidental interventions. The proposals would not harm the significance of the adjoining Wentworth Street Conservation Area or adversely distract from the overall brutalist character and appearance Middlesex Street Estate in the townscape. The proposals are necessary additions to support the continued utility requirements for residents

107. Subject to conditions it is not considered that the works would have an undue impact on residential amenity.

108. Although the application relates specifically to the pipework, consideration has been given to the fact that the pipework would be part of the heating and water upgrade for the Estate and consideration has been given to the implications of this in sustainability and infrastructure terms. Whilst the reliance on gas boilers is regrettable it is understood that the proposed system would be more efficient and an improvement on existing. The applicant has considered future energy supply and is exploring potential to utilise waste heat from the adjacent Houndsditch development.

109. Overall, the proposals are considered to accord with the development plan. When taking all matters into consideration, subject to the recommendations of this report it is recommended that planning permission be granted.

Appendix A

Background Papers:

City of London Middlesex Street Communal Heating and Hot Water presentation dated 31 March 2021

Covering letter prepared by David Miles & Partners received June 2021.

Heating Replacement Design Review, prepared by reform Architects dated 19 October 2021.

Letter received from David Miles & Partners received December 2021.

Email and Attachment from Roger Way dated January 2022

Handling Note.

Photographs of installed pipework and boxing and photograph indicating proposed pipework entry points dated 14 June 2022.

Climate Action Strategy 2020-2027, City of London Corporation.

Representation from Twentieth Century Society received 09.06.2021.

Representation from Jeffrey Boloten received 27.08.2021.

Representation from Mark Lemanski received 08.09.2021.

Representation from Linda Fallon received 08.09.2021.

Representation from Isabella Rombi received 08.09.2021.

Representation from Ian Hartog received 28.12.2021.

Representation from Roger Way received 06.09.2021.

Representation from Vicky Stewart received 26.09.2021.

Appendix B

Relevant London Plan Policies

HC1: Heritage conservation and growth

D6: Housing Quality and Standards

D13: Agent of Change

D14: Noise

SI5: Water Infrastructure

GG6: Increasing efficiency and resilience

Relevant Draft City Plan 2036 Policies

S11: Historic Environment

HE1: Managing Change to Heritage Assets

S7: Smart Infrastructure and Utilities

S8: Design

IN1: Infrastructure provision and connection

DE1: Sustainability Standards

DE2: New Development

DE8: Daylight and sunlight

S3: Housing

HS3: Residential Environment

HL3: Noise and light pollution

Relevant Local Plan Policies

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

DM12.1 Change affecting heritage assets

1. To sustain and enhance heritage assets, their settings and significance.

2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

CS2 Facilitate utilities infrastructure

To co-ordinate and facilitate infrastructure planning and delivery to ensure that the functioning and growth of the City's business, resident, student and visitor communities is not limited by provision of utilities and telecommunications infrastructure.

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.

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.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near identified residential areas, as shown in Figure X, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

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.

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.

DM10.7 Daylight and sunlight

- 1) To resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels, taking account of the Building Research Establishment's guidelines.
- 2) The design of new developments should allow for the lighting needs of intended occupiers and provide acceptable levels of daylight and sunlight.

DM2.1 Infrastructure provision

- 1) Developers will be required to demonstrate, in conjunction with utility providers, that there will be adequate utility infrastructure capacity,

both on and off the site, to serve the development during construction and operation. Development should not lead to capacity or reliability problems in the surrounding area. Capacity projections must take account of climate change impacts which may influence future infrastructure demand.

2) Utility infrastructure and connections must be designed into and integrated with the development wherever possible. As a minimum, developers should identify and plan for:

- a) electricity supply to serve the construction phase and the intended use for the site, and identify, in conjunction with electricity providers, Temporary Building Supply (TBS) for the construction phase and the estimated load capacity of the building and the substations and routes for supply;
- b) reasonable gas and water supply considering the need to conserve natural resources;
- c) heating and cooling demand and the viability of its provision via decentralised energy (DE) networks. Designs must incorporate access to existing DE networks where feasible and viable;
- d) telecommunications network demand, including wired and wireless infrastructure, planning for dual entry provision, where possible, through communal entry chambers and flexibility to address future technological improvements;
- e) separate surface water and foul drainage requirements within the proposed building or site, including provision of Sustainable Drainage Systems (SuDS), rainwater harvesting and grey-water recycling, minimising discharge to the combined sewer network.

3) In planning for utility infrastructure developers and utility providers must provide entry and connection points within the development which relate to the City's established utility infrastructure networks, utilising pipe subway routes wherever feasible. Sharing of routes with other nearby developments and the provision of new pipe subway facilities adjacent to buildings will be encouraged.

4) Infrastructure provision must be completed prior to occupation of the development. Where potential capacity problems are identified and no improvements are programmed by the utility company, the City Corporation will require the developer to facilitate appropriate improvements, which may require the provision of space within new developments for on-site infrastructure or off-site infrastructure upgrades.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

DM15.3 Low and zero carbon technologies

1. For development with a peak heat demand of 100 kilowatts or more developers should investigate the feasibility and viability of connecting to existing decentralised energy networks. This should include investigation of the potential for extensions of existing heating and cooling networks to serve the development and development of new networks where existing networks are not available. Connection routes should be designed into the development where feasible and connection infrastructure should be incorporated wherever it is viable.
2. Where connection to offsite decentralised energy networks is not feasible, installation of on-site CCHP and the potential to create new localised decentralised energy infrastructure through the export of excess heat must be considered
3. Where connection is not feasible or viable, all development with a peak heat demand of 100 kilowatts or more should be designed to enable connection to potential future decentralised energy networks.
4. Other low and zero carbon technologies must be evaluated. Non combustion based technologies should be prioritised in order to avoid adverse impacts on air quality.

DM15.5 Climate change resilience

1. Developers will be required to demonstrate through Sustainability Statements that all major developments are resilient to the predicted climate conditions during the building's lifetime.
2. Building designs should minimise any contribution to the urban heat island effect caused by heat retention and waste heat expulsion in the built environment.

SCHEDULE

APPLICATION: **21/00527/FULL**

Middlesex Street Estate London E1

Installation of external horizontal and vertical pipework across the site including: five vertical risers and pipework at levels two (podium level), four and six; elements of which will be boxed in and painted to match background materials.

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 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.
- 3 Ductwork shall not result in the inability for any windows or doors or other services to be removed and shall not prohibit the opening or functioning of windows or bin chutes.
REASON: to protect residential amenity in accordance with the following policy of the Local Plan: DM21.3.
- 4 Before any works thereby affected are begun, and having consulted with the residents of Middlesex Street Estate prior to submission of the relevant details, the following details shall be submitted to and approved in writing by the Local Planning Authority, and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) Details of the design appraisal process for the proposed options for the external pipework treatment;
 - (b) Samples and particulars of any proposed external pipework treatment, cladding or boxing including RAL colour;
 - (c) Typical section drawings of external pipework treatment at scale of 1:10 which show the relationship with the existing building and entry into buildings; and

(d) Identifying areas where no treatment of external pipework is proposed.

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: CS10, DM10.1.

- 5 Works shall not begin 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 development 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: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.

These details are required prior to any work commencing in order that the impact is minimised from the time that development starts

- 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: 7241-SW-PL-100 rev. P4; 7241-SW-PL-101 P4; 7241-SW-PL-102 P4; 7241-SW-PL-103 P4; 7241-SW-PL-104 P4; 7241-SW-PL-105 P4; 7241-SW-PL-106 P1; 7241-SW-PL-107 P2.

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.

- 2 This approval relates only to the details listed above and must not be construed as approval of any other details shown on the approved drawings.
- 3 This permission is granted having regard to planning considerations only and is without prejudice to the position of the City of London Corporation as ground landlords; and the work must not be instituted until the consent of the City of London Corporation as freeholders has been obtained.