

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Simon Frew

Address: 345 Ben Jonson House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for this development will have a negative impact on The Barbican. The increase in height will block light & the terraces increase noise & disturbance. Please reject these plans.

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Gaventia

Address: 515 Willoughby House Barbican London.

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to any alterations that affect the character of this building and street and particularly to any cutting back of the landscape tree which is a prominent and distinctive feature of Golden Lane

From:
To: [PLN - Comments](#); 1 Golden Lane EC2Y 8AH
Subject: 27 April 2022 19:05:25
Date:

THIS IS AN EXTERNAL EMAIL

Dear sirs

We are writing to complain about the height of the extension to the building at 1 Golden Lane which will remove light from the Cobalt building, and is too over-powering for the street and neighbourhood.

We are also worried about the increase in traffic and noise and hope that this will be diverted away from Bridgewater Square. The construction traffic for the Denizen building was particularly unwelcome.

Yours

Margaret Gadsden
Christopher Gadsden

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Case Officer: Amy Williams

Customer Details

Name: Dr William McLean

Address: 312 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My initial observations on the original plan were that I favoured an environmentally sensitive re-use of the building rather than its demolition. However, I object to the latest planning application for the building on the following grounds.

- As a resident of Ben Jonson House, immediately opposite the refurbished building, I will lose approximately 30% of the visibility of the sky from my windows and subsequent deprivation of light. This is a result of the intention to increase the building height by over 29 metres. The reduction in light will be further exacerbated by the fact that the building line will be brought forward towards my apartment by over 3 metres. Both a bedroom and a living area would be affected by this reduction in light.
- The new application includes roof terraces immediately opposite my apartment, with likely noise, disturbance and reduction in privacy.
- It appears that the plan includes bicycle ramps and bin areas immediately opposite Ben Jonson House and this will increase the likelihood of noise.
- The much more extensive remodelling of the building facade, compared with the original plan, will create lengthy disturbance during the building process.
- All of the above are likely to reduce the value of the property for future sale or rental.

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Case Officer: Amy Williams

Customer Details

Name: Mrs Nadine Forster

Address: FLAT 516, BEN JONSON HOUSE, BARBICAN BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: My kitchen is opposite 1 Golden Lane, so is one of my bedrooms. At the moment there is enough natural light coming through the windows. I'm really worried that this would change with a possible height and width extension of No. 1 Golden Lane.

I am also worried that there would be noise disturbance by people using the planned roof terraces.

Also I read that the existing ramp that a lot of parcel delivery people use to get to the podium from street level at 1 Golden Lane would be removed. That is another point that worries me. How will I get my fresh supermarket deliveries?

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Case Officer: Amy Williams

Customer Details

Name: Miss Louise Watson

Address: 225 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This is a listed building and it would be detrimental to a building of this type to suffer such modifications as have been proposed.

It's like drawing a moustache on the Mona Lisa.

As a leaseholder in Ben Jonson House, I am appalled that these proposals have made it this far. To increase the building's height and width, would both destroy the character of the building itself as well as having a significantly detrimental impact access to natural light, overshadowing as well as generating increased noise.

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Case Officer: Amy Williams

Customer Details

Name: Ms Jenny Watson

Address: 106 Mountjoy House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I would like to strongly object to the proposal to pollard or otherwise prune and move the large trees and existing trees which accompanies this application. There are few enough decent sized trees in the city anyway. Let's keep the ones we have. They help to minimise pollution and provide a wildlife haven. I'm also sure that people would rather look out onto a tree than yet more concrete.

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Case Officer: Amy Williams

Customer Details

Name: Ms Nargis Christopher

Address: Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Those trees took years to grow - please do not damage or destroy them.

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Case Officer: Amy Williams

Customer Details

Name: Ms Kathrin Speidel

Address: 88 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the plans.

In front of 1 Golden Lane stands a beautifully matured lime tree like a landmark. It took more than 30 years to grow to its majestic size. It actually is a very rare specimen in the City giving food and space to all kind of wildlife.

How can it be that in 2022 it is even being considered to prune such a nice street tree? In a time when we learnt after the pandemic how important nature and trees are for our mental health and when we know that we need to give space to nature and biodiversity also in cities to stop climate change.

Just a bit further on in front of the new Denizen block a street tree was pruned and now looks sad and injured.

Furthermore the plan is to replace the Turkish hazel next to the lime tree as well as an Elder tree on the South side reaching the ramp of the Barbican. Both are well matured trees. I do not see the point in replacing them when newly planted street trees need so much maintenance and take so much time to be established.

The planners worry that the trees are "creating a very dark shaded public realm space beneath, which will only get worse over time". The trees create a pleasant cool microclimate which will be greatly appreciated in the hot summers to come. It is always very nice coming out of the grey grimy (due to traffic) Beech street tunnel onto Golden Lane to be greeted by the freshness, colour and good smell of the Lime tree and Turkish hazel.

Leave street trees alone! Give them Tree Preservation Orders!

Otherwise the plans of Cripplegate house look like it will become quite a monstrosity. I hope there will be enough light for all the office workers inside. The extra very darkly coloured floors on top will make the appearance of the facade look awkward.

The trees on the other hand beautify and adorn the facade as well as creating a pleasurable entrance area to the building. (If bicycle racks are seen as clutter, they could be located underneath the ramp possibly.)

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Case Officer: Amy Williams

Customer Details

Name: Mr Nicholas Tait

Address: 25 Bayer House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The building sits between two Grade II/II* estates, recognised by their status as a combined conservation area, and shared origins as being closely related and forming an area of significant historical importance. Vertically extending one of the few buildings that lie between the estates interrupts the relationship between the two and diminishes the standing of both.

In addition, the extended height will impact on the amount of light to both estates as well as to the areas at ground and podium level that surround the building, including Fortune Street Park, one of the few green spaces locally. This is a reduction in amenity.

There are changes to the surroundings that impact established trees. There are already very few trees in this area and to remove, or even reduce the size, of any is unacceptable.

Replacement planting will not provide the environmental benefit that established trees provide.

From:
To:
Subject: 22/00202/LBC and 22/00202/FULMAJ
Date: 16 April 2022 08:27:50

THIS IS AN EXTERNAL EMAIL

f.a.o. Ms Amy Williams

Would you please add these comments to others you receive about No. 1 Golden Lane.

Please acknowledge receipt.

I object to the plan to interfere with the listed Golden Lane eastern facade by inserting two doors.

One is to give access to the community room, the other merely to balance it.

The community room

could be reached by a new door in Cripplegate Street. The “balancing” door is unnecessary, as the

plans show a new door into the front cafe just round the corner in Brackley Street.

I object to the proposed increase in height, which would adversely affect residents on all four sides of the building.

Early plans for the Denizen included two more floors, but to maintain continuity of the skyline, the City insisted it

be no higher than No.1 Golden Lane. It follows that the City cannot now allow No.1 to be higher than the Denizen.

Hazel Brothers

86 Breton House

Barbican EC2Y 8PQ



This email has been checked for viruses by Avast antivirus software.

www.avast.com

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Case Officer: Amy Williams

Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The tree works are unnecessary, the facade does not need 'opening up' as the nearest tree branch is more than 10 m from the building.

The works will destroy the appearance of a beautiful tree that is a source of shade, and nectar for pollinators.

Removing the Turkish Hazel is unnecessary and reduces public amenity.

Pruning will weaken the tree and may reduce its future life and ability to produce flowers.

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Case Officer: Amy Williams

Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed building is not at all in keeping with the original or the neighbouring buildings or the area. It is a completely unacceptable design of irrelevant colours and materials. Creating outside space for people to congregate and work from, right opposite established, existing homes is not acceptable.

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Case Officer: Amy Williams

Customer Details

Name: Ms Dawn Frampton

Address: 28 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

The loss of light, whether that is direct sun or daylight, which the additional floors will create to all the homes that surround the building. The building as it stands sits completely surrounded by housing. Everything as it currently stands complements itself in size and structure. There is no need to add additional floors to create more workspace in what is ultimately a residential area, particularly when the majority of companies in the City are working to a new way of hybrid working pattern following the pandemic. There are copious amounts of empty office space now situated within the square mile.

Based on my concerns of the loss of light, I visited the drop-in sessions and was bamboozled by the percentages thrown at me. I was told at the same time that my block, Cuthbert Harrowing House on Fann Street, was not really part of the consultation as such as we are not in close proximity to the building. Although if built Cuthbert Harrowing House will lose a substantial amount of sunlight as it rises up in the morning particularly in the winter months when the sun is at its lowest and is when it is most needed by residents for their well-being. As we are a small block, we will always be looking up for the natural sunlight and it will arrive at a considerably later part of the day if these additional floors are built. I have taken a series of photos during February and March of this year to show how this will impact us and I am happy to share them.

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Case Officer: Amy Williams

Customer Details

Name: Ms Dawn Frampton

Address: 28 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

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Based on my concerns of the loss of light, I visited the drop-in sessions and was bamboozled by the percentages thrown at me. I was told at the same time that my block, Cuthbert Harrowing House on Fann Street, was not really part of the consultation as such as we are not in close proximity to the building. Although if built Cuthbert Harrowing House will lose a substantial amount of sunlight as it rises up in the morning particularly in the winter months when the sun is at its lowest and is when it is most needed by residents for their well-being. As we are a small block, we will always be looking up for the natural sunlight and it will arrive at a considerably later part of the day if these additional floors are built. I have taken a series of photos during February and March of this year to show how this will impact us and I am happy to share them.

From: PlnComments@cityoflondon.gov.uk
To: [PLN - Comments](#)
Subject: Comments for Planning Application 22/00202/FULMAJ
Date: 28 April 2022 16:24:54

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:24 PM on 28 Apr 2022 from Ms Maxine Sacks.

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Case Officer: Amy Williams
[Click for further information](#)

Customer Details

Name: Ms Maxine Sacks
Email: [REDACTED]
Address: 228 Ben Jonson House London

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: I visited the exhibition about the Golden Lane development and I felt that the plan was well thought out. A lot of elements impressed me. It is good that the Cripplegate Institute will be preserved intact except for the addition of the accessible entrance. The new building looks right for the site. The colour works well and the arches match the shape of the Barbican arches. It is good that the building will not increase car traffic as the use of bicycles will be encouraged by parking facilities. The retention of some of the current structure should speed up the build. I was confused by the plan for a community office, but I am sure that its purpose will become clear when it is in action. I was also not sure why the building has to be made taller but it will still be shorter than a lot of buildings in the area and I understand that it has to be commercially viable. On balance I feel optimistic about the plan.

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Case Officer: Amy Williams

Customer Details

Name: Ms Jane Carr

Address: 50 Basterfield House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the proposed development. It amounts to an over-development of office space in a location that is surrounded by residential property.

With the post-Covid change to working patterns it is clear that additional office space is not required for the foreseeable future, if ever. If a refurbishment is necessary this can be done without the addition of extra floors.

It will cause a loss of light to both surrounding properties and the well established trees. These trees are very important to local residents and their well being.

Local residents have many varied but valid objections to this development but yet again the City of London is favouring business over its residents.

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Case Officer: Amy Williams

Customer Details

Name: Dr Peter Stewart

Address: 222 BenJonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is no justification to prune this majestic tree. It has no immediate impact on the adjacent building. It provides one of the only green vistas for scores of flats in the immediate vicinity. Please DO NOT proceed with this unnecessary butchery. Thank you

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: FLAT 192 SHAKESPEARE TOWER London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed public realm landscaping proposals at the front of the building in Golden Lane. The Tilia street tree should not be pruned at all nor should the Corylus be removed. Hidden away in the documents is the proposal to raise the crown of the Tilia to 5 m. This could mean about 50% of the canopy would be removed - all for a short term marketing ploy on behalf of the developer to 'open up' the facade. The nearest tree branch to the facade is more than 10 m away and the facade is not obscured. This tree is elegant, beautifully shaped; a real asset to the street scene, providing shade, carbon capture and air quality benefits. Its scented flowers are a valuable resource for pollinators. The shock of 'pruning' may prevent it flowering for years to come - a huge loss of forage for local bees. And there is no need to touch it in any way.

The argument to remove the Turkish hazel is also spurious. The tree is not interfering with the growth of the Tilia. The developer again wants a short term opening up of the entrance and the ability to reconfigure the planters. The idea of adding a bed beneath the Tilia is ludicrous - nothing will survive and the City Gardens team, who will be expected to maintain this unsustainable planting, will be saddled with expensive maintenance that is doomed to failure.

There should be no interference by the developer in the public realm here at all. These plans are short term and unfeasible. Long after the developer has sold on the building, residents, occupiers and passers by will have to bear the aesthetic and financial cost of these ill considered and inappropriate proposals. A volunteer community group, Friends of City Gardens are keen to take over maintenance of the existing planters in Golden Lane and to create a sustainable and biodiverse planting scheme. They should be encouraged to do so.

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: There is a plan to prune a beautiful tree which is a perfect shape and size. Please do not do this - we are all supposed to be planting/protecting trees in this jubilee year

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Case Officer: Amy Williams

Customer Details

Name: Mr Aleksei Gornoi

Address: 8 Andrewes House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed changes to the public realm associated with the application. The developer is proposing to remove the hazel and elder trees and severely prune the lime tree on spurious grounds.

Whilst the arboricultural impact assessment indicates resolutely that the work "will not result in a significant, long-term, or irreversible impact", the removal of the few trees we do have in the area will clearly result in some level of negative ecological impact (including to pollination, birdlife, biodiversity, and the air quality around the Beech Street tunnel), and is simply not necessary.

The developer's landscape statement posits that the landscaping work is justified because "the tree canopies are completely blocking the facade, thereby creating a very dark public space, which is likely to get worse over time". These sound very much like subjective and speculative statements from someone who neither lives nor works in the area, and whilst opening up the facade further may make for nicer photos to market the property, it is hard to see how it would justify the negative ecological impact for the City.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Diana Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:

We live in the middle of the Ben Jonson House block in the Barbican, and our bedroom and dining room directly overlook Golden Lane and the building at Number 1.

We are extremely concerned after reading the plans for the proposed development, on a number of points as follows:

The proposed increase of just under 70 feet to the height of the building, together with the extension at the front middle section from the second floor upwards, will significantly reduce the level of light coming into our home. This development is so close to our home that the reduction in light will be disastrous for us.

The addition of roof terraces on which people will gather will create additional noise and disturbance when used - and Golden Lane does amplify sound when there is noise at the moment, so this is a real concern to both our rest and enjoyment of our property

Yet more bicycle racks and refuse containers in front of Ben Jonson will create further eyesore and disturbance.

The proposed development is not appropriate for a residential area, where it will reduce light, create noise disturbance, and degrade the scene to a point where our enjoyment of our home is

reduced and the market value of our home will inevitably be reduced.

In addition, this moves away from the sympathetic previous developments which preserved the outside history of the building, which used to be a theatre

Please, please decline the proposed development on the basis that this will negatively impact residents in a number of ways. Internal development while preserving the exterior is the only acceptable option, and the proposed development is a disaster for both residents and also for the city to preserve our (rare) historical buildings.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr John Hayes

Address: 127 Defoe house Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I have reviewed the plans and find that they will significantly diminish the public realm. I use pedestrian route in front of 1 Golden Lane multiple times daily, with my young child - taking her to nursery and returning home and or taking her to the playground on Fortune Street Park, the supermarket, etc.

The proposed development looks as though it will cast significant shadow over the pavement and the very substantial reduction to the truly beautiful trees on the street cannot be allowed in this day and age - it is most unenlightened to have it in the proposal.

Thanks.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr John Ramsey

Address: 717 Frobisher Crescent Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The site is overdeveloped, barely taking into account the huge impact on its neighbours and does not enhance the listed part of the building which is unique and special. The cumulative impact of this as well as the new residential tower on Golden Lane, by the same architect, should be taken into account.

The visual impact is significant. It is misleading to refer to a 3 story extension the height is over 50m and equals that of Great Arthur House. The most sensitive and low carbon approach would be to improve the 1980's building without adding 4.5 additional storeys.

The requirement to maximise financial return seems to over-ride the need to respect the local context.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Zonghui Guo

Address: 37 Clarendon Court 43 Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Would be great to have the green space and more trees

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms R V

Address: 323 BJH London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Building is big already and should not be made taller. Neighbouring flats will suffer. This area is too over built.

Trees must stay.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Samantha Male

Address: Flat 15, Great Arthur House, Great Arthur House, Great Arthur House Great Arthur House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

At a consultation session the proposed design was presented as only an additional 3 levels yet, being double height levels, they'll result in 50m over the existing building which'll result in significant visual impact. The design doesn't enhance the listed frontage of the building, it appears as a top-heavy bolt-on and I question whether why the City are considering a proposal that increases the mass of the existing building.

There'll be loss of light, vista, and yet more disruption and inconvenience to surrounding residents and to the Prior Weston & Richard Cloudesley schools. It must be considered that foremost, this is a residential area. Creating more office space when there are multiple sites nearby, not at full occupancy, is unjustified.

As many others have cited, I also object to the trimming of any trees. These should be protected and maintained.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Save our beautiful tree!
Date: 08 June 2022 12:39:33

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

From: Amanda Muggleton
Sent: 02 May 2022 15:37
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Save our beautiful tree!

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

On behalf of my 97 year old father and myself we implore you to leave this beautiful tree alone. My parents Edna and Charles Muggleton were one of the first people to move into the Barbican. That tree has been there for as long as we can remember. We have watched it grow all these years into the magnificent tree it is today. Why on earth in these days of global warming would you want to interfere with this beautiful tree that has given so much pleasure for so long and can go on giving pleasure if left alone? You and I both know that pruning the tree to such limits will not do it any good at all. We also know how property developers can make mistakes and have little accidents along the way. Killing a tree to them would mean nothing. A quick apology is all they would give us. 'It was an accident so sorry'

Why oh why must they extend the front of this attractive building anyway? It stands with pride as it is. There are too few trees in this concrete jungle as it is. PLEASE LEAVE IT ALONE.

Yours very sincerely
Amanda L Muggleton

308 Ben Jonson House
The Barbican EC2Y8NQ
Sent from my iPad

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Rebecca Smithers

Address: 317 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I am a resident of Ben Jonson House - adjoining One Golden Lane - and am writing to you to express my opposition to this proposal in the strongest possible terms.

In my opinion the proposed development and extension upwards is inappropriate in scale and proximity, being so close to existing residential buildings, including the important Grade II-listed Barbican. To call it a carbuncle is an under-statement.

We in Ben Jonson House and Breton House will be adversely affected by light pollution, overshadowing and loss of daylight and sunlight. The proposed increase in height and mass are inappropriate and out of scale with the original building. We live there all the time while office workers will not occupy the building 24/7. This development represents an assault on our privacy and peace and quiet. We have already been assaulted on all fronts by other developments on the fringes of the Barbican.

Please consider the views of residents when assessing this application. I urge you to reject it.

Thank you.

Rebecca Smithers

From: [PLN - Comments](#)
To: [REDACTED]
Subject: FW: No 1 Golden Lane tree
Date: 24 May 2022 11:38:00

From: john vaughan
Sent: 23 May 2022 11:27
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: No 1 Golden Lane tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

It has just come to my attention that the tree in front of no 1 Golden Lane is due for destruction.

I am mortified that a beautiful healthy tree that gives great pleasure to residents and city workers is going to be destroyed in order to enhance the entrance of number 1 Golden Lane - despite the fact the tree has been there for many years.

Not content with taking away light from my apartment it would seem I am to be deprived of the pleasure of a tree that I have watched grow over the years and have taken delight in observing seasonal changes.

The intention to remove the tree is, in my opinion, an act of vandalism and I would very much appreciate your views on this matter

Thank you

John Vaughan

From:

To:

Subject: Objection to Planning Application (ref. 22/00202/FULMAJ) - 1 Golden Lane, London EC1Y 0RR

Date: 18 April 2022 17:10:22

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam,

As a resident of Ben Jonson House, which overlooks the site of the above-referenced Planning Application (specifically, Cripplegate House, 1 Golden Lane, London EC1Y 0RR), I wish to object to the submitted Planning Application on the following grounds:

- 1) The additional height of the proposed development (in excess of 20 metres) would result in a significant loss of natural light to my flat;
- 2) The Planning Application includes proposals for new roof terraces, which would result in significant noise disturbance to myself and my wife (who has a chronic medical condition).

Please also note that a substantial number of flats in Ben Jonson House and Breton House will be similarly affected by the proposed development.

I would therefore ask you to reject this planning application in its current form for the reasons stated above.

Yours faithfully,

Mr P. A. Trent FCCA
329 Ben Jonson House
Barbican
London EC2Y 8NQ.

Begum, Shupi

From: Helen Hulson [REDACTED]
Sent: 01 June 2022 12:47
To: Williams, Amy
Subject: Planning Application for Cripplegate House 1, Golden Lane 22/00203/LBC

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

Re: 22/00203/LBC

I wish to object to the Planning Application made by Castleforge for No.1 Golden Lane.

1. No. 1 Golden Lane is a commercial island with residential blocks on every side, all of which will be adversely affected by the plans currently submitted. If permitted, it will have a permanently damaging effect on our amenities at Ben Jonson House and will destroy our outlook on a well loved and respected heritage asset.

I realise that it is part of the planning policy of CoL to encourage commercial developments, but is it the intention was to apply the policy indiscriminately? It seems clear that the particular location of this site makes it completely unsuitable for the commercial expansion proposed. It will overshadow neighbouring residential blocks and considerably reduce visibility of the sky. I would hope that the government's recent announcement in the Queen's Speech, of a change of approach to development proposals affecting local residents, will help to inform the Planning Committee's decision in this case.

2. The proposals for 1 Golden Lane lack a proper understanding of the listed part of the building and the necessity not to detract from it. Cripplegate House was originally designed and built to provide educational facilities for the community and the importance attached to this purpose is reflected in the quality of the original architecture. The fact that the façade was listed when the building was converted to a commercial use at the end of the 20th century recognised its significance, both aesthetically and in terms of its heritage. It is clear that the modern façades on the South, West and North of the current building show a proper understanding of the need to be in harmony with the listed East façade, by reflecting it in materials and form. By contrast Castleforge appear to have discarded any attempt to relate the new to the old.

Furthermore, they fail to take into account the fact that this building is bordered by the Barbican Listed Estate and Conservation area to the South and East and will affect the Golden Lane Listed Estate and Conservation area to the North. I understand that listed status is intended to provide protection from adverse impact by neighbouring development proposals. The roofline between the two estates, as viewed from Fortune Park, has been carefully considered and should not be permitted to exceed the height of the Denizen, which was restricted to the current height of 1 Golden Lane.

3. The flats in Ben Jonson House with living rooms and bedrooms facing 1 Golden Lane, number about 90, with a total of 210 windows. For all of us there will be a substantial reduction in light from the sky when it is obstructed by the huge upper extension. Currently the sky is visible through the upper quarter of my windows, but the proposed extension will virtually obscure it. I am also very concerned about the imposition of numerous terraces which will inevitably have an impact on noise levels because voices are very audible in this particular built environment. These terraces will overlook about 120 bedrooms.

4. In terms of consultation, I have looked again at the Webinar (v. link below) produced by the developers, Castleforge, for the purpose of persuading local residents that the development was beneficial. There was relatively little reference to the extent of the raised height, or of the proposal to bring forward the facade facing Ben Jonson House by 11 feet. The current facades, which refer respectfully to the listed facade in terms of materials and form, were described as dated. The planned new façades appear neither to relate to the existing listed façade nor to any

of the surrounding buildings. By contrast, the developers placed much emphasis on the introduction of greening elements through vertical screening, landscaped terraces and improvements to landscaping around the building. There were also references to communal benefits in the form of a Library of Things, Maker Space and a Meeting Room (I am not aware of any serious need for these additional facilities). Altogether, what we were being offered was pitiful compared with what was to be taken from us. The proposal to crop back the beautiful and healthy mature tree in front of the building is yet another example of the developer's lack of sensitivity.

<https://vimeo.com/656938059>

5. This building, which was marketed to Castleforge as a purchase with "floors fully fitted to a high grade specification available in 'Plug and play' condition with all furniture in situ", has been subjected to more than 2 months of gutting, together with radical plans for altering the exterior. This is far from the sustainable approach of which the developer boasts and to which the City of London subscribes. This proposal evidently runs counter to several important CoL policies, as already specified in the Barbican Association submission to the Planning Department.

I ask you, on behalf of myself and my neighbours, to reject this proposal in light of the total absence of understanding with regard to listing issues, the particular circumstances of this site and the damaging effect it will have on residents in immediately neighbouring properties on all four sides.

Yours sincerely,

Helen Hulson
523 Ben Jonson House
EC2Y 8NH

From: [Linda Stubbs](#)
To: [PLN - Comments](#)
Subject: No 1 Golden Lane
Date: 25 April 2022 20:47:13

THIS IS AN EXTERNAL EMAIL

From Linda Stubbs
534 Ben Jonson House
EC2Y 8NH

The building is listed as of special architectural and historical interest.

An alteration has been made on the front facade (an extra doorway inserted) which should not be allowed.

There will inevitably be overlooking and overshadowing from the new planned extensions. Great pains have been taken to scientifically demonstrate that this is not the case but in actuality it will be the case because the bulk of the building, and its height WILL overshadow the many homes surrounding the building. There will, inevitably, be extra, unwanted noise from the outdoor areas however cushioned by greenery because all noise in the area is subject to canyonisation and ricochet.

The community area is very small and can in no way compensate for the extra bulk of the proposed changes.

It has been noticed that there are plans to change the shape of the beautiful tree at street level at the bottom of the Ben Jonson ramp for some unknown reason. This should not be allowed to happen. It is the tree's natural shape. The tree is important to and beloved by all who see and pass it.

Yours faithfully,

Linda Stubbs

Sent from my iPad

Begum, Shupi

From: Linda Stubbs [REDACTED]
Sent: 27 September 2022 10:10
To: PLN - Comments
Subject: 2200202/FULMAJ and the 22/00203/ LBC

THIS IS AN EXTERNAL EMAIL

As the intention to insert new doors in a listed facade still stands I repeat my original objection and request that the applications be refused.
Linda Stubbs

Sent from my iPad

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Amanda Chorn

Address: 905 Frobisher Crescent Barbican Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objection to the drastic reduction of the crown of the silver lime and removal of the Turkish hazel at the front of the building - both are the City's street trees. Jake Tibbetts, City Gardens manager, says the lime is an important source for all kinds of pollinators and drastically cutting it back could send it into shock and killing it.

Again another insensitive, crass development in the City flying in the face of climate change and the need to preserve trees.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Trees on Golden Lane
Date: 25 April 2022 11:40:45

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

From: David Murray
Sent: 21 April 2022 19:40
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Trees on Golden Lane

THIS IS AN EXTERNAL EMAIL

Amy

I am a resident of Breton House ... the beautiful tree that separates Breton from no1 Golden Lane is an absolute joy. I strongly object to the idea of altering its splendid, natural form ... in a very urban environment it is a wonder to behold, and also acts as a natural screen between our building and others ...

Pls don't let developer greed outweigh natural beauty.

David Murray
7 Breton House

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 1):

Despite numerous conversations and 'consultations' with Castleforge Partners in which myself and other residents made clear our concerns about the proposed height and massing of the building and its adverse impact on our lives, the developer continued to pursue the plans regardless.

The proposed extension upwards of four-five floors is completely disproportionate to the current building. It will destroy the character of the listed frontage, as well as have an adverse affect on the character and heritage of the Barbican.

- The extension will reduce the sunlight and the daylight, as well as cause a loss of privacy and light pollution. The children in the nearby primary school will lose their afternoon sunlight and daylight. I see so much sky from my flat, especially above the roofs of the listed part of the building
- all this will be lost forever.

I also strongly object to the proposed terraces on the floor 8, 10 and 12. Unlike what's said in the proposal, these terraces will overlook the residents bedrooms, including my own. Level 8 terrace, in particular, is barely higher than the level of my bedroom in Breton House, not to mention the

bedrooms in Ben Johnson. Having open terraces will mean a complete loss of privacy as well as additional noise when terraces are in use, or when they are being maintained. Positioning them (barely) above the adjacent buildings as is being argued in the application will not help, instead, it will heighten the sense of being looked on from above, while at the same time not being able to see who is looking.

The Denizen development had to keep their roof height in line with that of 1 Golden Lane. Surely, it would be unfair if the same standards were not upheld for this proposal?

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Margareta Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development by the Castleforge Partners (part 2/continued from the previous objection entry):

I am very concerned to see in the landscape plan that the cobble stones which could date from 19c. or even earlier will be removed. [interesting to note that the landscape plans are addressed to 1 Golden Lane freeholder, Avasha Ltd, registered in the Isle of Man, as well as the Seychelles].

I object to the plans to place the rubbish bins on the south side of Cripplegate Street, which will require them to be wheeled some distance across the street causing unnecessary noise and smell nuisance. Previously all waste was collected from Brackley Street.

The site has already started causing noise nuisance - it has been unbearable to work from home since the 'soft strip' started, and this is currently taking place on the south side of Cripplegate Street.

A large part of the building will be demolished - this is not sustainable nor is it 'green'. It will cause two-three years of severe noise disruption and pollution to the neighbourhood.

And, finally, I object to the cynical language used by the Castleforge Partners to attempt to mask their profit motive with greenery and sustainability, questionable assertions about the needs of office workers, and a 'community space' for which there is no need and which will not ameliorate the damage caused by this overdevelopment. At a moment when there are so many empty office blocks in the square mile and elsewhere, and when our working practices are changing, allowing such a disproportionately large project to go ahead will set a rather worrying (and disappointing) precedent. The roofline ought to be kept in line with the Barbican and the Denizen development, who had to keep their height in line with 1 Golden Lane.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane - 22/00202/FULMAJ and 22/00203/LBC - OBJECTION
Date: 29 September 2022 18:08:33

THIS IS AN EXTERNAL EMAIL

Hello,

I would like to object to the revised plans for both 22/00202/FULMAJ and 22/00203/LBC. I have seen both of the revised plans, and am quite disappointed by the meager changes which have done nothing to substantially change my opinion on the proposal. My earlier objection is repeated and I ask that the application be refused.

Additionally, I would like to seek clarification from the planning department regarding the communication with the applicant and its representatives, as I would like to understand how this communication led to such minor revisions that do not address the majority of concerns raised by the comments?

I hope that a FoI request will not be necessary.

Thank you.

Kind regards, Margareta Kern
37 Breton House, Barbican, London EC2Y 8DQ

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

Having reviewed the application for the Proposed Development of Cripplegate House, I wish to object to the current plans. My flat is located on the ground floor of The Cobalt Building (10-15 Bridgewater Square, London, EC2Y 8AH) facing onto the intersection of Viscount Street and Brackley Street. In summary, I believe the proposal to increase the height of the building will reduce the light in my flat. The proposed community usage of the building, in addition to its commercial use, will result in increased noise, traffic and pollution. It will negatively impact the overall residential amenity and my right to quiet enjoyment.

My objections to the Proposed Development are as follows:

- 1) **Residential Amenity (noise and light pollution):** The application seeks approval to add an additional three storeys of office space on top of the existing building – a 40% increase to the building's current size. This will result in a significant increase in activity in the area with a long-term deleterious impact on the amenity enjoyed by myself and fellow residents of the Cobalt Building.
 - a. A new street level 'inclusive access' entrance to the Proposed Development at the corner of Viscount Street and Brackley Street, along with a service entrance and access to a basement cycle park from Viscount Street, will result in a significant increase in traffic. The proposed servicing and cycle access will be in proximity to the proposed servicing / refuse collection location. The Denizon has a similar service entrance facing onto Brackley Street resulting in increased traffic from deliveries and refuse collection required to service its 99 flats. The narrow roads of Brackley Street and Viscount Street have already become thoroughfares, with additional noise and pollution. This will be exacerbated by the Proposed Development.
 - b. The creation of a new cultural space (identified as having potential for several different cultural / community use functions) has proposed usage 'at all hours.' This is not acceptable for a building that has residential homes in immediate proximity on two sides. Even controlled usage hours would need to be closely monitored to limit noise and excessive light spill.
- 2) **Daylight and Sunlight:** The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of the building – including my flat.
 - a. Point 2 Surveyors assert that the Proposed Development is fully compliant with BRE guidelines in relation to daylight and sunlight for the Cobalt Building. However, in Appendix 4 (Technical Analysis) of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report, many of the rooms in the Cobalt Building show a percentage loss of VSC.
 - b. Appendix 4 is of little help as it does not state which windows correspond to which flat or floor level in The Cobalt Building (and all other buildings). Room usage is assumed in the main. My lounge and two bedrooms in my flat face onto

Viscount Street. A loss of light in the lounge and bedrooms will impact the living conditions and enjoyment of the flat.

- c. The overshadowing assessment results identify the section of the Cobalt Building facing onto Viscount Street (where my flat is located) as receiving less than 2 hours or more of direct sunlight on the Spring Equinox 21st March. I am extremely worried that this precious amount of sunlight will be further reduced by the Proposed Development. Sunlight is also an important source of heat energy, so any loss will necessitate an increased use of electricity to heat the flat – with a concomitant increase in utility bills.
 - d. Point 2 suggests that as the new footprint for the Denizon is stepped significantly forward from the previous building line, it is appropriate to consider alternative target values within the BRE guidelines. If adopted, this would permit a never-ending extension of what is allowable, turning the area into a concrete jungle.
 - e. During the planning process for The Denizon, CoL commissioned BRE to review Point 2's light assessment report, challenging Point 2's conclusions. I therefore lack confidence in Point 2's assessment of daylight, sunlight and overshadowing in its assessment of 1 Golden Lane.
- 3) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats above mine in the Cobalt Building. The developers state that they intend to introduce measures to reduce opportunities for overlooking but I question what measures can be fully effective and maintained in the longer term. Terraces are another source of unwelcome noise impact – no matter which direction the seats face.
- 4) **Disturbance from construction:** The Denizon is only recently complete. Residents will now face a further two years of noise, access problems and general nuisance during the construction period for the Proposed Development. With increasing numbers of people working from home as a legacy of the pandemic, the CoL must set strict guidelines for the developer to adhere to which allows for quiet periods during the working day so residents can work without undue disturbance from the construction. Precedent has been set locally (cf. Willoughby House, Barbican).

I understand that the draft City Plan 2036 has numerous planning policies relating to Overlooking, Daylight and Sunlight, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents. I request that my objections are seen in the context of these policies.

Your sincerely

Marie Morley

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

I am following up on my initial objection to the Proposed Development of Cripplegate House, submitted on 24 April 2022. At the time I was unaware of which room numbers in Appendix 4 of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report correspond to the rooms in my flat. I now have that information and wish to add the following comments to my initial concerns.

Loss of Daylight and Sunlight:

The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and result in less sunlight being received by the flats on that side of the building where my flat is located.

1. Denizon

- a. The construction of the Denizon reduced the day and sunlight in my flat. This loss will be compounded by the Proposed Development. There will be a significant and deleterious impact on the living conditions in the flat.
- b. The VSC loss on the rooms in my flat were:
 - R2/100 – 46.3% (bedroom)
 - R3/100 – 11.2% (bedroom)
 - R4/100 – 6.4% (lounge)
 - R5/100 – 21.3% (lounge)

2. No 1 Golden Lane

- a. Appendix 4 of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report on the impact of the Proposed Development show VSC losses on the rooms in my flat of:
 - R4/20 – 3.9 (lounge)
 - R4/20 – 16.8 (lounge)
 - R5/20 – 17.2 (bedroom)
 - R6/20 – 18.8 (bedroom)

I hope you can see the amount of light that will be lost from my flat from having a second massive structure overlooking it. I hope you will take my concerns into consideration when reviewing the developer's plans.

Yours sincerely.

Marie Morley

Flat 2
The Cobalt Building
10-15 Bridgewater Square
London
EC2Y 8AH

Dear Ms Williams

Planning Reference: 22/00202/FULMAJ
Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

Having reviewed the application for the Proposed Development of Cripplegate House, I wish to object to the current plans. My flat is located on the ground floor of The Cobalt Building (10-15 Bridgewater Square, London, EC2Y 8AH) facing onto the intersection of Viscount Street and Brackley Street. In summary, I believe the proposal to increase the height of the building will reduce the light in my flat. The proposed community usage of the building, in addition to its commercial use, will result in increased noise, traffic and pollution. It will negatively impact the overall residential amenity and my right to quiet enjoyment.

My objections to the Proposed Development are as follows:

- 1) **Residential Amenity (noise and light pollution):** The application seeks approval to add an additional three storeys of office space on top of the existing building – a 40% increase to the building's current size. This will result in a significant increase in activity in the area with a long-term deleterious impact on the amenity enjoyed by myself and fellow residents of the Cobalt Building.
 - a. A new street level 'inclusive access' entrance to the Proposed Development at the corner of Viscount Street and Brackley Street, along with a service entrance and access to a basement cycle park from Viscount Street, will result in a significant increase in traffic. The proposed servicing and cycle access will be in proximity to the proposed servicing / refuse collection location. The Denizon has a similar service entrance facing onto Brackley Street resulting in increased traffic from deliveries and refuse collection required to service its 99 flats. The narrow roads of Brackley Street and Viscount Street have already become thoroughfares, with additional noise and pollution. This will be exacerbated by the Proposed Development.
 - b. The creation of a new cultural space (identified as having potential for several different cultural / community use functions) has proposed usage 'at all hours.' This is not acceptable for a building that has residential homes in immediate proximity on two sides. Even controlled usage hours would need to be closely monitored to limit noise and excessive light spill.
- 2) **Daylight and Sunlight:** The Proposed Development will increase in height by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of the building – including my flat.
 - a. Point 2 Surveyors assert that the Proposed Development is fully compliant with BRE guidelines in relation to daylight and sunlight for the Cobalt Building. However, in Appendix 4 (Technical Analysis) of Point 2's Daylight, Sunlight, Overshadowing and Light Spill Report, many of the rooms in the Cobalt Building show a percentage loss of VSC.
 - b. Appendix 4 is of little help as it does not state which windows correspond to which flat or floor level in The Cobalt Building (and all other buildings). Room usage is assumed in the main. My lounge and two bedrooms in my flat face onto

Viscount Street. A loss of light in the lounge and bedrooms will impact the living conditions and enjoyment of the flat.

- c. The overshadowing assessment results identify the section of the Cobalt Building facing onto Viscount Street (where my flat is located) as receiving less than 2 hours or more of direct sunlight on the Spring Equinox 21st March. I am extremely worried that this precious amount of sunlight will be further reduced by the Proposed Development. Sunlight is also an important source of heat energy, so any loss will necessitate an increased use of electricity to heat the flat – with a concomitant increase in utility bills.
 - d. Point 2 suggests that as the new footprint for the Denizon is stepped significantly forward from the previous building line, it is appropriate to consider alternative target values within the BRE guidelines. If adopted, this would permit a never-ending extension of what is allowable, turning the area into a concrete jungle.
 - e. During the planning process for The Denizon, CoL commissioned BRE to review Point 2's light assessment report, challenging Point 2's conclusions. I therefore lack confidence in Point 2's assessment of daylight, sunlight and overshadowing in its assessment of 1 Golden Lane.
- 3) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats above mine in the Cobalt Building. The developers state that they intend to introduce measures to reduce opportunities for overlooking but I question what measures can be fully effective and maintained in the longer term. Terraces are another source of unwelcome noise impact – no matter which direction the seats face.
- 4) **Disturbance from construction:** The Denizon is only recently complete. Residents will now face a further two years of noise, access problems and general nuisance during the construction period for the Proposed Development. With increasing numbers of people working from home as a legacy of the pandemic, the CoL must set strict guidelines for the developer to adhere to which allows for quiet periods during the working day so residents can work without undue disturbance from the construction. Precedent has been set locally (cf. Willoughby House, Barbican).

I understand that the draft City Plan 2036 has numerous planning policies relating to Overlooking, Daylight and Sunlight, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents. I request that my objections are seen in the context of these policies.

Your sincerely

Marie Morley

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Yiming Zhong

Address: 53 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Being a resident living right opposite to the building in question, and especially on the lower floor, I am strongly against this planning.

As is well and reasonably argued in the previous comments, the vicinity is already abound with empty office spaces. This building project will significantly block the light of the surrounding residential buildings and the precious public green space Fortune Street Park. Noise pollution will not cease with the construction, but will be a continuous problem together with the future light pollution and the loss of residential privacy.

I would like to bring tis negative impact to the residents' mental wellbeing. Once the existing light, view, quietness, and privacy are deprived, the harm will be deep and long-lasting.

Also on the vandalism of the tree in front of the building. This very tree, together with the building surface, provides shelter for a great number of local birds and has been an essential part of their life as well. Butchering the branches of this tree will cruelly harm the living condition of local birds and other small animals.

Please take serious consideration of all these harms the office building planning can do to both the people and environment of this area. Please listen to the voice of the neighbourhood and stop this totally unnecessary project.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 October 2022 17:43:16

From: MP Ecosse <[REDACTED]>
Sent: 25 August 2022 12:10
To: Williams, Amy <[REDACTED]>
Cc: Pln - CC - Development Dc [REDACTED]
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I own Flat 59 Breton House which is directly opposite 1 Golden Lane.

I am very concerned for a number of good reasons:

- My studio flat faces directly onto this site. There is no other outlook to the flat than that onto Golden Lane, so in other words there would be no escape from whatever might occur on Golden Lane. I have lived in Willoughby House and also in Speed House, and in both cases there was a lot of noise disturbance at the rear, but the garden facing side was relatively un-affected.
- I am hoping to use my studio flat as a pied-a -terre when I retire, but this development could rule that plan out, much to my disappointment.
- I think that adding anything to the height of the current structure would on balance not be the right thing to do: it would certainly take light and sky away from residents of Breton House; it would not respect the height of the adjoining "Denizen" building; it would detract from the Victorian aspect of the current 1 Golden Lane building - which despite the 2 mansard floors still retains its pleasing character.
- Surely the expansion to the back would already cater for the creation of a more modern space for the offices, without the need to go higher - which to be honest is more of a "vanity" feature for the developers..." a roof terrace".
- the use of the proposed roof terrace is likely to cause noise disturbance and loss of privacy to residents of Breton, Ben Johnson et al. likely outside of office hours too.
- I am also worried about the increase in footfall and traffic noise that this expansion of the premises is likely to cause.
- I bought in Breton because this side of the Barbican, adjoining Islington has always seemed quieter - and more genuinely residential than other surrounding areas ...it would be a pity to lose this relatively peaceful character of the area.

Thank you very much,

Best regards,

Michael Smart

59 Breton House,

Barbican,

London EC2 8DQ

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Hazel Brothers

Address: 86 Breton Hous Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The developers called their huge changes to No. 1 Golden Lane "refurbishment" so we can guess what "light pruning" will look like.

The Tilia/silver lime tree is not theirs - they should leave it alone.

The area is due to lose all the trees and other vegetation on Breton and Ben Jonson highwalk for podium renewal, so this tree will be all the more valuable.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Proposal to demolish Tree @ 1 Golden Lane - OBJECTION
Date: 08 June 2022 12:37:32

From:
Sent: 29 April 2022 14:25
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Proposal to demolish Tree @ 1 Golden Lane - OBJECTION

THIS IS AN EXTERNAL EMAIL

I object to the proposal to reduce the tree outside the UBS Building (1 Golden Lane) by 50%.

City of London is supposed to be a Green Champion. So do not give Developers permission to de-construct this tree.

I am not an expert, but it looks like a Plane Tree - these are supposed to have a positive impact on extracting pollutants.

I doubt the Developers live around Golden Lane. I am a resident and the Tree MUST stay and be protected. I suggest you put a Tree Preservation Order in place.

thanks

Barbara Brownlee
No 99 Breton House, Barbican, London EC2Y 8PQ

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: Objection FW: 22/00202/FULMAJ and 22/00203/LBC - 1 Golden Lane
Date: 04 April 2022 17:25:00

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

From: Frederick Rodgers <
Sent: 01 April 2022 10:10
Subject: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Although we have had significant contact with representatives of Castleforge Partners, including a director, its architects and PR agents, the first indication of the proposals for waste storage and removal I'm aware of is in Velocity Transport Planning Ltd's Operational Waste Management Strategy. I would like to know how the Strategy avoided adverse scrutiny in pre-application meetings.

The availability of notes and minutes of all pre-application meetings is something I hope will soon be addressed by City Corporation. In the meantime, the Strategy references City Corporation's Community Facilities Manager and I trust this is only in respect of measurement of quantities of waste, as this is the very person in Cleansing Services who would respond to consultation on the Strategy.

Of course, waste disposal has been an issue at CoLPAI and at the Denizen, where dp9 were also involved. At the latter, between City Corporation's responsible officers and the architects, no provision was made for a dropped kerb outside the bin storage area. As a result the refuse collection operatives are required to wheel bins further along the Brackley Street footway than the supposed ten metre limit or simply drop the bins off the newly installed kerb.

What is proposed in the Strategy is totally unacceptable. Residents in The Cobalt Building, Bridgewater House, Ben Jonson House and even Breton House are suddenly expected to endure the noise from the movement of several bins over significant distances twice daily and also the noise and odours from the daily - for up to three hours or more - storage of bins on the south side of Cripplegate Street. Then there is the noise of the bins being emptied into RCVs.

Up until UBS vacated the building, all waste was collected in Brackley Street. Whilst this involved a lot of noise, waste was removed directly from the building into RCVs etc. There is no reason why this system can't be continued. It would also have the advantage of avoiding RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed, as will be proposed in the forthcoming public consultation. RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns.

I appreciate that you are consulting with Cleansing Services on the Strategy but this seems likely to be a waste of time and resources. A complete rethink, as above, is necessary.

Best regards,

Fred Rodgers

Chair, Breton House Group
100 Breton House
Barbican
London
EC2Y 8PQ
UK

Ms. Amy Williams
Case Officer
City of London Corporation
Guildhall
London
EC2P 2EJ

By email to: amy.williams@cityoflondon.gov.uk & PLNComments@cityoflondon.gov.uk

Dear Ms Amy Williams,

- Your reference: 22/00202/FULMAJ
- Alternative reference: PP-11012281
- Site address: Cripplegate House, 1 Golden Lane, London, EC1Y 0RR

We strongly object to the Planning Application submitted for the above Redevelopment/ Refurbishment and would ask that you reject the Application in its present form.

We are Leaseholders and Residents of an Apartment on the top floor of The Cobalt Building which is the nearest building to Cripplegate House. We are the nearest Residents to the Redevelopment, along with Apartments below us, where Viscount St narrows between the two buildings. Our Apartment faces the Western and South West sections of the proposed Redevelopment. Our Habitable rooms (Bedrooms, Kitchen, Living room) along with Amenities space on our Terrace are only 8m distance from the Western façade of the proposed Redevelopment. Moreover, almost three quarters of the length of the Western elevation of Cripplegate House directly faces the Habitable rooms and amenity space in our property. The same applies for all Leaseholders/ Residents immediately below us.

As such, the proposed Redevelopment of Cripplegate House has a significantly material adverse impact on us and we strongly object to the Planning Application on several grounds:

1. Overbearing and Intrusive Uplift in Massing, Height and Bulk, as well as its Siting.
 - The highest part of the existing Cripplegate House (plant) is at a considerable distance from us and it is not visible to us. The pitched roof on the Western façade is barely a few metres higher than the Cobalt Building and is complemented by a flat to gently rising roof section which is lower than the pitch roof. Our Bedrooms have an unobstructed view over the roofline of part of the existing Building (see Photo attached) which is at a height broadly comparable to Cobalt. Furthermore, the pitched sections of the existing roof ensure that we have additional visible skyline towards the East. This roof line is sympathetic to Cobalt (see “Existing-North Elevation Long”).
 - Under the proposed Redevelopment, we would be confronted with a visible and monstrous increase in height along the Western façade of up to 21m, as well as a further 5m for Plant. This cliff would start only 8m distance from our Habitable rooms, and windows and doors to them. The proposed highest floors would be at a distance of only either 9m or 11m. Moreover, this increase in height, and

consequential uplift in massing and bulk of a rectangularly designed block, would cover virtually the entire length of the Western elevation of Cripplegate House. The Redeveloped Building would dwarf Cobalt in close proximity to it (see “Proposed Section AA-Long”), standing at more than 1.5X Cobalt height on the Western facade. This would be overbearing and highly intrusive for us (and for Cobalt Residents below us). Our unobstructed and identified views towards the East and of the skyline would disappear. Moreover, through Overshadowing, there would be a significantly deleterious impact on Sunlight, Daylight and our right to light as covered later.

- Furthermore, such Redevelopment would be entirely out of Character with the buildings immediately surrounding it, all of which are lower level Residential blocks. The increase in height, mass and bulk, is clearly driven by the Developer’s desire for a significant gain in the Plot Ratio but the proposals are egregious, especially in siting them so close to the nearest Residential Cobalt Building. The architectural design should be “appropriate to its neighbours” (Policy S8), whereas the proposed design isn’t, especially in relation to Cobalt.
- During the public consultation on 25th Jan 2022, neighbouring Residents repeatedly objected to the increase in height, mass and bulk but we have been ignored in the Application. If anything, the proposed increases in height, mass and bulk have moved closer to Cobalt!

2. Overlooking and loss of Privacy

- Our Habitable rooms will be overlooked considerably for the first time. Today, our bedrooms largely face an unglazed bricked section of the Western elevation of 1 Golden Lane or a glazed stairwell with very limited footfall (see Photo). Elsewhere, the only windows at 1 Golden Lane facing our Habitable rooms have housed Filing cabinets or Servers. Moreover, the height of the existing Cripplegate House relative to Cobalt is such that we do not have overbearing offices looking down on our Habitable rooms or on our terrace (Photo attached). Accordingly, we enjoy substantial Privacy in our Apartment, including our amenity space, from occupants of 1 Golden Lane.
- Under the proposed Redevelopment, our entire Apartment, including all Habitable rooms and amenity space, will be overlooked extensively through a string of office windows barely 8m away, resulting in an unacceptable erosion of Privacy and our right to enjoy our home without undue intrusion. The glazing on two floors would look directly across to our Habitable rooms and Amenity Terrace space. This is compounded by the proposed increase in height through additional floors, all of which have extensive Glazing and are set back minimally. Similarly, other Residents below us in Cobalt would be adversely impacted through Overlooking given the proposed Glazing.
- In this regard, the Planning Application is misleading and economical with the truth. It emphasises that the proposed level of Glazing along the West elevation would be reduced compared with existing, whereas the detail shows that is barely the case, even under favourable assumptions (“To the West façade there is predicted to be a reduction of 1sqm due to fritting within glazing panels”). Moreover, this comparison

deliberately obfuscates current Glazing for a stairwell, filing and server rooms, with that for busy offices and these are markedly different in their impact on neighbouring Residents. The Glazing is proposed to be fritted but that comes in many guises and no specification is provided.

- The adverse impact is accentuated by the proposed terraces in close proximity to our Apartment and amenity space which we object to. In particular, the proposed terrace on the 8th floor which is 1m wide would have a clear line of sight into our habitable rooms and the entire length of our terrace only a few metres lower, significantly degrading our Privacy, by overlooking from less than 10m away. We object to the Terrace proposed for the 8th floor. We also note the absence of landscaping proposed along the Western façade of that Terrace, possibly because of the limited width of the Terrace, but also of the higher Terraces facing West.
- It is hard to argue that the extensive Glazing proposed, intensified by additional higher floors and terraces, would do anything other than significantly overlook the entire length of our Apartment with a consequential loss of Privacy in all our Habitable rooms and amenity space.

3. Overspill of Lighting

- This also means that there would be significant Overspill of lighting from the offices in Cripplegate House into our Habitable rooms, including bedrooms, causing a nuisance through light intrusion from barely a few metres away. The proposed Terraces would serve to accentuate this nuisance.
- The studies appended to the Planning Application are misleading since they assess the overspill impact from further along Viscount Street where the distance is greater between Cobalt and Cripplegate buildings; the distance between the buildings decreases as you move South along Viscount street. We also note that the benchmark criteria used for light pollution in the documents refers to an environment “with high levels of night time activity” whereas the narrow Viscount street is a quiet residential street. Furthermore, the documented calculations are based on assumptions (“The internal lighting strategy...has not yet been fully specified. We have therefore made best estimates and assumptions...”; “...in absence of detailed glazing specifications...”; “...assuming Blinds are put in place...light levels will “standardly” be within guidance “). Despite these assumptions calculated to minimise the assessment of likely Overspill impact, and an inappropriate vantage point for the calculations, the Overspill effect is barely under the threshold. None of this is an acceptable basis for drawing the erroneous conclusion reached in the studies that light levels to nearest areas of Cobalt are unlikely to exceed threshold. On the contrary, they suggest the very opposite.

4. Right to Light, Daylight, Sunlight and Overshadowing

- With the proposed significant increase in height, mass and bulk in close proximity to Cobalt, our Residence will be inevitably subject to major detrimental impact on

daylight and sunlight arising from Overshadowing. We have already referenced the materially adverse impact on visible skyline from our Habitable rooms. A similar situation appertains to the detrimental impact on Sunlight and Daylight for us.

- Again, the VSC calculations are misleading as they are measured from a vantage point (E1) at the widest distance between Cobalt and Cripplegate. Furthermore, all of the calculations reference drawings which show the increase in height, bulk and mass of the proposed 9-12 floors being set back by more than in the Planning Application along the Western elevation. As a result, we question their validity. Moreover, they do not support the bold assertion that “Cobalt is not impacted”. This is simply not the case. The tables show that for a large number of windows and glazed doors to habitable rooms in Cobalt, including ours, the VSC is less than 27% and is approximately 20% reduced as a result of the proposed Redevelopment on virtually every floor in Cobalt. More appropriate measurements from the correct vantage point and from the correct distance as per the drawings submitted in the Application would inevitably increase the adverse impact to comfortably more than 20%. This is not surprising, and is a matter of common sense, given the extent of the Redevelopment and testifies to the significant adverse impact on light for our Residence and for others in Cobalt.
- The same applies for the average daylight factor (“ADP”) and the annual probable sunlight hours (“APSH”) for our Habitable rooms. Indeed, the impact on our amenity space, e.g. terrace outside our habitable rooms, is simply ignored, reluctantly acknowledging that loss of sunlight is likely to be noticeable / material in Eastern Terraces.

5. New Entrance on Viscount Street.

- We note that two new entrances are being created in close proximity to Cobalt, one at the north west corner of Cripplegate along Brackley street, and the other on Viscount Street immediately opposite the Cobalt Building. We also note that the Viscount Street entrance will be used for bins. Inevitably, this will increase the impact on Cobalt residents through refuse collections and the use of the site entrance. Compared with the present arrangements, the enhanced disturbance and noise for us in Cobalt constitutes another part of our objection to the Planning Application.

6. Consultation process

- At the public Consultation on 25th Jan 2022, many neighbouring residents repeatedly objected to the raising of the height of Cripplegate in the proposed Redevelopment. The Consultation document attached to the Planning Application gives testimony to this and adds to it in written statements. We also raised our objections and confirmed them in writing to the development team. All of these

objections have been ignored in the Application. If anything, the increased height has moved closer to us in Cobalt than suggested at the public Consultation.

- We asked by email dated 26/01/22 for studies on overshadowing, sunlight, daylight (and earlier on overlooking) to be forwarded to us which were promised but never delivered. The first time Residents have seen these is via the Planning Application. thereby limiting the time available for scrutiny and independent examination.
- For these reasons, we are of the view that the Consultation is flawed. The Planning Committee should not be lulled into a false belief otherwise. The Developers have sought to portray a misleading impression of distance from Cobalt, impact on daylight/sunlight, overshadowing and light spillage, and the results of the studies should be treated sceptically and with caution.

For all of the reasons set out above, we would urge the Planning and Development committee to reject the Planning Application in its present form for Cripplegate House.

Yours sincerely,

N Shah & H Shah

Flat 56, The Cobalt Building





From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Cripplegate House, 1 Golden Lane
Date: 08 June 2022 12:36:08
Attachments: [image001.png](#)

From: Bev Bytheway
Sent: 26 April 2022 17:34
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Cripplegate House, 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

I am writing to register my objection to the proposed redevelopment of Cripplegate House, No 1 Golden Lane

I object to the proposed tree works, which seem entirely unnecessary.

The Silver Lime is a beautifully shaped tree and a vital source of shade and nectar for pollinators. The trees are positioned along Golden Lane and are not part of the footprint of the Cripplegate Building. They should be left alone to perform their remarkable functions in supporting wildlife and cleaning pollutants from the air.

Valuable trees have already been lost by recent developments along Golden Lane. Both the Denizen and the COLPAI developments have resulted in the felling of existing mature trees. There has been a substantial loss of habitat already, which has not been replaced by the low priority green space of these developments. In fact the new residential tower of the COLPAI development has no green or outside space at all. This is also a Hawkins\Brown project.

The loss of mature trees is an irresponsible and negligent act, given the current Climate crisis and the growing intelligence around the vital importance of trees to the urban environment.

The City of London is committed to Carbon-zero targets and is in the process of publishing its own bio-diversity action plan, so this proposal to edit trees seems to go against everyone's better judgement.

I find it strange that the new Denizen building next to Cripplegate House has taken its design references from Cripplegate House, especially in the tiering of the upper floors to match. I think this was a condition of the then planning process. So again, it makes nonsense of the process, now that the Hawkins/Brown proposal aims to raise the upper levels of the building and pay little respect to its neighbour.

It is a pity that all of these new developments concentrated along Golden Lane have paid little respect to the public amenity of the Golden Lane Street. Each project has its own rationale, which makes no reference to its neighbours. I sincerely hope that the development of Cripplegate House will not be allowed to blight the street further by the removal and severe pruning of any trees.

Bev Bytheway

Golden Lane Estate

3 Basterfield House

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Cripplegate House
Date: 06 June 2022 17:48:47

THIS IS AN EXTERNAL EMAIL

FAO Amy Williams

I wish to make objections to the granting of Planning Consent to application 22/00202/FULMAJ and Listed Building Consent application 20/00203/LBC both for Cripplegate House, 1 Golden Lane London EC1Y 0RR.

I am against the new Roof extension as the extra height will stop direct Sunlight entering my Flat in Cuthbert Harrowing House. Currently I get direct Sunlight to the upper floor from about 20th February to about 12th April and the lower floor from early March to late April and again for about 2 weeks in mid May and I would expect to get a similar amount in September and October. The direct Sunlight lasts for about 2 hours daily. For the periods May, June, July and August I get very little or no direct Sunlight into my Flat. Currently in a year I would get a maximum of about 450 hours direct Sunlight, weather permitting, and with this proposed extension I would lose 390+ of those hours.

I believe that it has been proven that the Early Spring Sunlight has Mental and Physical benefits which would be denied to the residents of my block. Also this year the extra warmth generated by this direct Sunlight saved over 50% on heating costs when compared with the days when it was cloudy and with current heating prices this was a saving of up to £5 per day. If, as expected, the energy costs rise again later this year this will be a very substantial amount. All the Flats in my block and most of the Flats on Golden Lane Estate are in Band E so are not entitled to the extra relief for Social Housing Residents.

I believe that this denial of direct Sunlight is against Policy D6 D of LP 2021 and BRE Guidance. I would like to refer you to: Ministry of Housing, Community & Local Government report APP/N5660/V/20/3254203 & APP/N5660/V/20/3257106, with reference to 8 Albert Embankment. Page 160, Consideration 2, paras 712 onwards, are about the loss of Light and direct Sunlight.

Everything I have put above will have a similar effect on the other 17 Flats in Cuthbert Harrowing House and a number of other flats on Golden Lane Estate.

I am also against the extension on the grounds that it will detract substantially from the visual effect of Cripplegate House has. As a listed building it holds its own with the Listed Estates of Barbican and Golden Lane and in some ways it has aged better than the Estates, it would be a pity to spoil its look with a modern extension.

Francis Stevenson,

4, Cuthbert Harrowing House,
Golden Lane Estate
London EC1Y 0RB

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Benjamin Mohamed

Address: 88 Defoe House, Barbican Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The trees outside Cripplegate House, Golden Lane, include a lovely mature tree with a beautiful canopy affording shade, shelter to birds and insects. They low maintenance and they doing their part to combat CO2 emissions. They are habitat to birds, insects, squirrels and supports pollinating bees. They are a source of mental well-being for residents especially for Bryer Court and Ben Johnson House in the Barbican Estate. Developers have no obligation thereafter to maintain public ground once they've profited. We should support nature and not permit those with short-term interests to alter our neighborhood for the worse. Please do not allow developers to make things worse by hacking away at these lovely trees.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Liz davis Davis

Address: 4 bayer house Golden lane estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I pass this tree at least once every day and it gives me great pleasure. From the street and up the walk way to the Barbican. It's perfect full natural shape fits this space perfectly and is so rare. Most trees have been pruned. In winter beautiful as bare twigs in spring the minute leaves burst of lime green and THE BEST full summer when it bursts into flower the perfume knocks you sideways. Inter der linden

There is no reason to take this pleasure away from all residents. We live surrounded by tower blocks and everything green is SO life giving to us the birds and wildlife that manage to survive here. Please leave it in all its majesty it is causing no harm

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Matt Lambert

Address: 22 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the tree on Golden Lane being cut back.

I also thoroughly object to the extensions/modifications to the top of the building. It will severely impact the amount of sunlight my flat receives.

Regards

Matt Lambert

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Terry Lamb

Address: 236 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear Sir/Madam

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers' vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

Prince Charles yesterday commented on the need to replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Mélanie Rey

Address: 24 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As a resident of Speed House, Barbican, I am writing to you to express my opposition to this proposal in the strongest possible terms.

The proposed project is inadequate in many ways.

1. The addition of four additional storeys will cause a substantial loss of daylight and sunlight, on top of potentially increasing light pollution.
2. The scale of the redevelopment is disproportionate and out of scale with the original building, this is especially problematic for a site adjacent to residential Grade II-listed buildings. It is very much in the interest of the City to better protect the character of this unique neighbourhood.
3. Adding roof terraces directly facing residential buildings will result in loss in privacy and noise pollution, in particular for residents in Ben Jonson and Breton House.
4. Removing the hazel and elder trees, and pruning the lime tree will cause a permanent loss for the local community, a clear damage to the landscape and will negatively affect biodiversity. Even worse, this damage will be done for no valid reason.

Priya Shah
28 Cobalt Building
Bridgewater Square
London EC2Y 8AH

City of London Planning

20 April 2022

Dear Ms Williams,

Planning reference: 22/00202/FULMAJ
Cripplegate House 1 Golden Lane London EC1Y 0RR

I am the Leaseholder of Flat 28, Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH. The Cobalt Building is in close proximity to the rear of Cripplegate House on the Viscount Street side and I use Viscount Street to drive my car in and out of my parking space in the Cobalt Building. Having reviewed the application for the redevelopment of the above property I wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area as Cripplegate House is turned into flexible office space and thus create a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practise be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment not only to the Cobalt Building but also for Bridgewater House and the Bright Stars Nursery. In addition, I note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. These will result in a significant increase in traffic with resulting noise impact on our residents.
- 2) **New refuse collection at Viscount Street - Besides noise pollution, this will result in increase** vermin especially given the close proximity of the site to the Barbican Wildlife Gardens.
- 3) **Air pollution, traffic and congestion** – As mentioned above, following the closure of the entrance to Bridgewater Street from Beech Street, I use Viscount Street/Golden Lane to drive my car to and from my car parking space in the Cobalt Building. With the proposed increase in activity of Cripplegate House which hugely impact on Viscount St (which is itself a very narrow artery) is in constant use by the Barbican buildings, Bright Horizons City Child Nursery, Bridgewater House, the Cobalt Building, the Denizen and the Jewin Welsh Presbyterian Chapel. It is already becoming congested following closure of Beech St and the

erection of the Denizen but now it will be even more congested and give rise to significant air pollution (thus defeating the whole purpose of Beech St being made UK's first 'zero emission street' given the high historic levels of air pollution on Beech St).

- 4) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, my concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in residents incurring increases to their utility bills in perpetuity.
- 5) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th floor overlooking the Cobalt Building. I note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. I am further concerned about the noise impact which will result from use of the terraces.
- 6) **Disturbance from construction:** I note that building works could take up to two years, so building works could last until the end of 2024 and I am concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections, I am concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. I understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking, Daylight and Sunlight, Air, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

Priya Shah

Cobalt Management Ltd
C/O Premier Estates Limited
Chiltern House
72 - 74 King Edward Street
Macclesfield
Cheshire
SK10 1AT

Planning reference: 22/00202/FULMAJ

Cripplegate House 1 Golden Lane London EC1Y 0RR

Dear Ms Williams,

We are the Directors of Cobalt Management Ltd (Company number 03113930). Cobalt Management Ltd is the Residents' Management Company for the Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH which is in close proximity to the rear of Cripplegate House on the Viscount Street side. The company represents 59 leasehold flats. Having reviewed the application for the redevelopment of the above property we wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area, thus creating a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practice be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment of our residents and leaseholders.
- 2) **Refuse Collection on Viscount Street:** We note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. There is a serious risk that the refuse collections will give rise to vermin and the unsightly look of refuse bins. This entrance will result in a significant increase in traffic with resulting noise impact on our residents. Viscount Street is a very narrow residential street which is heavily used by the residents, staff and service providers in Bridgewater Square (the nursery and two residential buildings) as a result of the recent closure of entry into Bridgewater St from Beech St.
- 3) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, our concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in some of our residents incurring increases to their utility bills in perpetuity.

- 4) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th floor overlooking the Cobalt Building. We note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. We are further concerned about the noise impact which will result from use of the terraces.
- 5) **Disturbance from construction:** We note that building works could take up to two years, so building works could last until the end of 2024 and we are concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections we are concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. We understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking (Policies DE5 and HS3), Daylight and Sunlight (Policy DE8), Noise and Light Pollution (Policy HL3) and Roof Terraces (Policy DE5) which protect the rights of existing residents and request that our objections should be seen in the context of these policies..

With kind regards,

David Lapish and Priya Shah

David & Sabine Lapisch
Flat 54, The Cobalt Building,
C/O Bramley House
Orchard Garth
Copmanthorpe
YO23 3YP

Planning reference: 22/00202/FULMAJ

Cripplegate House 1 Golden Lane London EC1Y 0RR

Dear Ms Williams,

We are the leaseholders of flat 54 in the Cobalt Building in Bridgewater Square, EC2Y 8AH. Having reviewed the application for the redevelopment of the above property we wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area, thus creating a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practice be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment of residents.
- 2) **Refuse Collection on Viscount Street:** We note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. There is a serious risk that the refuse collections will give rise to vermin and the unsightly look of refuse bins. This entrance will result in a significant increase in traffic with resulting noise impact on residents. Viscount Street is a very narrow residential street which is heavily used by the residents, staff and service providers in Bridgewater Square (the nursery and two residential buildings) as a result of the recent closure of entry into Bridgewater St from Beech St.
- 3) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, our concern is also that sunlight is an important source of heat energy and as a result of the very significant increase in energy costs recently this will result in some residents incurring increases to their utility bills in perpetuity.
- 4) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th

floor overlooking the Cobalt Building. We note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. We are further concerned about the noise impact which will result from use of the terraces.

- 5) **Disturbance from construction:** We note that building works could take up to two years, so building works could last until the end of 2024 and we are concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections we are concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. We understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking (Policies DE5 and HS3), Daylight and Sunlight (Policy DE8), Noise and Light Pollution (Policy HL3) and Roof Terraces (Policy DE5) which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

David and Sabine Lapish

Meera Shah
27 Cobalt Building
Bridgewater Square
London EC2Y 8AH

City of London Planning

21 April 2022

Dear Ms Williams,

Planning reference: 22/00202/FULMAJ
Cripplegate House 1 Golden Lane London EC1Y 0RR

I am the Leaseholder of Flat 27, Cobalt Building at 10-15 Bridgewater Square, London, EC2Y 8AH. The Cobalt Building is in close proximity to the rear of Cripplegate House on the Viscount Street side and I use Viscount Street to drive my car in and out of my parking space in the Cobalt Building. Having reviewed the application for the redevelopment of the above property I wish to raise the following objections to the proposed redevelopment:

- 1) **Noise and Light Pollution:** The application seeks approval to add an additional three storeys of office space on top of this existing 8 floor Grade 2 Listed building. The 40% increase in size of this building will result in a significant increase in activity in the area as Cripplegate House is turned into flexible office space and thus create a long-term impact upon the amenity enjoyed by the residents of the Cobalt Building in this quiet predominantly residential corner of the City. This activity cannot in practise be restricted to business hours but would result in arrivals, departures, deliveries, collections, vehicular traffic and refuse collections at any time of the day or night. This is to the significant and long-term detriment not only to the Cobalt Building but also for Bridgewater House and the Bright Stars Nursery. In addition, I note that there will be a new street level entrance for general access to the building at the corner of Viscount Street and Brackley Street and that there will be a service entrance and access to a basement cycle park from Viscount Street which will be used for refuse collections amongst other activities. These will result in a significant increase in traffic with resulting noise impact on our residents.
- 2) **New refuse collection at Viscount Street - Besides noise pollution, this will result in increase** vermin especially given the close proximity of the site to the Barbican Wildlife Gardens.
- 3) **Air pollution, traffic and congestion** – As mentioned above, following the closure of the entrance to Bridgewater Street from Beech Street, I use Viscount Street/Golden Lane to drive my car to and from my car parking space in the Cobalt Building. With the proposed increase in activity of Cripplegate House which hugely impact on Viscount St (which is itself a very narrow artery) is in constant use by the Barbican buildings, Bright Horizons City Child Nursery, Bridgewater House, the Cobalt Building, the Denizen and the Jewin Welsh Presbyterian Chapel. It is already becoming congested following closure of Beech St and the erection of the Denizen but now it will be even more congested and give rise to significant air pollution (thus

defeating the whole purpose of Beech St being made UK's first 'zero emission street' given the high historic levels of air pollution on Beech St).

- 4) **Daylight and Sunlight:** The height of the building will increase by 13 metres to the eastern side of the Cobalt Building. This elevation will dwarf the Cobalt Building which is barely 8 metres away and will result in less sunlight being received by the flats on that side of our building. Quite apart from the unpleasantness of having sunlight permanently restricted, my concern is also that sunlight is an important source of heat energy for our dwellings and as a result of the very significant increase in energy costs recently this will result in residents incurring increases to their utility bills in perpetuity.
- 5) **Overlooking:** The additional three floors along with the proposed roof terrace on the 12th floor will overlook flats in our building which face onto 1 Golden Lane on Viscount Street. In addition to the roof terrace there will be a terrace on the Viscount Street side on the 8th floor overlooking the Cobalt Building. I note comments from the developers that they intend to introduce measures to reduce opportunities for overlooking but there remains serious concerns as to whether measures such as planters can be fully effective and will be maintained in the longer term. I am further concerned about the noise impact which will result from use of the terraces.
- 6) **Disturbance from construction:** I note that building works could take up to two years, so building works could last until the end of 2024 and I am concerned about the noise, access problems and general nuisance which the construction work will cause in this period.

In addition to the above objections, I am concerned about the overall impact that this development has upon the character and amenity of this predominantly residential area and upon the changes being proposed to the character of this historic Grade II listed building. I understand that in the draft City Plan 2036 there are numerous planning policies relating to Overlooking, Daylight and Sunlight, Air, Noise and Light Pollution and Roof Terraces which protect the rights of existing residents and request that our objections should be seen in the context of these policies.

With kind regards,

Meera Shah

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms M S May

Address: 528 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This extension is not eco friendly and will destroy the bird and wide life around Barbican Estates. Not to mention the noise/light pollution. Strongly object.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr mark tyler

Address: 224 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:OBJECTIONS

- Loss of light and overshadowing - the applicant's report on this is superficial and dismissive of the obviously very great increase (33%) in the height of the building, and its close proximity to Ben Jonson House
- Overlooking/loss of privacy - views from the upper floor directly into bedrooms on the flats opposite.
- Detriment to visual amenity - the scale of the proposed building will be out of all proportion to its surroundings; the design is mediocre and ill-suited to the rest of the building.
- Noise and disturbance resulting from use - the proposed large open air balcony is certain to create noise which will echo around the surrounding buildings and disturb neighbours. Conditions set limiting hours of use are unlikely to be enforceable in practice.
- Effect on listed building and conservation area - ie the Barbican - layout and density of the building, its design, appearance and materials are unsuitable for the location.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mrs Mitra Karvandi-Smith

Address: 544 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposed development of 1 Golden Lane will have a significant and damaging effect on the amenities and quality of life of the residents living in the properties adjacent to it (incl. Barbican Estate, Golden Lane Estate, Cobalt Building) and to the Prior Weston & Richard Cloudesley schools. There will be loss of sunlight, extreme noise pollution and increased traffic pollution. The additional proposed removal/extreme pruning of the trees adjacent to the site will cause unnecessary damage to the local ecosystem.

From:
To:
Subject: 1 Golden Lane Objection
Date: 01 October 2022 10:45:52

THIS IS AN EXTERNAL EMAIL

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Mitra Karvandi-Smith
544 Ben Jonson House
Barbican

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Residential Amenity

Comment: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building.

Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

The Barbican is a unique residential estate and an iconic feature of the City; its long-term interests, and its value to the City, will be better served by protecting it in the residents' interest, and for historical reason.

Parts of the host building, designed by the architect of the Tate Britain frontage, survived the Blitz; modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

From the Ben Jonson House Group Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Withdrawn - neutral comment submitted 19/4/2022.

Objection to proposal: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building. Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

The Barbican is a unique residential estate and an iconic feature of the City; its long-term interests, and its value to the City, will be better served by protecting it in the residents' interest, and for historical reason.

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modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

Ben Jonson House Group Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I OBJECT to both Planning and Listed Building Applications 22/00202/FULMAJ and 22/00203/LBC.

I posted my objections on 2 May 2022 and the revised proposals give me no reason to change my view, therefore they remain.

The building is still too large and its bulk and density will be an overwhelming intrusion in the surrounding area.

The floor to ceiling windows and the terraces will allow for too much intrusion into Barbican residents' privacy.

There are no guarantees that the greening will be maintained to the standard proposed and required.

The design and colour of the existing building adds variety to the the multifaceted architecture of its environment. It was built to enrich the lives of local people. This is an important factor in any proposals to alter/renovate No 1 Golden Lane; the present proposals do not reflect this strongly enough.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Leonie Cumiskey

Address: 51 Chadworth House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The tree looks good

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Molly Pardoe

Address: 52 breton house London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:We won't have light or privacy !

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Stephanie Knight

Address: Flat 43, Blake Tower 2 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I think the tree should be left as it is. It's silly to partially destroy it purely for the sake of aesthetics for the redevelopment of the building behind it.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms K Davell

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This proposal is an absolute nightmare for the community and environment. Adding four stories to this building is completely unnecessary and will cause undue harm to hundreds of residents. The loss of sunlight will affect us in myriad ways, not to mention the noise and change to the ecosystem. The plan is greedy, shameful, and disrespectful to this historical building and community. Do better.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Julie Hudson

Address: 20 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I do not object to improvement, but I strongly object to the proposed HEIGHT. It will be absolutely out of character with the area. Please retain CURRENT BUILDING HEIGHT. Thank you.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Firstly, I object to the cynical use of 'green' and 'community'.

- Demolition is the most un-green option for refurbishment. Planting greenery is not trade-off.
- Community space is not required. This development itself is an affront to the community.
- The present height of 1 Goldne Lane is the recognised standard for the immediate area, as The Denizen was not allowed to exceed that height.
- I further object to the south wall being built even closer to Ben Jonson House and being finished in cladding rather than brick.
- In short, this proposed development is too tall, too wide, and too ugly.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Gaila Leahy

Address: 520 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I posted my objections in March to the massive size and appearance of the planned redevelopment.

I wish to further add that a 'green wall' of planting will never work on the south-facing wall of the building, which will be like an oven in the summer.

When I spoke to the architect Trent Sneddon at the most recent exhibition, he had no idea how this would be maintained.

This is yet another bogus attempt to present the project as green.

Begum, Shupi

From: [REDACTED]
Sent: 06 May 2022 13:42
To: Williams, Amy
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams,

I have posted my objections on the CoL Planning Application website to the redevelopment of ! Golden Lane.

I would just like to add that the idea of a 'green wall' on the south-facing side is a complete non-starter. Going by my own south-facing balcony in Ben Jonson House, this will be like an oven, and death to plants that are not watered constantly.

When I spoke to the Hawkins Brown architect - Mr Trent Sneddon - at the recent exhibition of the redevelopment, he had no idea how the green wall would be maintained, though, to be fair, that is not his remit.

I cite this as a further example of the ludicrous nature of this redevelopment plan.

Regards,
Gaila Leahy
520 Ben Jonson House EC2Y 8NH

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 1 Golden Lane 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 10:42:05

THIS IS AN EXTERNAL EMAIL

FAO the COL Planing Committee:

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

The totally disproportionate bulk and inappropriate finish remain.

Therefore, I repeat my objections and request that both applications are refused.

The developer has I believe behaved in a vexatious manner in submitting these revised plans.

Sincerely,
Gaila Leahy
520 Ben Jonson House
EC2Y 8NH

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Linda Partridge

Address: 926 Frobisher Crescent London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Leave the trees alone. You are a bunch of vandals who show no sensitivity to the roles of trees in an urban setting - beauty, value for natural history, biodiversity, softening of a harsh urban environment. Your ghastly contrived environment will make us all feel and be worse off.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Christine Clifford

Address: 26 Bowater House Golden lane estate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I really don't understand why we need yet more offices when wfh will be the norm along with flexible working. Having a yet higher building further takes away light from residential building designed to use light

Pruning the line will weaken it. The front of no. 1 doesn't need opening and the branch of the trees is 10 metres away. Why touch any of the trees which are important for pollinators and biodiversity. The planters have won prizes. Friends of City Gardens could take them over and create beautiful plantings

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Hazel Brothers

Address: 86 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The developers called their huge changes to No. 1 Golden Lane "refurbishment" so we can guess what "light pruning" will look like.

The Tilia/silver lime tree is not theirs - they should leave it alone.

The area is due to lose all the trees and other vegetation on Breton and Ben Jonson highwalk for podium renewal, so this tree will be all the more valuable.

Begum, Shupi

From: Hazel Brothers [REDACTED]
Sent: 25 September 2022 14:43
To: PLN - Comments
Subject: No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Miss Williams

22/00202/FULMAJ and 22/00203/LBC

The revised plans show that the developers still intend to insert new doors into the listed facade. Public seating outside is likely to cause night time noise for local residents. I therefore repeat my original objection and ask for the applications to be refused.

Hazel Brothers
86 Breton House
Barbican
EC2Y 8PQ

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objections
Date: 25 April 2022 11:46:44
Attachments: [image001.png](#)

From: Samantha Logan
Sent: 22 April 2022 09:44
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objections

THIS IS AN EXTERNAL EMAIL

Dear Amy,

Objection Re Golden Lane Trees,

Application Ref. 22/00203/LBC & [22/00202/FULMAJ](#)

I would like to strongly object to the proposal to raise the crown of the Silver Lime tree to five metres. This is a healthy tree that is of great nectar source for our pollinators and may not flower for years after any damage to the tree.

Best wishes,

Samantha Logan
519 Bunyan Court
Barbican

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane - Planning Application 22/00202/FULMAJ
Date: 25 April 2022 11:59:09
Attachments: [REDACTED]

From: Nigel Dixon
Sent: 24 April 2022 13:38
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Planning Application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I wish to object to the proposal, contained within this Planning Application, to raise the crown of the Silver Lime tree to 5 metres. This tree is of elegant shape and enhances the environment for residents and users of the area. The fragrance when it flowers is a delightful aspect of the surroundings. Street trees of this stature are a valuable component of air quality initiatives. The proposed radical pruning may stop the tree from flowering for several years.

My grounds for objection are that this aspect of the planning proposal, if approved, would adversely impact the residential amenity.

Sincerely,

Nigel Dixon
705 Frobisher Crescent
Barbican

The Chief Officer
Environment Department
CITY OF LONDON
PO Box 270
Guildhall
London EC2P 2EJ

19 April 2022

Dear Sir / Madam,

Re: Proposed Development of No.1 Golden Lane, London EC2Y 0RR
Yr Ref: 22/00202/FULMAJ

I refer to your letter dated 08 April 2022 - Case Officer Amy Williams.

I have examined a drawing of the proposed development and attended the exhibition / presentation provided by the developer Castleforge. In consideration of the information provided, I have to advise my objection to the development on the following grounds :

- 1) The height of the existing structure is being raised by over 20m.
- 2) This is surely above the height limit set by the City Corporation for adjacent buildings.
- 3) As a consequence this will represent a reduction in light in the Barbican flats.
- 4) The proposed roof terraces will facilitate the gathering of office workers - no doubt for social events - with a negative impact on the peaceful amenity of the Barbican Podium as well as impacting the peaceful enjoyment of Barbican residents' homes.
- 5) It seems that bicycle racks and rubbish containers will be located immediately in front of Ben Jonson House, which is not only detrimental to that building but also to Breton House, Cobalt and Denizen Buildings.
- 6) The revised height level of the facade and skyline is totally out of sync. with the surrounding buildings i.e. looks like a cheap bolt-on to a historic building, and is aesthetically incongruent.

I therefore look to you to fully reject these proposals.



DARRELL CORNER

565 Ben Jonson House
Barbican
London EC2Y 8NH

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Planning Application Consultation: 22/00202/FULMAJ for 1 Golden Lane
Date: 25 April 2022 16:39:02

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

On behalf of the Golden Lane Estate Residents Association I OBJECT to the above application. My objections are on the following grounds:

1. Bulk and massing. The roof extension size and height is grossly disproportionate to the building below as is most clearly demonstrated by the Golden Lane elevation. At the initial consultation that I had with the developer it was suggested that roof extensions would be limited to a low enclosure for plant but this assurance appears to have been meaningless.
2. Overshadowing/sense on enclosure. The extra storeys reinforce the canyon effect on the surrounding residential streets and will reduce morning light to the flats in The Cobalt Building to the west which have already been impacted by the Denizen/Clarendon Court development and the nearest Barbican blocks to the south and east which will also be overshadowed.
3. Landscape/over-looking. The proposed roof terraces will over-look surrounding flats and impact on their residential amenity.
4. Waste collection. This has been moved from Brackley Street to a collection area where the ramp to the underground parking currently is. As this means transporting bins along Viscount Street to the area and as the bin area appears to be open this is far more disruptive than a ground level internal bin store.
5. Community workshop. While a community provision is welcome we pointed out to the developers that the area was well provided for community rooms and it is disappointing that they could not come up with a more imaginative offer. We assume that this community room will not mean that there are no Section 106 Agreements that would provide community benefits.
6. Listed buildings. The existing old Cripplegate Library building is a rare survivor of the World War 2 bombing that generally flattened the area. The proposed changes do not treat the existing building with respect as they will dominate the existing elevations. The new entrances from Golden Lane should have detailed drawings as part of the documentation to justify the removal of listed building fabric. From the overall elevations they appear to be crudely designed with a basic architectural language and are out of keeping with the surrounding listed design.
7. Townscape/Heritage Statement. This is inaccurate which suggests that only the most cursory research was carried out. This includes the statement that the Golden Lane Estate was completed in 1957 which was not the case It states that:
There is an opportunity to redevelop the Site with an extension of a significantly greater quality to the rear that has an enhanced relationship with the street frontages around the Site, compared with the existing situation, and enhances the connectivity of the historic eastern wing with Golden Lane. But does not justify how the proposals are of greater quality. In fact the new elevations are a generic contemporary response to cladding current office buildings and similar designs can frequently be seen in the City today. The perspective visualisations show that although the existing extension is of its time with over large post-modern detail the proposals dwarf the listed element and are without a compositional rational.
8. Townscape/Heritage Statement. The proposed view from Fann Street with the Jewin Church in the foreground demonstrates that the tower of the church, which is an important local landmark, will no longer appear as a tower as the bulk of the proposals will loom up behind it.

9. Townscape/Heritage Statement. This document does not appear to contain a Heritage Statement as such and the section called Heritage Assets discusses the impact on surrounding listed buildings but not the listed elements of the existing building. A proper Heritage Statement would include the reasoning why changes were being made to a listed building and a schedule of work detailing which elements were to be altered. None of this is present and I would question why this application was validated without this level of information.
10. Sustainability. Although reusing the frame of the existing building is welcome stripping the building back to to the frame means that a considerable amount of embodied carbon will be lost. There does not appear to be any discussion of this aspect. The use of eternally planted terraces and facades mean a much raised water usage and although the Sustainability Statement says that this will be provided by rainwater harvesting no location for tank storage is shown or how big the tanks will be. This is important as the water will be needed when rainfall is low. If the building is going to be self-sustaining then considerable amounts of water will need to be collected. In actuality I am not convinced that additional water will not be needed.

In summary this is an inappropriately large extension that will dominate a listed building. The generic detailing will not enhance the setting or offset the extra scale.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association



From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: Public comment FW: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane
Date: 06 April 2022 17:09:28

From: Frederick Rodgers
Sent: 05 April 2022 11:24
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Cc: alasdair.buckle@dp9.co.uk
Subject: 22/00203/FULMAJ and 22/00203/LBC - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

The proposed s278 works are probably not an issue for the applications for either planning permission or listed building consent. However, there may be a heritage issue in the “public realm aspirations” revealed in Andy Sturgeon Design’s plan 684 P00100 P08 for Avasha Ltd, the Isle of Man registered freeholder.

The attached images show various areas of cobble stones and it is important that a full investigation is undertaken into their provenance. It may be that the cobble stones date back to the 19th Century, if not earlier. If nothing else, an investigation now might help stop the proposed wanton felling of the healthy Turkish hazel, something I will be commenting at length on shortly.

Best regards,

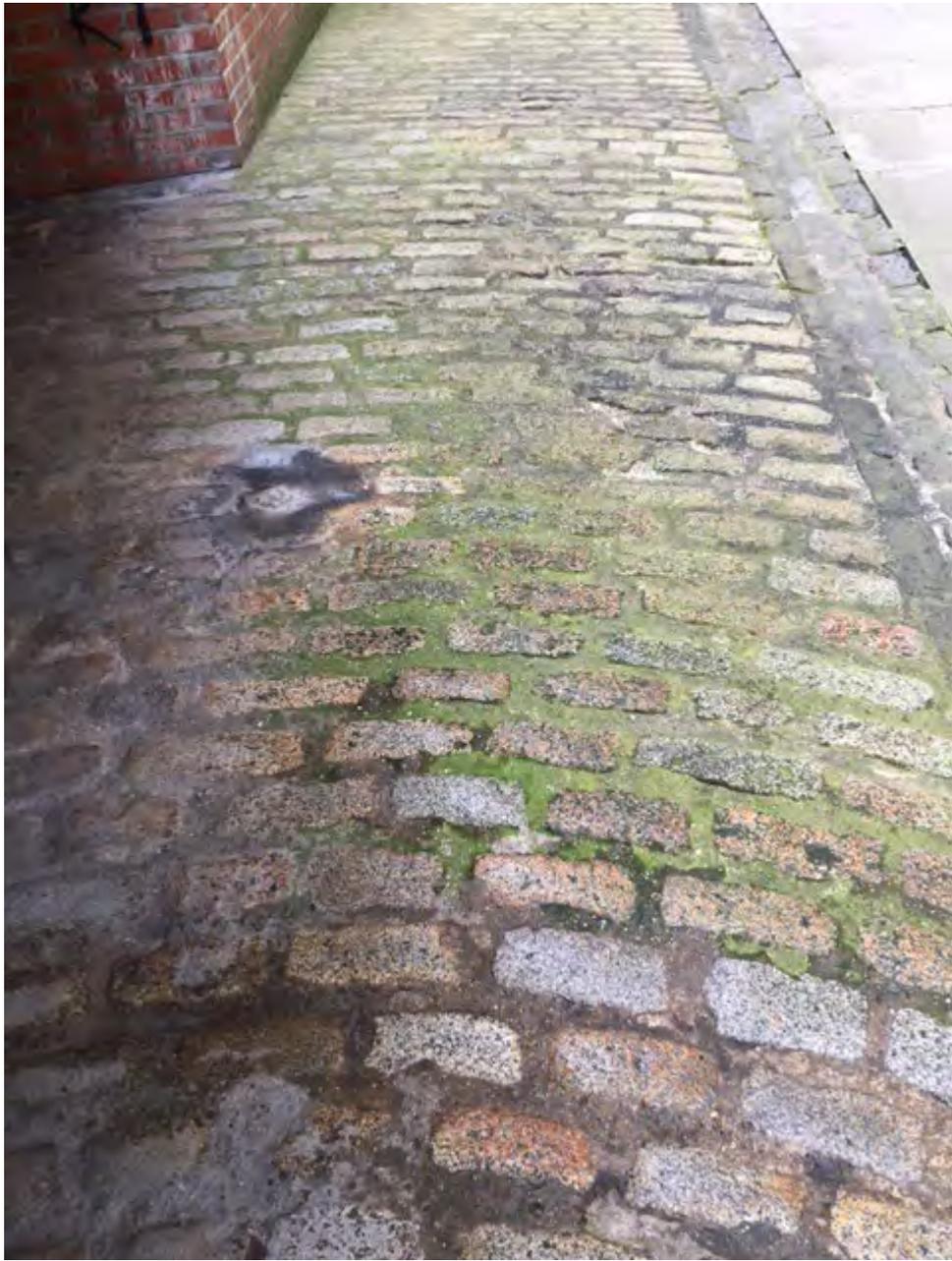
Fred Rodgers

Chair, Breton House Group
100 Breton House
Barbican
London
EC2Y 8PQ
UK









Amy Williams
Principal Planning Officer (Development Management and Design)
Development Division
Environment Department
City of London Corporation

09 October 2022

Dear Ms Williams,

RE: 22/00202/FULMAJ and 23/00202/LBC

Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works - Cripplegate House 1 Golden Lane London EC1Y 0RR;

I have now had an opportunity to peruse the amended plans etc posted to the planning portal on 13 September. However, it seems that the original plans and some supporting documentation have been removed. This has made detailed comparison of the proposed changes impossible. However, based on the information I have to hand, I confirm my previous objections to this scheme and ask that planning permission be refused. My reasons are as follows:

1. Height, massing and bulk

I understand that the proposed extension of the overall height of the building of around 15 metres has been reduced by under a metre. The DLSL Massing Model – drawing P2502/123 - shows the extended building but no similar plan appears to be provided for the existing building. Can you ask the applicants to provide one please.

The comparison of the existing elevations with the proposed elevations is both illuminating and concerning. The extension above the existing building in both height and width is simply overbearing. Although the amended plans show the minimal changes, it would be helpful to have elevations showing the existing building with the proposed extensions overlaid. Again, can you ask the applicants to supply the same please.

The Officer's report to Committee on 23 May 2017 re Bernard Morgan House (16/00590/FULL) includes the following:

Height, Bulk, Massing and Form

45. Local Plan Policy DM 10.1, New Development, states that proposals should be of a bulk and massing appropriate to their surroundings, having regard to general scale, height, building lines, character, historic interest and urban grain. The site context is the Golden Lane Estate (GLE), Cripplegate House and the Barbican Estate, which are grade II listed buildings as well as the other buildings and open spaces, which adjoin the site.

46. The height, bulk and massing arrangement seek to form a transitional bridge between the height of Cripplegate House and the Barbican podium level, with their strong urban scale, to the more human/domestic scale of the GLE. The height would

reduce in height from ten storeys, opposite Cripplegate House, to six/eight storeys opposite Bowater House (6 storeys).

The above, whilst unacceptable in that it permitted an increase in height out of proportion to the surrounding residential properties, suggests that the existing building is high enough in relation to the surrounding buildings. Allowing an increase now will simply set a precedent if and when a proposal to redevelop 45 Beech Street comes forward. In any event, London Borough of Islington's consultee comments, dated 09 May 2022 conclude:

Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.

The Revised Landscape Statement makes several references to neighbours, including under 1.1 - *How to protect the privacy of neighbouring residential neighbours needs to be considered throughout the design.* However, it's clear from the proposed upwards extension that this need has been ignored.

As you are aware, I have invited the applicants and you to view the existing building from some of the surrounding flats, of which there are in excess of 100. This invitation remains open.

2. Overlooking and loss of both daylight and sunlight

The BRE Guidelines are just guidelines, which are used to destroy residential amenity whilst enabling climate change as these relate to times when energy consumption is low. The need for extra heating in late afternoon/early evening, as the sun disappears behind the extended building, a need already intensified because of The Denizen development, simply has to be addressed by treating the Guidelines as such. That treatment is all the more necessary in view of the City of London Climate Action Strategy 2021-27.

According to the Amended Landscape Statement:

1.4 ROOF TERRACES CONCEPT

On the roofs a series of terraces are proposed to provide external space for office users. Access to external landscaped spaces and a close relationship to nature is known to improve the health and well-being of office users and is important for a modern office environment.

This may well be case, but office-users are spending less and less time doing so whilst the opposite is the case for flat-users. Ruining the health of the latter for a debatable health benefit for the former is unacceptable. All the more so as health benefits are already provided by Beech Gardens, Ben Jonson Place and Breton Highwalk, as well as Fortune Street Park.

3. Heritage Assets

The revised proposal maintains the proposed interventions in the eastern elevation at the same time as ignoring the opportunity to create a similar intervention in the southern elevation. This would, with the proposed one in the northern elevation, enable the proposed eastern elevations to be abandoned, with a reduction in carbon emissions as well as cost. The applicants blamed residents for not suggesting a

southern intervention in consultations during the design process but, subsequently, there has been plenty of time for rectification.

4. Trees

Although the decision not to remove a City Corporation street tree – the Turkish hazel – is appreciated, a qualified arboriculturist approved its removal for cosmetic purposes. As there were a substantial number of objectors to the removal of this tree, their efforts could have been acknowledged in the Revised Landscape Statement (1.2).

The need to expertly respond to the use of an arboriculturist to justify the removal of healthy trees is a major reason for ensuring City Corporation's own experts are consulted on such proposals and not only where street trees are involved. Noticeably, the revised Arboriculture Statement doesn't refer to the hawthorn but does acknowledge the role of the substantial number of objections in saving the Turkish hazel.

The proposal to replace the elder in Cripplegate Street with a hawthorn is welcome although it would be more so if a hawthorn, instead of a birch, were to be planted in Brackley Street. At least it would be seen by all those local residents who could see the one destroyed at Bernard Morgan House.

5. Ground Floor Public Realm

Golden Lane frontage

1.2 of the Amended Landscape Statement suggests that not only is the public realm on the Golden Lane frontage in need of refurbishment, "the design includes public realm improvements". That is a subjective opinion and without any evidence of actual need, which "feels disconnected" certainly isn't.

Of course, when the building was erected, Golden Lane ran parallel to its frontage but the Barbican development re-routed the road and created the existing area of public realm. In fact, the Barbican ramp ended up feet away from the building's front door.

This area of public realm was remodelled in the 1990/91 redevelopment of the building, following the Grade II listing in 1987, with the Barbican ramp being re-aligned. However, there is nothing to indicate that the remodelling was unacceptable to Historic England and, of course, the building has been "breathing" for more than 130 years - over 30 with the existing public realm.

For a "green" development, proposing to demolish the large planter and replace it with a newly constructed one a few feet away seems to be a contradiction, as well as an unnecessary increase in carbon emissions. Also, the well-established planting may need refreshment but removing healthy plants for cosmetic reasons seems hypocritical.

The "street furniture", especially for the City of London, is almost non-existent, the Sheffield bike stands being the only intervention. Whilst facing the existing entrance, these are not obstructive either physically or visually.

Not intervening in the current layout of the public realm on the Golden Lane frontage has the added advantage of there being no reason to disrupt the existing surface.

This will ensure that the proposed increase in carbon emissions here will be unnecessary.

Reference is made to “the need to refresh and change the colour of the Barbican ramp railing”. This is quite ironic, since for the last six years or so I have been asking the applicant to paint the whole of the external ironwork, including these railings. That request has been constantly ignored and the Barbican Centre management has denied any responsibility for repainting.

Although the railings were installed when the Barbican ramp was re-aligned, the planning permission doesn't condition responsibility for future maintenance but the whole of the ramp is now listed and any change of colour would surely require to be to one on the approved Barbican palette. However, that could be done now, even if the remainder of the deteriorating paintwork on the rest of the external metalwork.

Hard materials

The existing granite setts obviously pre-date the previous redevelopment of 1 Golden Lane. As mentioned above, there is no reason why these need to be disturbed.

Even if there was any justification for destroying the existing planter and constructing a new one, the proposed bench is something which may not have been in the original proposal but, whether it was or not, a bench has never been part of the public realm here. In any event there is no justification for one.

Having on many occasions been disturbed by the ordinary conversation of the security staff, employed by the previous occupiers, having a cigarette break late at and during the night, the last thing we need is a bench. Even so, the idea of a bench facing the eastern elevation makes no sense.

The Revised Landscape Statement refers to antisocial behaviour on several occasions. Apart from the proposed antisocial behaviour inherent in the proposal to increase the height of 1 Golden Lane by 14 metres, the only such behaviour we have witnessed in 13 years has been the use of the Barbican ramp for parkour and the area, which would be enclosed by the decorative screen, for smoking.

1.3 - Southern façade/Winter gardens – of the Revised Landscape Statement - purports to justify the proposed “green veil” on the southern elevation. The box ticking need to achieve the required UGF is simply that and irrelevant to biodiversity enhancement, particularly as the cost of future maintenance leads to neglect.

There are plenty of areas of public realm at ground level in need of enhancement. Fortune Street Park is one area which is in need of significant enhancement, something that, as a result of ever-increasing costs, is increasingly problematic.

Roof terraces concept

As previously mentioned, the surrounding area provides sufficient external space for office users without the creation of unacceptable roof terraces. The health and well-being of residents should be considered, at least, equal to that of office users, many of whom probably have better living conditions than those in the City. Certainly, office workers should not be preferred to residents and the proposed roof terraces are unacceptable in any event.

Urban greening factor, Ecology, Sustainability

Except as mentioned above, there is nothing in the proposals here that is objectionable. However, biodiverse roofs, rather than roof terraces, would ensure biodiversity net gain far more than roof terraces, as well as meeting the fundamental objection to roof terraces.

6. Proposed “temporary” refuse bin storage

The amended plans do little, if anything, to address the problems inherent in the proposed “temporary” refuse bin storage area and the proposed Operational Waste Management Strategy remains unamended. The proposed changes around the boundary with Exhibition Hall 2 service yard might ameliorate conditions for pedestrians on Cripplegate Street but will do nothing for adjoining residential amenity.

Since my original objection to these proposals, City Corporation, has indicated its intention to close the junction of Bridgewater Street with Beech Street permanently. This means that any vehicles accessing the “temporary” refuse bin storage have to do so from the north and turn around to depart. The alternative is to reverse down Viscount Street but, whichever method is to be used, both are dangerous operations, something the fact that the development’s aim to encourage pedestrian use of Cripplegate Street simply exacerbates.

The less dangerous option is to park the RCVs on Brackley Street and wheel the refuse bins to the RCV directly from the building’s service entrance in Viscount Street. There should be a traffic order for the removal of all on-street parking spaces on Brackley Street with loading/unloading restrictions outside permitted hours. Such an order would also enable the provision of a dropped kerb outside the Clarendon Court refuse bin store. Unfortunately, the previous order retained a parking space where the dropped kerb should be.

7. Servicing Optioneering Addendum Note

Having lived here for 13 years, it was surprising to read that City Corporation’s Environmental Health Division has no record of complaints regarding servicing the building. For instance, I made a complaint on 11 September 2016 about Sunday working, with unloading occurring from 7.00 am onwards. Whilst not reported, except to UBS, trucks were loading/unloading at 5.00 am on 26 June 2020.

The main problem with the proposed servicing arrangements and times, apart from the impending closure of the Bridgewater Street junction with Beech Street, is the lack of any mention of residents. The junction closure should enable servicing from Brackley Street to continue, particularly with the removal of on-street parking as per 6 above.

8. Proposed Ground Floor Plan

Whilst it seems that there is an accessible WC for users of the southern “community” room, there is no such facility for users of the northern one. This is more surprising as this room seems to where the proposed café will be located.

Finally, below, in italics, is the Text of the Applicant’s Community Response document with my comments added in red.

Best regards,

Fred Rodgers

100 Breton House EC2Y 8PQ

Comments on the Applicant's Community Response document

CULTURE MILE CONTRIBUTIONS

- *70sqm of dedicated space will become open to community use within the heritage façade of Golden Lane*
- *Future City, a leading cultural curator, has created a bespoke cultural strategy for the space*
- *The cultural space will be dedicated to the purposes of co- design creative process*
- *Public access will be inclusive, inviting and will have proper design curation*

The Culture Mile has been imposed on local residents without their consent and the above seems to be pandering towards City Corporation with a perceived benefit in order to obtain planning permission. In the early consultations, the applicants promised community meeting space. Instead, what is now offered is an environment controlled by Future City for its own needs and not residents.

ENHANCED BUILDING WITH MODERN OFFICE SPACE

- *Creating increased high-quality office space in line with City Corporation policy*
- *Bringing a vacant building back into use and ensuring its longevity*
- *Repair, repointing, and cleaning of the listed heritage façade*
- *Creation of a new accessible entrance for those with mobility issues*

The building has been owned by the same company for around eight years and, through its neglect, is sadly in need of repair, repointing and cleansing, particularly the heritage part but also all the external painted metal work.

COMMUNITY BENEFITS

- *Much improved public realm particularly on Cripplegate Street with new public art and greening*
- *Futureproofing a heritage asset*
- *Several new trees, including one new tree at ground level*
- *Using Globechain 11,401 items were recycled from site during the soft strip with a number being issued to the local community*

It's difficult to understand what the community benefits are. Certainly, none of the above stand comparison with the many dis-benefits, some referred to below.

Planning Application Comments Submitted

There have been 200 comments submitted on the application for 1 Golden Lane (22/00202/FULMAJ). The top 5 themes that have emerged from those comments are:

- 1. Loss of trees*
- 2. Daylight / sunlight*
- 3. Other*
- 4. Additional height as a point of principle*
- 5. Overlooking and loss of privacy*

The percentages quoted below add up to 203%, perhaps but, since there were 200 comments, it would be fairer to refer to numbers, rather than percentages.

Loss of trees

*43% - **86** noted loss of trees as an issue*

OUR APPROACH AT SUBMISSION

Our proposals sought to protect the longevity of the Category A Lime Tree located on Golden Lane and to celebrate the listed building frontage. As part of this approach the Lime Tree will be retained and protected. The nearby Category C Turkish Hazel was to be removed to open up the heritage façade but to also prevent it compromising the long-term

health of the Lime Tree. Two replacement street trees including one at the junction of Brackley and Viscount Streets.

Key response: The Hazel Tree will be retained following community comments and accompanied by an adjusted public realm strategy.

The lime and Turkish hazel are street trees and no concern of the applicant. Its proposals should not have included either of these trees and it is totally unacceptable for it to have done so. Worse though, is its Arboriculturalist stating that the Turkish hazel “was to be removed” as fact and not professional judgement

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

WE DO NOT WANT THE HAZEL TREE ON GOLDEN LANE TO BE REMOVED AS PART OF THIS DEVELOPMENT.

We have listened to the local community and the Category C Hazel Tree will be retained in its current position.

The landscaping strategy has been adjusted accordingly, In particular the tree proposed to replace the Turkish Hazel Tree close to its current location is no longer proposed and the layout of proposed planter beds and street furniture respond to the layout of trees.

It would be more honest to add that City Gardens strongly objected to the proposed removal of its tree. The change to the planting is both unnecessary and unacceptable.

THE REMOVAL OF MULTIPLE TREES AS PART OF THE PROPOSALS IS NOT WELCOME.

We are now proposing to remove only one tree, an Elder on Cripplegate Street which is agreed with City Gardeners to be of low value and suitable for removal. Instead, we are proposing to plant a street tree on Brackley Street which has the potential to become a high value tree in the future.

My understanding is that the applicant intends to replace the elder with a midland hawthorn and to plant a birch tree in the proposed extended footway at the junction of Viscount Street and Brackley Street.

50% OF THE CATEGORY A LIME TREE CANOPY WILL BE REMOVED – WE DO NOT WANT THIS TO HAPPEN.

The scope of the tree works has been misunderstood and we are pleased to provide clarity on the nature of the works proposed, in a separate Addendum to the Arboricultural Impact Assessment. The works amount to only the removal of low-lying branches which would be removed in time irrespective of whether there was a Development proposal or not. The City Gardeners agree that it is right to regard this as “routine maintenance”

Any intervention must be done by City Gardens.

CRIPPLEGATE STREET IS A KEY THROUGHFARE FOR THE COMMUNITY, ANY IMPROVEMENTS WOULD BE WELCOMED.

Significant public realm improvements around Cripplegate Street have formed the focus of public realm works and include new greening and public artwork.

Change made post-submission

Proposing a decorative screen – to enclose the untidy and unloved area below the Barbican ramp –is acceptable but there is no need for it to be lit at all. The proposed greening appears to cover a smaller area than the existing greening.

No mention is made of the completely unacceptable proposal for temporary, daily, refuse bin storage parallel to Cripplegate Street.

Daylight & sunlight

36% - 72 - noted impact on daylight/ sunlight as a concern

OUR APPROACH ON SUBMISSION

Consideration of daylight, sunlight and overshadowing impacts has been central to the formulation of proposals for 1 Golden Lane.

The design team has used the nationally recognised scientific guidelines prepared by the BRE, which define what should be considered to be acceptable impacts to daylight, sunlight and overshadowing of residential properties and other sensitive uses.

Key response: The project team were given clear instructions to design a scheme with acceptable daylight and sunlight impacts from the outset.

Unfortunately, what may be “acceptable” under BRE guidelines, isn’t acceptable to local residents. The guidelines are date and time specific as far as sunlight is concerned and have no relevance to the climate emergency. What may be “acceptable” at 3.00pm on 21st March, is of little comfort to local residents who lose the light and heat benefit of evening sunlight, especially when they have to suffer to enable the applicant to make more money.

**HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?
WE ARE CONCERNED THAT THE IMPACTS ARE UNACCEPTABLE**

We have agreed to an independent review of the Daylight, Sunlight and Overshadowing Report by the BRE commissioned by the City of London. The focus of this review has been the Denizen, as the most affected property.

Following the outcome of the BRE Review, several amendments to the massing of the building have been made which have further reduced daylight and sunlight effects to neighbouring buildings, particularly the Denizen which is most affected by the proposals.

It is more than ironic the Denizen is the building that has caused so much damage to the local community, not least the loss of sunlight to the surrounding flats on its western, northern and eastern sides. All the more so as City Corporation is unwilling to correctly interpret its own policies.

THE PROPOSALS WILL SIGNIFICANTLY OVERSHADOW NEARBY AMENITY SPACES.

10 surrounding open and green spaces, including Fortune Street Park, have been assessed and will be fully BRE compliant in terms of overshadowing. There will not be a significant loss of daylight/sunlight to these areas.

The relevant times and dates of the guidelines are also irrelevant to the loss of sunlight when it should be best enjoyed.

IN PARTICULAR FORTUNE STREET PARK IS SAID TO BE ADVERSELY EFFECTED.

Fortune Street Park is assessed as changing from 91.6% to 91.5% compliant with the BRE overshadowing test - a 0.1% reduction in the area of the Park that meets the test, and well above the 50% threshold advised by the BRE.

As above, these percentages are irrelevant. The loss of sunlight is at a time when it should be best enjoyed.

THE DEVELOPERS HAVE CREATED A BUILDING WITH NO CONCESSIONS WHEN THE ISSUE OF DAYLIGHT/SUNLIGHT WAS RAISED.

An extensive consultation process began shortly after Castleforge purchased the building with this issue being raised frequently. Clear instructions were given to design a scheme with acceptable daylight and sunlight impacts from the outset. Following ongoing feedback, reductions in massing have been made to reduce impact.

Again “acceptable” is relevant to the BRE guidelines and not to the needs of residents. The consultation process should be meaningful, not meaningless.

BRE GUIDELINES ARE NOT ENOUGH. MORE SHOULD BE DONE TO ASSESS THE IMPACT.

The BRE Guidelines are scientific guidelines that have been prepared as a methodology for assessing daylight, sunlight and overshadowing effects and are recognised by all planning authorities. A Radiance Assessment, which is not a validation requirement but provides a more extensive assessment of daylight & sunlight impact, has also been undertaken to further consider the impacts and actually concludes that there would be less impact in reality than suggested in the main daylight, sunlight and overshadowing report. A revised Radiance Assessment has been submitted addressing the reduced massing.

Change made post submission

See above.

Additional height as a point of principle

28% - **56** - Raised the additional height as an issue

OUR APPROACH ON SUBMISSION

Recognising the climate emergency, the proposals are for a major sustainable and sensitive refurbishment of the existing building.

A maximum increase in height of 13m is proposed and this is not applied across the building, much of the increase is lower and in some areas massing is actually cut back.

A smaller building with a more efficiently designed floorplate may be possible through a full scale redevelopment (retaining the historic part of the building) but this would be detrimental to the sustainability aspirations and ambitions of the City Corporation and local stakeholders.

The recognition of the climate emergency is both noted and appreciated. Unfortunately, the maximum increase in height is at the eastern end of the building, where if the proposed plans are to be believed, the existing height will be increased by, at least nine metres above the heritage façade.

Key response: A modest increase in height is necessary to ensure a sustainable refurbishment can be undertaken.

The “modest” increase in height means a building around 25% higher.

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

Through identifying more retention of existing structure and reducing floor-to-ceiling heights of upper levels, the overall height of the building has been reduced by 930mm.

The 930mm reduction is not in the height of the building but from its originally proposed height.

THE PROPOSALS ARE OUT OF CONTEXT FOR THE LOCAL AREA.

Through identifying more retention of existing structure and reducing floor-to-ceiling heights of upper levels, the overall height of the building has been reduced by 930mm. The additional height has been informed by the mix of building heights within the area along with the context of the listed heritage façade on Golden Lane. Coupled with high quality, extensive urban greening and careful consideration to neighbours, the increase in height will allow the building to be given a new lease of life by facilitating a much-needed modernisation.

There is a significant diversity of building heights in the surrounding area which is typified by its high-density, central London character and includes several significant tall buildings that are of a much greater scale than the proposals for 1 Golden Lane.

Again, the 930mm reduction is not in the height of the building but from its originally proposed height.

The submitted “long” elevations show the building as dwarfing all its immediately surrounding buildings, to a much greater extent than the existing buildings.

“High quality” is subjective, the “extensive” urban greening would be better provided by investment in enhancing the existing green spaces such as the Barbican podium, Fortune Street Park, Golden Lane Estate and Barbican Wildlife Garden, for instance.

The “consideration to neighbours” is certainly not “careful”, more like non-existent. That we are being asked to pay the price for the applicant respecting the climate emergency is unacceptable.

The “significant” diversity is acknowledged but please maintain this and not add to it.

THE INCREASED HEIGHT WILL HARM ON THE LISTED HERITAGE FAÇADE.

The Golden Lane façade has been a key focus during our design process. The extension take a number of stylistic cues from listed façade to complement and celebrate it.

A full study of townscape views has been carried out and the proposals are considered to not harm the historic part of the building and provide an improvement versus the existing 1990s element.

Proposed height increase, urban greening, refuse disposal and roof terraces apart, there is no problem with the proposed changes to the 1990s element. However, the increased massing and height above the heritage façade is unacceptable, something the use of “stylistic cues” does nothing to ameliorate. In fact, this treatment looks twee when compared to the remainder of the proposed eastern elevation behind the heritage façade.

THE EXTENSION IS TOO LIGHT AND DOES NOT FIT IN WITH THE SURROUNDING AREA.

The colour of the top pavilion massing has been darkened in direct response to comments.

Whatever the colour, the proposal is still unacceptable.

OFFICE SPACE IS NOT WANTED IN THIS LOCATION.

The site is in the City of London and the Central Activities Zone of London. It is highly accessible to public transport. It is the right place for additional office floorspace, especially where this is linked to the retrofit of an existing poorly performing building to make it a net zero office building of the future.

This is also supported in policy, with the City of London Local Plan seeking a significant uplift in office floorspace, totalling 1.15millionsqm between 2011-2026. The most recent draft of the emerging City Plan dramatically increases the target to 2million between 2016-2036. The retrofit and expansion of existing office buildings is a highly sustainable way of contributing to meeting this need.

The “right” place for additional floorspace is not only subjective but contradicted by the fact that only one of the many nearby buildings in the City of London is entirely office space. Since there are numerous consented office schemes within the City of London due to deliver additional space by 2026, what difference does the proposed increase of 2,145 sq metres make to that target, as opposed to the existing residential amenity?

Overlooking and loss of privacy

18% - 36 - Were concerned with overlooking and a loss of privacy

Key response: Innovative fins, state of the art urban greening, no direct overlooking and a reduction in visible glazing ensures privacy for our neighbours.

These measures, even if effective, don't apply to the eastern elevation.

OUR APPROACH ON SUBMISSION

Having good quality amenity space is a fundamental for Grade A office space.

Amenity terraces have been created on levels 8 (west side), 10 (north and south) and 12 (roof level). which will be extensively greened and located above any neighbouring buildings. A winter garden has also been incorporated on the suggestion of a local Ward Member to internalise some amenity space.

The proposed amenity space ignores the existing, popular, nearby amenity space and, irrespective of intentions, not only assumes implementation and maintenance, as well as doing nothing to assuage perceptions. The existing building lacks all this amenity space, which is one reason why it remains acceptable. The Ward Member didn't have the authority of adjoining residents in making such suggestion.

HOW HAVE WE RESPONDED TO COMMUNITY FEEDBACK?

OFFICE WORKERS WILL CAUSE DISTURBANCE TO RESIDENTS AT UNSOCIABLE HOURS.

We are proposing that a restriction is applied preventing use of the terrace at antisocial hours, the exact timings are being discussed with City of London Officers.

This response accepts the perception of local residents regarding the roof terraces is actual. If use of the roof terrace will be a disturbance at anti-social hours, it will also be a disturbance at other times.

THERE WILL BE MORE OPEN WINDOWS AND OPEN SPACE COMPARED TO THE ORIGINAL BUILDING WHICH WILL REDUCE PRIVACY.

We have analysed the difference in visible glazing on the current and proposed building. On the proposed north and west elevations, the visible window area is less than the existing window area.

But significantly more on the eastern and southern elevations.

LOUD MUSIC OR EVENTS ON TERRACES, WITHIN THE HOURS OF USE, WILL DISTURB RESIDENTS.

We are inviting conditions preventing the use of amplified music or promoted events on the terraces.

Without roof terraces, there would be no need for restrictions.

OFFICE WORKERS WILL BE ABLE TO PEER FROM TERRACES INTO HOMES THAT ARE OPPOSITE THEM.

The proposed terraces have been included on levels above neighbouring buildings which will prevent overlooking and reduce noise.

Being higher won't prevent overlooking by its very definition. Noise can be heard from all angles.

TERRACE USERS MAY STILL OVERLOOK INTO HOMES AND CAUSE EXCESS NOISE.

A comprehensive landscaping strategy created by Andy Sturgeon Design will prevent people from getting to terrace edges and will therefore ensure only upwards/ oblique views from the proposed office amenity terraces.

And when the planting dies?

SOME AMENITY SPACE SHOULD BE INTERNALISED.

An internal, winter garden has been incorporated to internalise amenity space and ensure no terraces are included at levels that face residential buildings.

Not having internal amenity space would provide more office space.

THE AREA IS A COMPACT URBAN ENVIRONMENT, HOW ELSE IS RESIDENTIAL PRIVACY BEING PROTECTED?

Windows will be obscured on the north elevation

using innovative fins and by integrated fritting on the West elevation. On the south elevation, state of the art urban greening will be employed to create a visually pleasing, bio-diverse green veil which will be maintained automatically with recycled rainwater through an integrated Blue Water system.

Change made post submission

And on the eastern elevation, especially as the roof garden extends to the eastern elevation.

Other

28% - 56 - Raised additional concerns regarding other issues

Key response: Our servicing strategy will reduce noise, pollution and congestion whilst the changes to the heritage façade have been found to cause no harm.

This is simply arrogant.

OUR APPROACH ON SUBMISSION

The application received a number of 'other' objections touching on a number of issues but most notably related to servicing and interventions into the heritage façade.

The very real problem of the proposed repetitive temporary storage of refuse bins has been ignored. This will impact on residents in The Cobalt Building, Bridgewater House and Ben Jonson House, in particular, as well as pedestrians at both street and Barbican podium levels.

SERVICING

Our proposals include an on-street servicing strategy rather than on-site, in line with the current arrangement of the building but with a consolidation strategy to reduce the number of vehicle trips.

The consolidation strategy will positively impact noise, air pollution and congestion.

On-street servicing, itself, isn't unacceptable, if using zero emission vehicles. The impending permanent closure of the junction of Bridgewater Street with Beech Street will mean that vehicles servicing from Viscount Street will need to turn around in order to depart – that is not acceptable, so all servicing must be from Brackley Street.

HERITAGE

At ground floor level the principal changes are limited to creating level access from the street by lowering the cills of the two arched window openings either side of the entrance on Golden Lane. This approach was taken due to our commitment to provide level access into this portion of the building and without changing the steps arrangement in the existing central entrance.

There is no need for the eastern façade interventions. The proposed northern intervention and a complimentary southern intervention would provide more than adequate step free access without any interventions in the eastern façade.

SERVICING SHOULD TAKE PLACE ON-SITE RATHER THAN AN ON-STREET STRATEGY AS IS PROPOSED.

Further testing of the servicing strategy was undertaken following comments from the City of London Corporation. Following these additional tests, it remains the view that the proposed servicing approach is the optimal solution particularly as the proposals are for a retrofit which has to work within the structure of the existing building.

See above.

INCREASING THE FLOORSPACE WILL MEAN AN INCREASE IN SERVICING DEMAND WHICH WILL CREATE MORE CONGESTION FOR THE AREA

The proposed servicing strategy includes the use of a consolidation centre which will reduce the servicing vehicle requirements below levels seen when the

site was last occupied. This will also enable easier introduction of EV-only servicing. It will positively impact noise and air pollution.

See above.

THE CHANGES YOU ARE PROPOSING WILL CAUSE HARM TO THE HERITAGE FAÇADE ON GOLDEN LANE.

The proposals seek to minimise the amount of interventions to historic part of the listed building and the Listed Building Assessment submitted as part of the application noted that our proposals are not considered to result in harm to heritage façade.

Our proposals will secure the longevity of 1 Golden Lane ensuring the heritage façade is protected for future generations as well as providing the necessary finances to restore and repair it.

The submitted Listed Building Assessment would hardly state otherwise. It seems to be contradictory to state unnecessary interventions in the eastern elevation of the heritage façade will ensure it is protected.

WHY ARE ANY CHANGES TO THE HERITAGE FAÇADE NEEDED?

We appreciate that the heritage façade on Golden Lane is an important asset for the local community, something we strongly agree with. Our changes to the façade allow for ne, accessible entrances into the building ensuring those with mobility issues do not need to use a secondary entrance. This is an important consideration for us to ensure the building is welcoming to all.

Change made post-submission

See above re the northern and southern heritage façade elevation.

None of the above deals with the very real problem of the proposed repetitive temporary storage of refuse bins. This will impact on residents in The Cobalt Building, Bridgewater House and Ben Jonson House, in particular, as well as pedestrians at both street and Barbican podium levels.

**1 Golden Lane EC1Y 0RS
22/00202/FULMAJ and 22/00203/LBC**

The following are additional comments on the proposal submitted by Avasha Limited (the Applicant) under the two above application numbers.

Whilst acknowledging the willingness of the Applicant to consult and having attended a number of consultations, both virtual and in person, the proposal remains unacceptable as regards both massing and height. As a result of the consultations, it seems some mutually beneficial changes are possible, through the discharge of conditions. These changes include:

1. Interventions in the eastern façade

Providing a level access from Cripplegate Street – matching the proposed level access from Brackley Street – would enable the existing eastern façade to be left untouched. This would also be a financial saving for the Applicant, as well as probably only involving Listed Building Consent for the change.

2. Public Realm

Presumably, all elements of the proposal relating to the Public Realm will be subject to condition and, ultimately, to a section 278 Agreement. Changes must include:

- Retaining the Turkish hazel tree and not touching the linden tree;
- Retaining the existing planters; and
- Reusing the cobble stones.

3. Refuse bin storage

It seems from the last consultation that the method of refuse bin storage and holding in the proposal is to comply with Local Plan policy. The policy, apparently, requires refuse bins that can't be held internally for refuse collection to be held in an external holding area.

I was unable to ascertain how many refuse bins would be needed as the Velocity representative was unable to say. From memory, not many bins were wheeled out during UBS's occupancy but there was also on-street shredding and regular replacement of equipment. As a result, Brackley Street was always quite busy. Whatever the fate of the proposal, it would be hoped that the building's occupants will be required to ensure the minimal daily production of refuse in accordance with Local Plan policy.

The proposal includes a refuse bin storage area in the basement, with the full bins being carried up to street level on a lift and then pushed 20/30 metres to a bin holding area on the southern side of Cripplegate Street for refuse collection. The bins' return journey to the building could be over three hours later.

I have already objected to this part of the proposal separately. Since the bins have to be moved from the basement for refuse collection, why can't refuse be collected from the point where the bins are pushed into Viscount Street?

As pointed out, the junction of Bridgewater Street with Beech Street will be closed permanently sooner rather than later. Then, any non-emergency vehicle travelling south along Viscount Street, Cripplegate Street and Bridgewater Street from Brackley Street will have to be turned around before departing the area.

RCVs normally have a crew, so one member could act as a marshal and guide a reversing vehicle. This means the RCVs could turn right into Viscount Street from Brackley Street and then reverse down Viscount Street for the few metres to where the bins are removed from the building. The short distance means less nuisance from reversing alarms and avoids the need to the external refuse bin holding area.

There is no quiet way of wheeling and emptying refuse bins but not having an external holding area means the bins wouldn't be left outside either before or after the refuse has been collected. However, this proposal would need consultation with the residents in and around Viscount Street.

4. Urban Greening

Local Plan policies relating to urban greening and the UGF are another problem. This results in the need for the Applicant to comply with policy through a box-ticking exercise. This benefits no one, except perhaps landscape gardeners and nurseries.

The Applicant is obviously box-ticking as, if it had any concern for urban greening and biodiversity enhancement, there is much that it could have done during its eight years of ownership. Admittedly, whilst UBS was the tenant, the planting both within and without the Public Realm was well maintained.

UBS even responded to the introduction of the Mayor of London's Low Emissions Neighbourhood with air quality planting. However, since UBS vacated, although the City Gardens team, with its limited resources, has carried out some maintenance in the Public Realm planters, there has been no new planting for over two years in any of the planters.

Now, seeking planning permission, the Applicant is simply making self-serving proposals. However, it would be far more effective, all round, if, instead, the Applicant were to invest in enhancing the adjoining Public Realm. The Barbican Podium, Fortune Street Park - on the other side of Golden Lane - and, whilst not "public", Golden Lane Estate and Golden Lane Campus are obvious areas requiring investment in biodiversity.

The Applicant's proposals re urban greening involve a significant investment, as well as ever increasing maintenance costs, where or not the latter may be paid by the building's occupants. Through the diversion of a discounted initial capital investment

along with the regular maintenance costs, the Public Realm could benefit significantly.

As policy is followed haphazardly, mostly against the interests of residents, urban greening is one area where a more bullish approach could be taken. Doing so would benefit almost everyone.

The above are changes that could and should be accepted by the Applicant and City Corporation, although I can't speak for the other residents, even following the necessary consultation. However, those changes apart, there remains the height and massing of the proposed 24 metre extension and its accompanying roof terraces, all of which is unacceptable for the actual affect on our residential amenity.

Loss of sunlight is always assessed on policy, despite it being based on BRE guidelines. Those guidelines are time of the day specific and ignore the loss of amenity caused by the loss of sunlight at other times of the day. On the western side of Breton House, the Denizen, which added five sunlight reducing storeys, means we lose evening sunlight from around six pm onwards. The proposal would mean that, apart from a brief period when the sun crosses Brackley Street, the loss of sunlight will now be continuous from around four pm.



Photo taken at five pm today

Of course, the whole western façade of our flat is glazed, so we rely on sunlight for heating. As we lose sunlight, we automatically lose heat, something that seems to be beyond BRE's guidelines. City Corporation's Climate Action Strategy, for what it's worth, is supposed to be reducing Scope 1 and 2 carbon emissions to zero by 2027. Forcing our unnecessary increased use of electricity hardly seems to be an appropriate way of achieving the target.

As far as I'm concerned, the changes outlined above, in isolation, would make the proposals acceptable. However, until the proposed upward extension is significantly reduced, along

with the proposed roof terraces, my objection to the proposal will remain, as will my request that planning permission be refused.

25 April 2022

Fred Rodgers

100 Breton House
EC2Y 8PQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Following the recent meeting at the Golden Lane Community Centre, I would like to add concerns for the health and safety of children attending the nursery school on the corner of Viscount and Bridgewater Street. The playground sits at the cross section and parents walk their children down Viscount Lane, and along Bridgewater, a narrow street, to school. Viscount Street also separates Cobalt house and 1 Golden Lane.

Generators for 1 Golden Lane are to sit above at the corner of Viscount and Bridgewater Street. I have concerns about noise pollution.

Viscount street is also the planned rubbish route from the ground floor of 1 Golden Lane to a big bin placed where Viscount Street meets Bridgewater. The bins will not be held in the basement. Rather Electric Disposal lorries plan to remove the rubbish at the very least once daily along this rarely used one lane street.

Furthermore, the City is considering plans to block the entrance to Beech Street from Bridgewater Street and is in the process of conducting further consultations to that effect. The first successful consultation took place during COVID.

I would also ask the planners to consider tinted windows that will not open. The Denizen building I understand was given planning permission for a cinema area in the basement instead of open roof areas to restrict noise.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

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Furthermore, the City is considering plans to block the entrance to Beech Street from Bridgewater Street and is in the process of conducting further consultations to that effect. The first successful consultation took place during COVID.

I would also ask the planners to consider tinted windows that will not open. The Denizen building I understand was given planning permission for a cinema area in the basement instead of open roof areas to restrict noise. 1 Golden Lane used to have a theatre.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I objected to the original planning application

I further object to this revised planning application which is not much altered.

The new exterior design is not in keeping with the original Grade 2 Listed Cripplegate Institute frontage on Golden Lane. The present extension is more successful and should not be altered..

I have lived in Ben Jonson house since 2004 and during that time have grown to appreciate how the present building exterior picks up elements from the original Grade 2 listed part of the building. These elements mirror shapes, colours, and height integrating well with the Grade II frontage. The present proposal does not do that.

The proposed additions will have a negative impact on the surrounding buildings including Ben Jonson House where I live.

My original understanding was that alterations would be carried out on the interior of the building and not to the exterior. I don't understand the reasons for these amended changes to the exterior

and why they are necessary.

I am also very concerned about the proposed arrangement for rubbish collection and that they will create an unsightly unsafe mess on the street.

How will the rubbish collectors turn their lorry around when Bridgewater Street is permanently closed. Will it be a safe place for children to walked to and from preschool?

I am also very concerned about noise disturbance as most of the bedrooms in Ben Jonson House face onto the extension of I Golden Lane.

Please consider your neighbours to this building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Elisabeth Reeve

Address: 523 Bunyan Court Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the pruning and removal of Golden Lane street trees:

- The tree works are unnecessary, the facade does not need 'opening up' as the nearest tree branch is more than 10 m from the building.
 - The works will destroy the appearance of a beautiful tree that is a source of shade, and nectar for pollinators.
 - Pruning will weaken the tree and may reduce its future life and - ability to produce flowers.
- Removing the Turkish Hazel is unnecessary and reduces public amenity
- These public realm works are unsustainable and will saddle ratepayers with high maintenance costs.
 - The existing brick planters have won City in Bloom awards and should be retained
 - Friends of City Gardens would like to take over the maintenance of the existing public realm planters in front of the building and provide a sustainable and biodiverse low maintenance planting scheme.

Begum, Shupi

From: Elisabeth Reeve [REDACTED]
Sent: 25 September 2022 17:13
To: PLN - Comments
Subject: Re: Application Consultation (22/00202/FULMAJ)

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

Thank you for your email. I have reviewed the revised plans for both 22/00202/FULMAJ and 22/00203/LBC. The changes have done nothing to substantially change my opinion of the proposal, therefore I repeat my previous objections and I request that the applications be refused.

Best regards
Liz Reeve

On 13 Sep 2022, at 11:33, PlnComments@cityoflondon.gov.uk wrote:

Dear Sir/Madam

Please see attached consultation letter for planning application 22/00202/FULMAJ (Cripplegate House 1 Golden Lane London EC1Y 0RR).

Kind Regards

Planning Administration
Environment Department
City of London

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<ufm144_Neighbour_Letter_(combined).pdf>

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Julia Chalkley

Address: 212 Gilbert House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I am very concerned to read that there is a proposal to prune the silver lime tree on Golden Lane outside No 1. The tree's shape is perfect and any alteration will reduce it's vital source of nectar for pollinators quite apart from it's beautiful appearance which softens the surrounding hard landscape. The proposal could allow up to 50% being removed which is totally unnecessary.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Jan-Marc Petroschka

Address: 349 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposal in its current format is unacceptable in regards to: Proposed height, mass and scale; impact on setting of the adjacent Conservation Area and the Grade II listed Cripplegate Institute; impact on private and public residential amenity.

Policy HS3: Residential environment

4. The cumulative impact of planning applications for individual developments on the amenity of existing residents will be considered.

The accumulative impact of the 1992 implemented scheme and the proposed 2022 extension of the Cripplegate Institute, plus the recently completed residential development Denizen have not been considered in full, when evaluating the impact on the day and sunlight of residents in Ben Jonson and Breton House.

Policy DE2: New Development

2. The design of all new development must ensure that: 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 the area (...).

I would question whether the 1992 Cripplegate Institute roof extension was sympathetic to the appearance of the building in the first place. The now proposed third vertical extension, bears little to no visual relation to the retained listed Cripplegate Institute, and exasperates the already negative impact on the appearance on the listed building. However well developed, the architecture cannot hide that the proposed volume is overbearing, is out of proportion and carries no relation to its sensitive setting, specifically to the Cripplegate Institute below, and the immediately adjacent listed Barbican and Golden Lane Conservation Area. The Proposed Section BB - Long demonstrates clearly that the proposed height of the building is dwarfing all of its surrounding buildings, including Ben Jonson and Breton House, the public podium amenity and the recently completed Denizen.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Justina Badger

Address: 338 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed development.

- The proposed additional floors overshadow the neighbouring buildings and the loss of light is detrimental to residents. The additional floors are also an affront to the front facade - the building already has extended floors which are not in line with this facade, putting more floors in will further degrade its beauty and is not in line with the spirit of preserving heritage, esp. considering its proximity to the Barbican Estate which is 1 of the conservation areas in the City of London.

- The external rooftop terraces will lead to increased noise levels and disrupt the quiet and harmony currently enjoyed by the residents in neighbouring buildings. The terraces will also allow anyone to look into the residential flats (many of which have bedrooms facing the proposed development) and is a significant intrusion of privacy.

- The expansion of the overall perimeter of the building towards Ben Jonson House overcrowds the Grade II listed estate. The closeness, together with the proposed increased building height, cuts off even more light to the residents, increase noise disturbance and intrusion of residents' privacy.

- The proposal to prune the existing tree is an assault on nature. It is also a direct contrast to the City of London's plan for urban greening. The tree should be left alone.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Kelly

Address: Richard Cloudesley School Golden Lane Campus London

Comment Details

Commenter Type: Other

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

Comment Reasons:

- Other
- Traffic or Highways

Comment: We wish to make a representation with respect to application 22/00202/FULMAJ - alteration and extension of Cripplegate House, 1 Golden Lane on behalf of Richard Cloudesley School which is located within Golden Lane Campus, opposite the development site.

When we were approached by Castleforge at the end of 2021, the project was presented to us as a refurbishment of the existing building, and it was suggested that there would be no major redevelopment of the site. However, having seen the proposals it is now clear that the development is significant, involving more extensive works.

While we do not object to the site development in principle, we are concerned about the potential for disruption, particularly during the demolition and construction phases. The pupils attending our school have mobility issues, and the majority are wheelchair users. They are picked up and dropped off to/from school in adapted minibuses and taxis, largely using the Golden Lane entrance to our building. Consequently there is considerable movement of vehicles at the beginning and end of the school day, and at times during the day, therefore we are keen that this is considered carefully with respect to traffic management. A number of our pupils also have respiratory conditions which can be affected by dust particles in the air, therefore building activities during drop off / pick up times are of concern to us.

During the development of the Denizen building (from early 2017 until recently), because of road closures/restrictions and site deliveries, we have at various times had issues with safe and secure access to our site for our vulnerable pupils. We are concerned that during further development opposite our building, the need for safe access and egress of our pupils and staff remains a consideration when planning the operation of the site.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Adam Bernet

Address: 69-71 Queensborough Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is absolutely no need to remove this tree other than to help the developer sell this site quicker.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Robin Pembroke

Address: 223 Cromwell Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The lime tree really should be retained in its current state - it is beautiful and a rare example of what trees should be in London .

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Dr Elena Pinceti

Address: 65 Worcester Point, Central Street Central Street LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The landscape, tree and planters on Golden Lane are pretty to look at, provide shade and a corner of nature in the city. The flowers also provide nutrition for pollinators.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Huw Martin

Address: John Trundle Court Flat 117 London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I'd like to object to the plan to prune and remove trees. This is a healthy, elegant tree that has a beautiful columnar shape. It is a fantastic source of nectar for pollinators and may not flower for years after this sort of set back.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Feona Hamilton

Address: 352 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The plan to vandalize and increase the height of 1 Golden Lane is yet another example of greed and ignoring the negative effect of a totally inappropriate extension of an existing building in a conservation area. It is particularly and ironically inappropriate because the Denizen building next to it was not allowed to be any taller than 1 Golden Lane in its current state. To claim that the building would remain empty if the extension was not built is complete and absolute nonsense. Companies of all sizes look for suitable buildings to enable them to have a City presence and the current size of the building would undoubtedly fulfil such a need. The negative impact through loss of natural light on surrounding residential buildings, the local small but heavily used park, and the Golden Lane Campus are strong and irrefutable reasons for rejecting this planning application. I hope that you will do so immediately.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Steve Goodman

Address: 133 shakespeare tower LONDON

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:1. The proposed development will adversely affect the residential amenity of many residents, eg increased noise and overlooking. Residents homes will be overshadowed by the increased scale and scope of the development. The amenity terraces will be a source of noise and light pollution to local residents to the area. The area is a densely populated residential area popular with families. Their residential amenity will be negatively impacted by activities on the terraces.

2. The building is currently proportionate in height and scale with the surround buildings and a good example of its kind. Making it taller will have a negative visual impact from street level. It will detract from the open aspect of the area, giving residents the feeling of being more walled in.

3. The building is adjacent to the Golden Lane and Barbican Estate Conservation Area. Given the recognised status of the area, development on neighbouring sites must not have a negative impact on the character and appearance of the Conservation Area. The proposed development will have this negative impact .

4. IT is adjacent to the Grade 11 Listed Barbican Estate. The proposed development will have an adverse effect on the setting of the Barbican Estate and its immediate neighbours. The Barbican Estate is a global icon and permitting inappropriate development such as that proposed is damaging to the City of London, London and the UK. The integrity of the Grade 11 listed estate must be safeguarded and this includes rejecting applications to modify the neighbourhood to the detriment of the estate

5. The proposal to remove the Lime tree is a severe detriment to the area

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Sara Marley

Address: 266 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: As a resident in an adjacent building I would be directly affected by the much greater height and mass of the building. Ben Jonson House and Breton residents will suffer from light pollution, loss of sunlight and daylight and overshadowing.

I am a daily user of the ramp to Golden Lane. With the loss of walkways over London Wall, Barbican residents stand to lose another critical link to the rest of our neighbourhood.

This major project also comes on the heels of the years of disturbance caused by the project at the Denison, with ongoing disruption to the pavement, Santander cycle racks, Golden Lane itself and their very loud and intrusive waste disposal methods on Golden Lane.

From:
To:
Subject: Application Consultation (22/00202/FULMAJ)
Date: 03 October 2022 17:33:20

THIS IS AN EXTERNAL EMAIL

Hello,

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. The revised plans do not change my views on the proposal. I repeat my objections and request that both applications are refused.

Sara Marley
266 Ben Jonson House
EC2Y 8DL

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Nina Studer

Address: 553 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Living in the Barbican, the beautiful linden tree outside Cripplegate House has greatly contributed to my mental wellness during the lockdowns. It is one of the most beautiful trees in the whole city of London. Cutting it down drastically would hardly comply with the idea of the City of London becoming more green and eco-conscious. I object to the idea of the linden tree in any way having an influence on the facade of the building, due to the clear distance between the building and the tree

Additionally, I object to the added floors of the building. As a historian, I do not like the idea of this historic building being distorted for office space (when it seems to me that, especially with the new ethos of people embracing working from home, more office space is not really needed). I also believe that it will negatively impact people living in the Barbican - loss of daylight, light and noise pollution, etc.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Craig Young

Address: 9 Aquarelle House 259 City Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Save the trees opposite this proposed development. They provide shade in the summer and form part of the local ecosystem, 100 yards from a road that has the worst pollution readings in London (Beech Street).

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Case Officer: Amy Williams

Customer Details

Name: Mr James Soane

Address: 96 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:1.The high calibre reports focus on the proposal and barely take into account the huge impact on its neighbours. The Planning report suggests "It is considered that the Proposed Development represents an exemplary form of sustainable development". The DAS concludes "The proposal complies with required policy and responds to its context in a sensitive and meaningful way." The most sensitive and low carbon approach would be to improve the 1980's building without adding 4.5 additional stories. The question is how to evaluate extra floor space as noted "A sustainable...resulting in an increase in internal floorspace of 19.8% (2,588sqm) and net lettable floorspace of 11.6% (1,117sqm)"?

2."In its current state the building cannot attract new tenants" (Whole LCCR). The financial requirement to maximise financial return over-rides the need to respect the local context.

3. The evocation of the nearby newly completed Denizen Building as a positive precedent is problematic as this was rejected by the local community but pushed through planning. It is impossible to agree "The design of this element will complement that of the Denizen and the surrounding post-war buildings, many of which are listed." The cumulative impact of this as well as the new residential tower on Golden Lane, by the same architect, must be taken into account

4. This objection suggests that the site is overdeveloped and does not enhance the listed part of

the building which has already been compromised and is described as a 'façade' and a 'remainder'. Yet to the passer by as well as local residents the qualities of the listed façade are unique and special

5.The BGLAS notes "Future developments should preserve the existing qualities and values of the area, including the historic environment." The TVIHA shows the visual impact is significant. It is misleading to refer to a 3 story extension. It is is 4.5. The height is 50.52m and equals that of Great Arthur House.

This should not be granted planning

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Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Lean

Address: 251 Ben Jonson House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The significant over development of the site is clearly evident through the townscape views.

Taking a view from Breton House, some concession to the original building can be seen in the 90's extension; the window design follows the lines of the original building in style and proportion. The windows of the proposed roof elevation appear much more elongated, emphasising the height of a mass that does not sit comfortably with the rest of the building.

Taking a view from Ben Jonson House, the proposed treatment will result in the listed facade being subservient to the rest of the facade. It will change the outlook and also narrow the space between the buildings. The floor to ceiling windows allow for much more intrusion into residents' privacy.

During consultations, the designers suggested the space beside the glazing will not be occupied in a continual sense. How can this be guaranteed as the development is speculative? Tenants are unlikely to accept clauses that prevent them utilising the premises in full, including placing work stations adjacent to windows. The use of fins and "vertical planting" are questionable tools to protect privacy. Given the time and maintenance successful plants need, it will be years, if ever, before the planting does the job.

The Barbican is a unique residential estate and an iconic feature of the City; its long-term interests, and its value to the City, will be better served by protecting it in the residents' interest, and for historical reason.

Parts of the host building, designed by the architect of the Tate Britain frontage, survived the Blitz;

modifications to date have not eroded these important attributes. The heritage significance of the existing building is worthy of being retained in its whole, both for historical reasons, and for the diversity it brings to an area threatened with buildings of monotonous uniformity.

Ben Jonson House Group Committee

From: Rebecca Smithers
Sent: 23 April 2022 18:58
To: Pln - CC - Development Dc
Cc: Mabel McCabe
Subject: Cripplegate House, 1 Golden Lane, London EC1Y 0RR

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I am a resident of Ben Jonson House and would like to comment on the planning application (22/00202/FULMAJ) for the proposed alteration and extension to Cripplegate House. Your website is proving very slow to respond and upload so I would be grateful if you could suggest an easier way to access the relevant online documents.

Thank you. I look forward to hearing from you.

Rebecca Smithers
317 Ben Jonson House
Barbican

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Case Officer: Amy Williams

Customer Details

Name: Mr Luke Cano

Address: 43 Blake tower 2fann street london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a valued tree for me and my neighbours. It's an established source of shelter and food for local wildlife, and an important part of my neighbourhood.

Trimming the tree in any way is purely for vanity and shareholder profit... profit stolen from the future communities of residents and their children.



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

26th April 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing residents of the Barbican Estate, to **object** to the above application relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of significant loss of residential amenity, principally the loss of daylight and sunlight, overshadowing, overlooking and light pollution to many neighbouring properties.

Despite the voicing of numerous residents' concerns about the proposed increase in height and massing of the building during the consultation process, it is disappointing in the extreme that the applicant has chosen to leave the redevelopment plans completely unchanged despite the clear loss of residential amenity that this would cause.

The proposed increase both in height (of 24%) and mass (of 20%) of the site is not only patently disproportionate to the footprint of the existing building but is also damaging to the appearance and character of the historic listed frontage. The overdevelopment of the site will also have a detrimental impact on its setting by the Barbican and Golden Lane Conservation Area.

Unacceptable impact on levels of daylight and sunlight

The plans indicate that the existing extension of 9 storeys high 'will be extended to rise up to 12 storeys', resulting in a 24% increase in the height of the building from c55.3m AOD to c68.3m AOD. Whilst we accept that the height increases fluctuate across the building, this does not detract from the fact that these proposals are in clear contravention of Policy H3 of

the Draft Local Plan 2036 which states: *'All development proposals should be designed to minimise overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation'*.

We would also point out that this significant loss of light also clearly contravenes the Local Plan 2036 Policy D8 which states that *"development proposals will be required to demonstrate that the daylight and sunlight available to nearby dwellings and open spaces is not reduced noticeably to unacceptable levels.... Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents"*.

In this letter regard, we would remind that the CoL is a founding member of the City Mental Health Alliance and that lack of daylight has been clearly identified as detrimental to mental health.

As is seemingly always the case however, the applicant's Daylight, Sunlight and Overshadowing Report states that a total of 776 windows "will experience fully BRE compliant alterations" in relation to levels of daylight and sunlight received. We would argue that these measurements are somewhat disingenuous however and that affected residents are justified in believing that this is most definitely not the case. Indeed, looking specifically at the analyses for the two nearest residential blocks in the Barbican Estate to the proposed development we note that over 40% of the windows monitored in Ben Jonson House will lose between 10%-30% of their daylight. Some 20% of windows in Breton House will also lose between 10%-20% of their daylight. This can hardly be called inconsequential and will have a clear and obvious detrimental impact on the lives of the residents affected.

We are also concerned that Fortune Street Park will lose much of its sunlight, especially in the afternoons when many children from the nearby primary school go there to play when school is finished.

Terraces/overlooking

The significant element of outdoor amenity space proposed on the various levels clearly infers that there is great potential for noise and disturbance from these outside spaces which will impact on the quiet enjoyment of neighbouring residences.

Policy HS3 of the Draft Local Plan 2036 states that *'The need to minimise overlooking and overshadowing of residential accommodation is a consideration in the design and layout of both new residential buildings and other developments'*. As that is the stated policy, then why have the developers of this site operated in clear contravention of this by proposing the construction of a number of external terraces on the building which overlook many residential flats and principally the bedrooms thereof? Having open terraces will bring a complete loss of privacy as well as additional noise and light pollution when the terraces are in use. The argument that by positioning these terraces above the adjacent buildings and using suitably placed greenery to deflect noise and encourage the terrace users to look away from the nearby

residential buildings is weak in the extreme. Noise and light also travel upwards and the proposed privacy screening will not be able to lessen this to any significant degree.

The developers' application states *'To further the obliqueness of views, planters are proposed to the edges of terraces with balustrades set within, severely restricting downwards views. This means that views from terraces are expected to be restricted to the distant skyline, or to within the terraces. The proposed seating is laid out to generally focus views internally'*. We would highlight the phrases "are expected" and "generally" which are hardly reassuring if you are a resident whose bedroom windows are within a stone's throw of one of these terraces. And who will be maintaining all of this planting to protect this "screening"? We see many instances of neglect of the "box ticking" greening of buildings and see a plethora of brown rather than green roofs and dead trees and plants rather than the lush green oases promised. Time restrictions on the use of any external terraces and strict regulations concerning the maintenance of all of the proposed greening screens must be enforced for any prospective occupier of the building.

Harm to heritage assets

Policy HE1: Managing Change to Heritage Assets states that in the alteration of existing buildings *'developers should have regard to the character of conservation areas and their settings. This includes the size and shape of historic building plots, existing street patterns and the alignment and the width of frontages...'*

Indeed, in possible recognition of this, the applicant's Planning Statement says *that 'the historic part of the building is also proposed to be generally preserved, with the alterations limited to the creation of step free accesses into the vestibules at ground floor.....'* n.b. Note again the use of the word "generally".

We would argue that this is not the case as not one but two entrance doors are planned for the listed eastern façade of the building. Surely the community room could be reached by a new door in e.g. Cripplegate Street rather than damage an historic façade and cause harm to an important heritage asset.

There may also be a heritage issue in the "public realm aspirations" as the attached images show various areas of cobble stones, which may date back some considerable time. We concur with the view that a full investigation be undertaken as to their provenance.

Waste collection

The plan for waste collection from the site is also fundamentally flawed and we are aware that you have already been alerted to this by Fred Rodgers, Chair of Breton House Group. We concur with his view that the current system of waste collection should be continued to avoid the issue of RCV drivers having to execute U-turns in Bridgewater Square when the Bridgewater Street junction with Golden Lane is closed (as will be proposed in the forthcoming public consultation). RCVs would be able to use the Golden Lane, Brackley Street, Viscount Street, Fann Street and Golden Lane route with no need for U-turns. We also share Mr Rodgers'

concerns about the location of rubbish bins which should surely be kept out of sight from all external areas as well as entrances.

Public realm landscaping proposals

We also object to the public realm landscaping proposals at the front of the building in Golden Lane which call not only for the removal of the Turkish hazel but also for the severe lopping of the elegant Tilia tree. Neither of these measures are necessary and would cause harm both to the current street scene and to air quality, not forgetting the aphids and pollinators which thrive on the latter's leaves and flowers. The argument that it would open up the façade is spurious in the extreme particularly since the nearest tree branch to the façade is at least 10 meters away. We would remind that Policy OS4 of the Draft Local Plan 2036 requires the City Corporation to seek "*to increase the number of trees and their overall canopy cover by*", *inter alia* "*other than in exceptional circumstances, only permitting the removal of existing trees which are dead, dying or dangerous*". We also believe that the idea of adding a bed at the foot of the Tilia tree is also spurious as nothing is likely to survive, let alone thrive, in this particular location.

Summary

For all of the reasons enunciated above, we **object** to the overdevelopment of the site's current footprint and the proposed unnecessary increase in height and mass which will cause considerable damage to residential amenity, principally in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution. We also object to the fact that a large part of the building is to be demolished which is not only against the City's stated sustainability objective of refurbishment wherever possible but will also cause two to three years of severe noise, disruption and pollution to the neighbouring area.

The building is currently proportionate in height and scale to its setting and its proposed overdevelopment will have a negative visual impact on the area. It appears totally incongruous that the City of London has recognised the importance of conserving this area of London by bestowing Conservation area status to the Barbican and Golden Lane Estate as recently as 2018 and yet it is to consider supporting ever larger, taller and bulkier buildings such as this in the immediate vicinity which will both detract from the Grade II and Grade II* listed architecture and cause unacceptable loss of light and privacy to many residents in the protected area itself.

We would remind that core strategic policy DE2 : New Development of the Draft Local Plan 2026 states that '*The design of all new development must ensure that: 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 the area,.....*' and that '*Development that would adversely affect the character, appearance or amenities of the buildings or area will be resisted*'.

We would therefore request that the City of London pays heed to its own planning policies and that the height and mass of 1 Golden Lane be left unchanged. We would also like to

remind that the developers of the nearby Denizen originally wanted that site to be two floors higher but the City of London insisted that it be no higher than 1 Golden Lane. It therefore surely follows that the City cannot now allow 1 Golden Lane to be higher than the Denizen.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee

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26th April 2022

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Summary

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The building is currently proportionate in height and scale to its setting and its proposed overdevelopment will have a negative visual impact on the area. It appears totally incongruous that the City of London has recognised the importance of conserving this area of London by bestowing Conservation area status to the Barbican and Golden Lane Estate as recently as 2018 and yet it is to consider supporting ever larger, taller and bulkier buildings such as this in the immediate vicinity which will both detract from the Grade II and Grade II* listed architecture and cause unacceptable loss of light and privacy to many residents in the protected area itself.

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We would therefore request that the City of London pays heed to its own planning policies and that the height and mass of 1 Golden Lane be left unchanged. We would also like to

remind that the developers of the nearby Denizen originally wanted that site to be two floors higher but the City of London insisted that it be no higher than 1 Golden Lane. It therefore surely follows that the City cannot now allow 1 Golden Lane to be higher than the Denizen.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee

Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee



Representing the interests of Barbican Residents

Barbican Association Planning Sub-Committee
c/o 343 Lauderdale Tower
Barbican
London EC2Y 8NA

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270,
Guildhall
London EC2P 2EJ

30th September 2022

For the attention of Ms Amy Williams

Dear Ms Williams,

Further objection to applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

We are writing on behalf of the Barbican Association, a Recognized Tenants' Association representing the 4000+ residents of the Barbican Estate, to **object** once again to the above applications relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR. Our concerns remain those that we expressed in our previous objection letter of 26th April which we have attached to avoid unnecessary repetition. Our objections are focussed primarily, but not exclusively, on the proposed building's disproportionate height and mass. This will not only cause **significant loss of residential amenity** in the form of loss of daylight and sunlight, overshadowing, overlooking and light pollution to the many neighbouring properties but the proposed over-development of the building is also totally out of scale in the predominantly residential surroundings, including an important and historic Conservation Area with Grade II and Grade II* listed status.

It is most regrettable that the applicant has decided to largely ignore the very real issues raised by the 200+ objections lodged to date against this application, in particular those concerning the proposed site's inappropriate location, height and massing. Indeed, the overall reduction in the height of the building is less than a metre lower than the original design and the consequent loss of residential amenity to neighbouring residential properties is totally unacceptable.

In brief, our objections remain:

- **Unacceptable loss of light and overshadowing** which, despite the accompanying documentation stating that compliance with BRE guidelines has been met, is in clear contravention both of Policy H3 and of Policy D8 of the Draft Local Plan 2036.

- **Noise and overlooking from terraces** – in clear contravention of Policy HS3 of the Draft Local Plan 2036
- **Overdevelopment of the site**; disproportionate height and scale to its setting - in clear contravention of core strategic Policy DE2 of the Draft Local Plan 2036
- **Harm to heritage assets** - damage/intervention to listed façade – in clear contravention of Policy HE1 of the Draft Local Plan 2036
- **Unsatisfactory refuse arrangements** – in clear contravention to Policy DM16.5 of the Local Plan and Policy VT2 of the Draft City Plan 2036 (as even admitted by the applicant!)
- **Unsatisfactory servicing arrangements** - on street, instead of internal – in clear contravention of Policy VT2 of the Draft Local Plan 2036
- **Unsatisfactory public realm landscaping** proposals with very little change made to the original proposals
- **No overarching public or local community benefit** to justify the adverse effects of this proposed development

As previously stated, we would urge the City of London to pay heed to and follows its own planning policies and request in the strongest possible terms that this application be refused.

Yours sincerely,

Jane Smith – Chair, Barbican Association Planning & Licensing Sub-Committee
Susan Cox – Deputy Chair, Barbican Association Planning & Licensing Sub-Committee

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Sonal Gadhvi

Address: Flat 48, The Cobalt Building, 10-15, Bridgewater Square, London,

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to the proposed plans on the following accounts:

- 1) loss of daylight and sunlight. Significant loss of light onto our building (The Denizen has hugely affected light despite being told it would not - we have to use light the whole day now).
- 2) Light pollution from the building itself.
- 3) Breach of privacy from terrace.
- 4) Proposed trees would lead to even more light loss.
- 5) Smoking on terraces.
- 6) Noise pollution from the terrace/building works.

I am strongly against the building being made higher and the terrace. This will certainly breach on light into our building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr A D Bryan

Address: 24 Maygood House, Maygood Street Maygood Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This development will inflict great inconvenience to local residents whilst under construction and great detriment to local residents once completed in terms of among others; noise, dust, loss of natural light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Sam Morgan

Address: Flat 510 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The building directly overlooks our bedroom so any increase in size and outdoor terraces would directly impact on our privacy and quiet. The existing building is quite attractive and there seems no reason to increase its size and change its nature so dramatically.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Darren Ross

Address: 553 Ben Jonson House City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Reasons for my objections:

- 1) The building is rather lovely but already rather tall. Increasing its height would seem, looking at the plans, to both uglify the building and very significantly impact on the residential flats of the Barbican.
- 2) This is a relatively quiet area that, in my view, should be taken advantage of to increase the number of trees and green areas in order to help alleviate the current crisis in biodiversity. The proposals, especially the terraces, seem to go in the opposite direction, increasing human impact at the expense of the birds who nest here.
- 3) The proposal to cut back the magnificent tree in front of the building is pure vandalism and an absolutely inconceivable proposal given the biodiversity crisis we are in. The justification that this would somehow be beneficial to the facade of the building appears to me to be meaningless - in what way exactly would this enhance the building? Trees in general, and this tree in particular, have been critical to one's mental health during this pandemic. The idea that cutting a tree so that it grows unnaturally has been even considered post-pandemic absolutely contradicts the City of London's commitments to the green economy, mental health, local communities and, in particular, the compelling need to reduce pollution and adapt to climate change, in which trees play so critical a role.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Fiona Talbot

Address: 319 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As long standing residents of the Barbican Estate, we have welcomed and supported the various redevelopments and regeneration in and around Golden Lane. Each of these previous developments, however, have been proportionate to the surrounding area and in particular acknowledge the listed status and architectural beauty of the Barbican Estate.

The proposed redevelopment of 1 Golden Lane does not follow these principles. The additional floors being requested would create a building with excess mass and one which is disproportionate to its surroundings, will adversely affect neighbouring properties and does not acknowledge or respect the Barbican's listed status.

We have no objection to repurposing of the existing building but feel strongly that allowing additional mass will be detrimental.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Sarah Hudson On behalf of Friends of City Gardens

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am the volunteer biodiversity lead for Friends of City Gardens. We have consulted our 180+ members and this objection to the removal and pruning of the public realm trees is supported by our membership. Our members are local residents from the City and Islington, City workers and volunteers from city businesses.

We object to the interventions in the public realm at the front of 1 Golden Lane. The silver lime tree should not be touched at all. It is a healthy and well proportioned mature tree that provides important mitigation of poor air quality (limes are particularly good at this). The tree provides shade and habitat for birds to forage. In particular the small local population of red listed house sparrows that rely on insects to feed young during the nesting season. It also provides a hugely important source of nectar for pollinators. Limes are often shocked after any degree of pruning and do not flower again for many years. There is no case to touch this tree in any way.

The hazel tree which developers wish to remove should also be left untouched. It is not impacting the growth of the lime tree and provides additional and welcome forage and cover.

FoCG would like to take over the maintenance of the existing planting in beds to create a biodiverse and sustainable and aesthetically pleasing public space. The developers proposal to change the planting and planters is not sustainable. The City gardens team will be left with a high maintenance and expensive planting scheme long after the building is sold on.

The developer clearly has only short term objectives for these public realm interventions. Nature, the public and the City gardens team will be left with the consequences for many years to come.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Christopher Ash

Address: 96 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The Hunchback of Golden Lane. How else can this architecturally mediocre, economically greedy and environmentally cynical proposal be described?

The scheme proposes 4 additional storeys looming above the (already extended) double mansard storeys of the listed Cripplegate Building. It is the same height as the (also listed) Great Arthur House - which is unmistakably a tower. It dwarfs the (also listed) Ben Johnson House and (our home) Breton House. It is substantially taller than the adjacent Denizen Building (which was itself controversially tall when going through the planning process). The impacts on all these buildings are indisputably harmful.

It replaces considered, if unfashionable elevations with generic polite corporate modernism and a vogueish deco-scalloped extrusion - a swollen expression of greed. The application should be rejected until a more intelligent, sensitive, genuinely sustainable proposal is tabled.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Chris Kemsley

Address: 52 Breton House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Strongly object to the proposed development, in particular the height addition, which will hugely decrease the amount of sunlight we receive on the second floor of Breton House, opposite. Given the height limit enforced on construction of the neighbouring Denizen block, I fail to see how the 1 Golden Lane development can proceed as stated.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Ian Posner

Address: Flat 411 Gilbert House, Barbican Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is the most vulgar modification of a historic building I have seen in recent memory: The materials don't match the type nor colour of the historic building, nor do they echo the architectural style of the original that the current modification does.

Furthermore the increased mass of the building upwards will inhibit light to local Barbican and Golden Lane residents.

For these reasons, as a local Barbican resident, I object.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Niall Sloan

Address: 301 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The planned vertical extension of 1 Golden Lane will significantly affect Ben Jonson House (and the rest of the Barbican estate (and Golden Lane and The Denizen (which already stole light and views from GLE))), blocking light, having more intrusion of being overlooked by office workers both in their offices and on the terraces. There will be increased noise and disruption from the terraces. The additional height is far too much, considering its adjacency to residential properties. The additional street level area for refuse is right on the doorstep of BJH meaning increased disruption from refuse collection plus smells and mess.

All this additional office space isn't being used, so many new buildings are sitting empty due to Brexit making London so unattractive plus the pandemic meaning more people work from home and the CoL isn't being used in the same way. The existing office space is more than enough for the coming years. There have been a number of recent buildings given permission which are too high for the existing protected architecture, slowly setting pretenders for taller and taller buildings which are swallowing up the Barbican, dwarfing it, minimising its stature in the locality (one of world class architectural/cultural significance) and destroying the outlook for residents.

Also the plan to strip the beautiful tree in front of 1 Golden Lane is completely unnecessary and extreme. There is no reason to cut it back except from the developer wanting a better view if the

building which is not a viable reason to cut back a healthy, beautiful, established tree which provides a habitat as well as beauty to the area.

It's a terrible plan which doesn't benefit the community, just the City of London and the business owners. Nothing here is to increase social/cultural value of the globally significant area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Eric Guibert

Address: Flat 223 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The tree the application is proposing to majorly reduce is one of the most beautiful feature in the street and has many environmental benefits (air purification, cooling in summer...). It also has ecological benefits for biodiversity.

Majorly severing such a tree growing on public land is misguided and detrimental.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposal for 1 Golden Lane is an overdevelopment of a commercial site completely surrounded by residential buildings. It will have a significant and damaging effect on the amenities and quality of life of the residents living adjacent to it.

1. In respect of the listed part of the existing building, the proposal for additional upper storeys is vastly out of scale with the listed façade. Also, the architectural treatment of the South, West and North facades makes no attempt to relate them to the Listed East facade. By contrast the existing modern facades do reflect the materials and forms of the listed façade. The proposal to bring forward the South facade by 11ft means it will jut out beyond the listed facade in a jarring manner.
2. On the matter of sustainability, the building was sold to the developer as an office building ready to use, with 'floors fully fitted to a high grade specification available in "plug and play" condition with all furniture in situ.' The developer has spent over two months gutting the building of the facilities it had, which cannot be described as a sustainable approach.
3. The increase in height by 13.42m from the apex of the current South facing gable ends amounts to approximately 5 storeys measured against the height of storeys in Ben Jonson House. The current gable ends afford greater access to light from the sky because they fall away from the highest point. This advantage will be lost if the additional storeys are permitted. Currently the apexes of the pitched roofs at 1 GL reach about 3/4 the height of my window viewed from inside. The additional storeys will block out the remaining sky.
4. The proposal to bring forward the South facade by 11ft will bring it closer to BJH and have a further effect on light levels in the flats as well as bringing the proposed terraces closer affecting

noise levels and loss of privacy.

5. The roofline from the conservation area of Golden Lane Estate through to the Barbican conservation area has been carefully considered by the CoL planners and was taken into account when permission was granted for the Denizen with a condition that its height should not exceed that of 1 GL. Consistency requires that the current height of 1 Golden Lane be preserved.

Please reject these plans.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I refer to my objection of 2.05.2022, which still stands. The changes made by the developer do not address my principle concerns.

1. The reduction in height of less than 1 metre is paltry compared with the remaining increase in height of approx. 12.5 metres. Together with the huge additional overall bulk proposed it will still mean a substantial loss of sky compared with the present height.
2. The proposed architecture of the non listed façades is entirely unrelated to the listed facade, unlike the current modern elevations, which were carefully considered as to form and materials in order to complement the listed part of the building.
3. For the developer to refer to the City of London's policy of increasing office space as a justification for these plans, does not take into account this particular location, which faces residential properties in every direction. This is a case where I would expect the Planners to use their discretion in positive consideration both of the amenities of immediate neighbours and of the listed status of the Barbican Estate.
4. The extension of the South facing elevation towards Ben Jonson House by 11 ft is a substantial imposition which has barely been mentioned by the developer.
5. It is evident that in the case of the Denizen, its impact on the listed Golden Lane Estate was recognised and it was not permitted to exceed the height of 1 Golden Lane. This principle should be applied to limit the permitted height of 1, Golden Lane itself.

6. I am not convinced that it is more sustainable to undertake this massive building project than to work within the restraints of the building as it stands.

I reiterate my objections to this proposal and urge the Planning Committee to reject it.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Ovijit Paul

Address: Flat 48 The Cobalt Building 10-15 Bridgewater Sq London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As a resident of the neighbouring Cobalt Building (6th floor) we would object to the proposed plans for the following reasons:

- The increase in height will impact light to the Cobalt Building. This is especially true as the north and western proposed plans are higher than the current building.
- The increase in these aspects of 1 Golden Lane will encroach upon the Cobalt Building, and with the proposed terraces impact the privacy of the residents. The architect suggested putting plants to prevent this, but this just impacts light as mentioned above, as it negates the proposed stepping back of the plans. We are against a terrace, but in favour of stepping back the building. We also have concerns about socialising on the proposed terrace. This is a residential area (all sides of the building facing a residential block) there is no way that the owners can guarantee that there will not be activity on the terraces such as noise or smoking which will impact the residents.
- We have concerns about noises and pollution from both construction, and builders smoking around the building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Marcus Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC regarding the redevelopment of 1 Golden Lane London EC1Y 0RR. As a neighbour I am objecting because of the significant loss of my residential amenity, principal loss of daylight and sunlight, overshadowing, overlooking and light pollution at my home.

The collection of views by the applicant earlier this year was a complete farce, as none of the given feedback has changed the redevelopment proposal submitted in this application.

The proposed increase of the height of the building by a quarter and the mass by a fifth is out of keeping with the eave's lines of the neighbouring buildings and disproportionate to the Grade II listed building of the former Cripplegate Institute. The result will be a disfigured mess of hideous disproportions between the historic building and a bulked-for-profit backside.

This application should also be refused because it is violating the City of London's own core strategic policy DE2 for the Draft Local Plan 2026 because the proposed redevelopment adversely affects the character, appearance or amenities of the neighbouring buildings and the surrounding area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Marcus Kern

Address: 37 Breton House, Barbican, London EC2Y 8DQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

This comment was also sent in by email on 3rd October, but because I did not receive a reply and I cannot see it displayed here, I have lodged it again through the web interface.

From:
To: [PLN - Comments](#)
Subject: Planning Comment for 22/00202/FULMAJ and 22/00203/LBC
Date: 03 October 2022 13:23:48
Attachments:

Dear Planning Department,

I previously objected to 22/00202/FULMAJ and 22/00203/LBC. Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal. Therefore, I repeat my objections and request that both applications are refused.

Please confirm receipt.

Best regards,

Marcus Kern
37 Breton House
Barbican
EC2Y 8DQ
London

From: [Williams, Amy](#)
To: [F&N - Comments](#)
Subject: 1 Golden Lane objection
Date: 25 April 2022 11:40:15
Attachments: [image1.png](#)
[image001.png](#)

From: Matthew Rees
Sent: 21 April 2022 19:12
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Save trees

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,
I endorse the message on Twitter below. You should not allow builders to decimate mature trees. All such trees must be protected and saved.

19:09 ↗



Tweet



FOCG

@FCityGardens



Save Golden Lane Street Trees!
The developer of 1 Golden Lane plans to heavily prune the beautiful Silver Lime and remove another street tree. Please object to this by emailing the planning officer

amy.williams@cityoflondon.gov.uk
or via the City website [tinyurl.com/5n8ra349](https://www.cityoflondon.gov.uk/5n8ra349)



5 Monkwell Square

Matthew

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane - Comment for 22/00202/FULMAJ (resubmitted proposal)
Date: 22 September 2022 17:29:30

From: Adrian Tanović
Sent: 21 September 2022 19:29
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Comment for 22/00202/FULMAJ (resubmitted proposal)

THIS IS AN EXTERNAL EMAIL

From:
Adrian Tanovic
153 Shakespeare Tower
Barbican
London EC2Y 8DR

Category: Objection

The re-submitted proposal is hardly changed from the original: the overall height of the redeveloped building is LESS THAN 1 METER lower than the initial proposal, despite the large number of objections based on Local Plan Policy CS10 (which states that the bulk, height, scale and massing of buildings should be appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces).

The proposed height of this redevelopment is FAR beyond the profile of the existing building, and will negatively affect all of the surrounding estate, resulting in a poorer quality of life for hundreds of residents. This proposal merits scrutiny by the Committee since the redeveloped building - if constructed at the height planned - would overlook and dominate a critically central position in the densely populated Barbican and Golden Lane estates, bounded as it is in all four directions by the Barbican and Golden Lane Conservation Area, and thus forming part of the curtilage of this Area.

From the submitted plans, it can be estimated that the top of the proposed roof infrastructure will come level with about the 15th or 16th floor of Shakespeare Tower, with the attendant noise from open terraces and rooftop plant such as air-conditioning radiating far higher even than that.

The developer has claimed that the project cannot be economically viable with fewer floors, but this is disingenuous: they purchased the building at a cost which reflected its current profile and current capacity - it can therefore be no unreasonable burden on them to be constrained to work within those parameters, especially if expanding those parameters is to the detriment of local residents.

The quiet enjoyment of air, space, and light far outweighs any public realm 'enhancements' like a community activity room in the redeveloped building or

desultory tree-planting around it.

In summary, I **STRONGLY** object to the proposal and humbly ask you to reject it prima facie.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Weir

Address: 78 Defoe house Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Too high, poor streetscape. In a climate emergency, this proposal is simply unacceptable.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss in privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Shawn Mach

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I OBJECT to the application (22/00202/FULMAJ) on the following grounds:

1. The proposed development will adversely affect the residential amenity of neighbours, by reason of noise and overlooking. Residents in neighbouring buildings will suffer a loss of privacy from overlooking and neighbouring homes will be overshadowed by the increased scale and scope of the development. The amenity terraces will be a source of noise and light pollution to local residents and visitors to the area. The area is a densely populated residential area popular with families. Their residential amenity will be negatively impacted by activities on the terraces.
2. The building is currently proportionate in height and scale with the surround buildings. Overdeveloping the site will have a negative visual impact from street level. It will detract from the open aspect of the area, giving rise to a sense of being walled in.
3. The building is adjacent to the Golden Lane and Barbican Estate Conservation Area. Given the recognised status of the area, development on neighbouring sites must not have a negative impact on the character and appearance of the Conservation Area. The proposed development will have a negative impact as its scale is not proportionate. The proposed development is overbearing, out of scale and out of character in terms of its appearance compared with existing development in the area.
4. 1 Golden Lane is adjacent to the Grade 11 Listed Barbican Estate. The proposed development

will have an adverse effect on the setting of the Barbican Estate. The Barbican Estate is a global icon and permitting inappropriate development such as that proposed is damaging to the City of London, London and the UK. The integrity of the Grade 11 listed estate must be safeguarded and this includes rejecting applications to modify neighbouring buildings in a way that detracts from their status.

I ask you to REJECT the application.

Brenda Szlesinger

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: Flat 112 Thomas More House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: These comments are in addition to those submitted on 16th April and relate specifically to the proposed alterations to the public realm:

1. The works to the trees are unnecessary and pose a risk to the health of these trees. The knock-on effect of pruning is reduced pollination and lower production of flowers. This will have a negative impact on insects and micro beasts. The abundant foliage of the Silver Lime is populated with small birds throughout the day. Removing many of the branches will leave our city birds exposed to larger predators. I pass this tree several times a day. The delicate scent from it adds to its attractiveness. This sensory element is to be celebrated and replicated - not decimated.
2. Trees in an urban setting like this play a vital role in improving the quality of the air we breathe. It is risible to claim that the works being proposed will contribute to the public realm.
3. The existing brick planters should be retained and planted with low maintenance plants that will reduce urban heating and thrive in this environment. This will save money and reduce the need to use harmful chemicals and copious amounts of water. Getting rid of the planters will contribute to landfill. How is that sustainable?
I OBJECT to this application.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Matthew Rees

Address: 5 Monkwell Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Do not permit the developer to decimate or remove any existing trees on this site. It's entirely at odds with the sustainability and ecological priorities that vastly outweigh building things.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Fiona Jackson

Address: Flat 532, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed development of increasing the height & adding terraces will result in issues of noise, lack of privacy & loss of light for Ben Jonson residents. The fact that the development proposes to bring forward the middle section, from the 2nd floor upwards, brings the development significantly closer to our homes in Ben Jonson. The Denizen was prevented from building higher than 1 Golden Lane - surely Golden Lane can't add floors?! The 'cultural' space has a proposed usage of 'all hours'. Again, a negative impact on those who live here. There seems little justification in making this building bigger when so many buildings stand empty. Not only is the proposed development inappropriate for a building so close to so many homes but they also want to remove mature trees. I object to this development as I can see no positive or practical justification for passing this plan. I've been told the listing of the Barbican was supposed to protect it from inappropriate development on its borders - just like this development at 1 Golden Lane

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: flat 23 Cobalt Building 10-15 Bridgewater Sq

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: I am concerned about the proposed change in the building at 1 Golden Lane.

I perceive the additional height will seriously reduce the light and quality of my apartment in the Cobalt Building.

Further I perceive there will be significant increased traffic in small congested street.

Also I am concerned that the noise of plant and equipment, particularly air conditioning and heating units will be a serious detriment to my property.

I perceive the above issues will be a permanent diminution in the quality of life in the Cobalt building and a material decrease in the value of my property.

In addition there will be significant disruption for the period of the build, and this follows 2 years of disruption from the building of the adjacent new apartment block meaning residents will have had 4 of the last 6 years surrounded by a building site.

Please respond to my email.

Regards Andre Harrison

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr roland jeffery

Address: 209 crescent house golden lane estate london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I OBJECT to the proposals on the ground of substantial harm to several designated assets. In one case harm is substantial, in the others harm is less than substantial but taken cumulatively the harm to the designated assets is substantial.

The harm to Cripplegate House (listed GII) is substantial with the bulk, form and architectural treatment of the upward extension forming a crushing and disproportionate effect on the designated facade. As the facade is, regrettably, the only significant survival of the Institute its evidential and community heritage value is even greater than if more of the internal Institute fabric survived.

For adjoining listed assets the harm caused is to views of and from them. The setting of a listed building is an integral part of its special architectural character and historic significance. The effected assets manifest an unusually strong group value as planned through-designed developments; cumulative effect must therefore be weighed heavily in assessing harm.

The (G II) assets affected are Breton House, Ben Johnson House and the park and garden of Barbican estate; and Bayer House, Hatfield House, Basterfield House and the listed park and gardens of Golden Lane Estate. For Golden Lane Estate the harm will be more substantial in further assets due to sightlines.

The architectural treatment of the upward extension takes no cues from the designated fabric of the Intitute building in materials, colour, height, massing, detailing or meaning. Nor is it sufficiently consciously different from the listed facade to act as a foil. Instead it adopts a visual language of haphazard and unresolved opportunism.

The applicant appears to assume that increased floor area is achievable without reference to the impact on Cripplegate House and the setting of adjoining designated assets.

The City of London should refuse this application as against the NPPF and case law on designated assets.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Mark Szlesinger

Address: 112 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this application on the following grounds:

- 1.) not in keeping with the Barbican and Golden Lane Conservation Areas
- 2.) the additional floors will cause a loss of sunlight to neighbouring properties, thereby reducing residential amenities. Neighbours will be impacted by noise and activities. This is a quiet residential area where many families with young children live and who attend neighbouring schools.

Regards,

Mark Szlesinger

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Bruce Badger

Address: Flat 338, Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed building is huge, much larger than the existing structure. If approved, the proposal would benefit the applicant and other members of the property industry to the significant detriment of the local community. The building should be returned to the roofline of the original Cripplegate Institute, or perhaps as a compromise it could extend to the current roofline and volume. Anything larger would loom over the surrounding properties overshadowing them and unreasonably reducing visual amenity.

The proposed structure is not sympathetic with the surrounding conservation area, nor the listed front facade, rather it is a crude move to maximise the rental value for the applicant through increased bulk and externalisation of services. It is unreasonable that the fine words expressed when establishing the conservation area are brushed aside for the convenience of the applicant at the expense of the conservation area. The application should be rejected on these grounds alone.

Outdoor terraces would inevitably lead to noise and disturbance resulting from use. The primary purpose of such terraces is for social gathering which means noise. Being able to offer terraces to potential tenants is clearly a money spinner for the landlord, but will be torture for residents of adjacent residential blocks. It is unreasonable to grant permission for terraces for enrichment of the applicant at such a significant cost/impact to the existing surrounding community.

A member of the planning committee with any direct or indirect interest in this specific application should of course recuse themselves. Also, any member who has a direct or indirect interest in any matter which has come before the committee for which they had to recuse themselves but which was supported by members with an interest in this application should also recuse themselves. i.e. any hint of "you scratch my back and I'll scratch and I'll scratch yours" must be eliminated.

Begum, Shupi

From: Bruce Badger [REDACTED]
Sent: 26 September 2022 20:43
To: PLN - Comments
Subject: Objections to 22/00202/FULMAJ and 22/00203/LBC.

THIS IS AN EXTERNAL EMAIL

Re 22/00202/FULMAJ and 22/00203/LBC (1 Golden Lane redevelopment resubmitted application)

My original objections to the application stand. The changes in this latest submission are insignificant, the mass of the proposed building is still absurd in context and seems to brush aside Local Plan Policy considerations on a whim.

City officers must try harder to explain their support for projects like this. Are there good reasons for supporting this application? If so, what exactly are they? How are the imagined benefits and harms measured and balanced?

Despite the increased recognition of the value of the established trees in the area, I fear that we'll have a repeat of the "rebalancing" of the tree in front of the Denizen building which simply had all the branches on the side of the building stripped off. When I asked the officers responsible for the care of trees why they had not objected to this they claimed to have been unaware. If the trees around this new proposed development are worth keeping there should be no pruning merely to accommodate the new development ... the new development should be designed to allow enough space for the trees (as *should* have happened with the Denizen) ... and please make the officers responsible for the trees aware of this application.

Sincerely,
Bruce Badger
338 Ben Jonson House
Barbican
EC2Y 8NQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Ian Burleigh

Address: Flat 20, Tudor Rose Court 35 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The proposed pruning of the tree situated between Golden Lane and the main entrance to the building is unacceptable. The tree has been well maintained and has a wonderful shape which greatly enhances the amenity of the area. The proposed pruning will cripple the tree and force it into an extremely unattractive and unnatural shape. The tree would not interfere with the proposed development of the building as it is well away from the facade allowing for work to take place with the tree remaining as it is.

The proposed development of this building is purely for the financial benefit of the developers and owners of the building and does nothing at all to enhance the residential area in which it sits; quite the reverse, the proposed development and associated works will be extremely detrimental to the local area, both during construction and after the proposed work is complete.

The building is situated in a residential area, not a commercial area. The proposed increase in height of the building is completely unacceptable in this residential area. The building is surrounded on all four sides by residential properties, all of which will be directly and adversely impacted by any increase in height.

The design of the proposed extensions and the recladding to the building are in no way sympathetic to the architecture of the historic frontage.

The developer has already been working on the site for many months, with a huge increase in noise and dust from the site even before any exterior work is carried out. This will only become worse as any development progresses and is already blighting this residential area.

As a local resident living on Fann Street I strongly object to this proposed development.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Ruth Cooke-Yarborough

Address: Flat 33 Blake Tower 2 Fann St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to you as both a local resident and as a volunteer member of the Barbican Wildlife Group. This planning application appears to be in direct contravention of a number of policies in the draft Local Plan 2036, with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. As such I am surprised that this proposal has passed pre-application meetings in its current form. As a local resident and council tax payer, I would expect that the City of London Corporation would ensure that all applications adhere to its own planning policies and this clearly does not.

I am also writing to you today to object to the specific proposals to remove the Turkish hazel and significantly prune the Silver Lime tree outside the main entrance to 1 Golden Lane. The grounds that the developer gives for this, that the facade needs to be "opened up" are spurious at best. The silver lime tree is at least 10m from the entrance and provides important shade and greening in an area which is deficient in both. Furthermore it provides nectar for our important pollinators which are in decline. The proposals, as they currently stand, would mean up to 50% loss of canopy and could significantly reduce the tree's future life. These proposals are contrary to OS4 of the City's own draft Local Plan 2036 and as such I would expect them to be emphatically rejected by both officers of the Corporation and the Planning and Transportation Committee.

Regards

Ruth Cooke-Yarborough

BWG Volunteer

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Hodson

Address: 52 The Cobalt Building London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Increasing the physical size of the building will cause considerable sunlight issues for certain flats in the Cobalt Building and the Barbican.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss GABBY KARDAR

Address: 170 ANDREWES HOUSE, BARBICAN, BARBICAN BARBICAN LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to this application. The changes to the building will cause:

- Loss of sunlight and sky view for Barbican residents
- Extreme noise pollution
- Disruption to the local ecosystem
- Increased traffic due to servicing / refuse collection
- Unpleasant change to the architectural/historical heritage of the area
- Removal and extreme pruning of two gorgeous and historic trees on Golden Lane that flats look out over

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Duncan Finch

Address: 522 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am writing to object to the planning application for the redevelopment of No. 1 Golden Lane.

If implemented the proposed design will have a severe detrimental impact on residents of adjacent buildings to all sides, including due to loss of daylight and sunlight, and loss of view of sky.

Adjacent residents will also suffer from significant overlooking from the proposed roof terraces - the diagrams that illustrate how this risk has been mitigated are misleading, showing screening being achieved by planting that in fact will only occupy a small proportion of the building perimeter.

The above issues stem from the excessive quantity of proposed development, and the way the design seeks to disguise the resulting bulk. The resulting 'ziggurat' form is often used for this purpose, but unless the set-backs are significant only works on sight lines from very close to the building. In this instance the mass of the extension is overbearing even from nearby at street level, and on longer views will be very intrusive and out of character with the context.

The Townscape, Visual Impact & Heritage Assessment states that the townscape into which the new building will be inserted is fragmented. This is not true: the existing estates that form much of the context (Barbican, Golden Line, Peabody) are highly consistent in urban form: horizontal low buildings punctuated by clearly defined vertical elements. Other buildings respect this pattern.

The proposed building, however, is an uncomfortable hybrid between horizontal and vertical - entirely alien to its setting. The façade treatments make matters worse: proposed materials (e.g. GRC) are completely alien to the domestic character of the neighbourhood. The architectural form

poorly resolves the relationship of the extension to the listed Cripplegate Institute façade, resulting in a jumble of incoherent forms at high level, and the bizarre treatment of half the height of the Golden Lane façade as 'roof'.

In conclusion, primarily due to its excessive bulk, the proposal will have a significant detrimental impact upon neighbouring residents, significant heritage assets, and the historic elements of the existing building itself, and as such should not be approved.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Ruth flaherty

Address: 52 Basterfield House Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are surrounded by concrete, please leave our trees alone. I walk past this tree daily and I have never been bothered or noticed it's size.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Hamish Pollock Fraser

Address: Flat 23 Cromwell tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the plans requirement to prune the street side trees. There is no need to "open up" the building frontage. Damaging the street side trees is not necessary

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Mary Gilchrist

Address: 21 Shakespeare Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planning applications 22/00202/FULMAJ and 22/00203/LBC for the proposed development of Cripplegate House on the following grounds:

Significant adverse impact on the architectural and heritage character of the area, specifically: The mass and height of the proposed development damages the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area. In addition, the existing east façade of the Cripplegate Library, which is historic and listed, would be dwarfed and overwhelmed by the mass and height of the proposed development.

Significant loss of amenity, specifically:

Loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park.

Overshadowing and overlooking - the additional storeys for the proposed upward extension would dominate the surrounding residential buildings; the proposed open terraces would overlook the surrounding residential buildings.

Noise and disturbance - 1) there will be considerable noise and disturbance during development

with adverse impact on surrounding residential buildings and the school; 2) continuing noise and disturbance to surrounding residential buildings particularly from the proposed set-up for refuse collection which appears to involve bins being taken along the street to an open bin holding area and 3) continuing noise and disturbance to surrounding residential buildings from the new terraces.

Increased traffic - Brackley Street and Viscount Street - particularly due to the servicing /refuse collection set-up.

Adverse impact of landscaping proposals - I strongly object to the proposal to raise the crown of the linden tree and to remove the Turkish hazel tree. Both are beautiful mature trees, which contribute enormously to the streetscape and green environment and it would be vandalism to reduce or remove them (the butchery of the tree in front of the Denizen building was shocking).

Light pollution (from artificial lighting) to many neighbouring properties.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 22/00202/FULMAJ and 22/00203/LBC
Date: 30 September 2022 12:02:37

THIS IS AN EXTERNAL EMAIL

Dear Planning Team

I have seen the revised plans for 1 Golden Lane under the above references.

I objected to the previous versions of these plans.

The changes now proposed do nothing to change my opinion of the plans. Hence, I reiterate my objections and request that the applications be refused.

Please confirm receipt of my objections.

Mary Gilchrist
21 Shakespeare Tower, London EC2Y 8DR

[REDACTED]

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Minal Patel

Address: Flat 11 Chequer Court, 3 Chequer Street 3 Chequer Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: We need to keep trees in London!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Emily Drake

Address: Flat 46 The Cobalt Building London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:What a beautiful tree! There is no reason for 50% of this to be taken down.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms liza bracey

Address: 229 Ben Jonson house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to unnaturally altering the shape of the tree on golden lane. This tree is the view from my bedroom and kitchen. For the last eleven years I have enjoyed it as it changes with the season. It obscures the view of the road and I'm sure absorbs traffic noise and CO2 which is very welcome as we live directly over the most polluted road in London. If its shape we're changed it obviously would be less efficient in these two aspects.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Tim Hudson

Address: 256 Ben Jonson House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It is a beautiful tree. It adds character to the street and No 1 Golden Lane.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Robin Stainer

Address: Flat 125 Defoe House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: It is an outrageous idea to cut down this healthy tree, a long-standing feature of the area, and goes against the City's green and conservation policies.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr Neil Evans

Address: 130 Nicolas Road Chorlton Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The tree is lovely - no need to trim

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Miss Claire Paulus

Address: 202 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The noise of the current building work is already unbearable and further building work will be even worse. The proposals for the development will significantly decrease the amount of sunlight my flat receives and also harm my privacy. My bedroom will be directly overlooked, as will my home office. Sunlight is already in short supply in the City and this will only increase the problem, making the streets even darker than they already are.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Dr Clare Carolin

Address: 28 Bowater House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposal to raise the height of the building will cause loss of light to homes, the schools in the Golden Lane Campus, Fortune Street Park and some business premises. This loss of light will be in addition to the loss already suffered recently when the lower Bernard Morgan House was demolished and replaced with The Denizen.

The proposed increase in massing of the building will be detrimental to its listed frontage and further damages the architectural and heritage value of the listed Barbican and Golden Lane Estates already impacted by The Denizen. Not only will site lines be further compromised, but it will have a further negative effect on the extremely innovative for its time solar gain design of Bowater House with its overhung balconies and other neighbouring and listed Chamberlin, Powell and Bon homes and amenities.

The claims the developers make about the greening and community enhancement brought about by their proposed remodelling of the building are spin. The building could easily be refurbished in a less destructive way and with considerably less carbon release. The proposed 'greening' of the building at higher levels will be costly to maintain (in terms of carbon expenditure as well as money) and won't compensate for the damage caused to the plants in Fortune Street Park and street trees in the vicinity of the building. Likewise given the shift to working from home there is already a surplus of office space to requirements in the City.

The proposed community space isn't needed. There are already two community centres on the Golden Lane Estate and many halls and other spaces in surrounding buildings that can be used by the community. The proposed changes to 1 Golden Lane will have an extremely detrimental effect on the immediate neighbourhood.

Begum, Shupi

From: Williams, Amy
Sent: 27 September 2022 17:18
To: PLN - Comments
Subject: FW: Current planning application update - 1 Golden Lane

Hi all,

Please upload below objection, suitably redacted, to 22/00202/FULMAJ.

Kind regards,
Amy

Amy Williams | she/her
Planning Officer (Development Management and Design)
Development Division
Environment Department
Tel: 07749 714 816



Environment Department
City of London Corporation

City of London Corporation | PO Box
270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

From: Martin York [REDACTED]
Sent: 27 September 2022 17:09
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: RE: Current planning application update - 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

Thank you for contacting me, I realise that I may be out of time to comment on the proposed redevelopment of No 1 Golden Lane but I have only recently been made aw of the proposals. As a former director of Ergon Design Group, the Architects for the 1989 reconstruction, I was closely involved with the building from 1987 till 1992 and would like to make some objections to the redevelopment.

It is understandable that many commercial buildings in the City have a relative short life and that the present building is due for some renovation. However, it was a serious attempt to achieve a balance with the listed façade, with forms and materials which complement without challenging the retained front elevation. This is something that the

proposed reconstruction absolutely fails to do, the sheer bulk imposed by the four additional floors and the choice of cladding materials overwhelms the front of the building and belittles its importance to the streetscape.

When we designed the present building, loss of daylight to the surrounding homes in Breton House and Ben Johnson House as well as to the offices in Viscount Street was a very serious issue. Not only was this a material planning consideration at the time but represented a definite potential injury under the Rights of Light Act 1959. The additional height of the proposed reconstruction makes that injury far more serious and potentially costly. In addition there is now a new apartment building on the other side of Brackley Street which will suffer a loss of light as well as of privacy.

The excessive bulk of the new extensions utterly fail to preserve or enhance the prevailing local character of eight storey, commercial and residential buildings, nor are they sufficiently well designed to provide an interesting or exciting contrast. The prevailing material covering over 50% of the external walls will be light grey glass reinforced cement, at best this will be just dull and unimaginative, at worst it will, like most GRC, quickly become streaked with dirt. Above the GRC, the cladding will be dark grey aluminium panels capping the building with a visually heavy and depressing lid. There is no indication of the colour of the terrazzo cladding at ground floor level, which in any case relates to nothing in the surrounding area.

No 1 Golden Lane, as it stands, is still a landmark building and stands out well against the surrounding iconic Barbican Estate, proving that diverse styles from 1965, 1897 and 1987 can work together to create a rich streetscape. The proposed extensions only stand out as interlopers, neither contrasting well with the Barbican nor enhancing the listed frontage of the former Cripplegate Institute. For these reasons I hope that you can refuse permission for this unwarranted development.

Yours sincerely

Martin York
Dip Arch. ARB

From: Williams, Amy [<mailto:Amy.Williams@cityoflondon.gov.uk>]
Sent: 23 September 2022 16:27
To: [REDACTED]
Subject: Current planning application update - 1 Golden Lane

Dear Mr York,

I have received your Contact the City enquiry regarding an update on a current planning application at 1 Golden Lane.

Please can you advise what exactly you require?

Kind regards,
Amy

Amy Williams | she/her
Planning Officer (Development Management and Design)
Development Division
Environment Department
Tel: 07749 714 816



Environment Department
City of London Corporation

City of London Corporation | PO Box
270 | London EC2P 2EJ |
www.cityoflondon.gov.uk

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Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Emma Matthews

Address: Van der Meydestraat 15a Rotterdam

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposal to raise the height of 1 Golden Lane. I am moving back to Bowater House in June 2022 so will be a neighbour again.

1. The new proposal damages the aesthetic of the original facade. The Cripplegate Institute is a Grade II listed building and one of the few buildings which survived the bombing during the Blitz. The roof has already been raised and should not be higher than it is now.

2. Raising the height of the building will cause loss of light to local homes, the Golden Lane Campus and Fortune Street Park. There has already been a huge loss of light after Bernard Morgan House was demolished and replaced with the much taller and wider Denizen. The Denizen has already had an extremely negative impact on the amount of solar gain in Bowater House flats leading to an increased need for heating during the winter and the increased height will cause even more loss of sunlight to Bowater House flats. One argument used for giving planning permission for the Denizen was because it was no taller than 1 Golden Lane, which one councillor argued was already too tall.

3. The proposal to radically prune the magnificent tree in front of the building is completely unnecessary and contradicts the City of London's commitments to ecology, mental health and the desperate need to reduce pollution and adapt to climate change. All our local trees should be protected.

4. There is no need for more office spaces in the City of London and demolition is bad for the environment, causing even more unnecessary pollution. The building should be renovated without demolition and rebuilding.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Dr Mari Takayanagi

Address: Flat 510, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I live opposite this building and look out onto it every day.

I am completely opposed to any changes that make it bigger. I have always regarded it as a well-proportioned office building that sympathetically incorporated a historic facade. It fits well on the skyline between Ben Jonson House on one side and the Denizen on the other. These proportions will be completely destroyed by this proposal as the new building will sprout upwards between.

If the building becomes any taller than it is now, it will block our light. If it expands outwards, and particularly if it includes external balconies, it will increase noise and encroach on our privacy. The users of the balconies will not care two hoots about local residents, who have to look out on this building 24/7.

Internal refurbishment should be carried out within the existing building's footprint and roof space. If that makes it not commercially viable, so be it - it is not acceptable for any company to make profits while residents pay such a large price.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to applications 22/00202/FULMAJ and 22/00203/LBC relating to the proposed development of Cripplegate House.

The increased mass and height of the new development will result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of four additional storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys would dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces would overlook the surrounding residential buildings resulting in loss of privacy and noise pollution. The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the

architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

In addition, I echo the views of the Friends of City Gardens and others in relation to their objections to the interventions in the public realm at the front of 1 Golden Lane, including in relation to the silver lime tree and the hazel tree.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Ms Alison Lamb

Address: 220 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I previously objected to 22/00202/FULMAJ and 22/00203/LBC.

Having seen the revised plans, they do nothing to substantially change my thoughts on the proposal.

Therefore, I repeat my objections and request that both applications are refused.

The increased mass and height of the development continue to result in significant loss of amenity, specifically (i) Loss of daylight and sunlight, including to surrounding residential buildings; and (ii) Overshadowing and overlooking.

While the current building is proportionate in height and scale with the surrounding buildings, the addition of the extra storeys will cause a substantial loss of daylight and sunlight to surrounding residential buildings, the nearby primary school and the nearby park, as well as increased light pollution. The additional storeys will dominate the surrounding residential buildings, with the floor to ceiling windows allowing for intrusion into residents' privacy, and the proposed open terraces overlooking the surrounding residential buildings resulting in loss in privacy and noise pollution.

The proposed development would also narrow the space between it and Ben Jonson House.

The development will also have a significant adverse impact on the architectural and heritage character of the area. The mass and height of the proposed development damage the architectural integrity of the listed Barbican and Golden Lane estates and the heritage of the Barbican and Golden Lane Conservation Area, and appear to be in direct contravention of the draft Local Plan 2036 with respect to residential amenity, loss of sunlight and daylight, overlooking and public realm. The existing east facade of the Cripplegate Library, which is historic and listed, would also be dwarfed and overwhelmed by the mass and height of the proposed development.

From: PlnComments@cityoflondon.gov.uk
To: [PLN - Comments](#)
Subject: Comments for Planning Application 22/00202/FULMAJ
Date: 05 May 2022 20:24:47

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:24 PM on 05 May 2022 from Mr S Maddlain.

Application Summary

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works. |cr|

Case Officer: Amy Williams
[Click for further information](#)

Customer Details

Name: Mr S Maddlain
Email: [REDACTED]
Address: 519 Ben Jonson House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Other
- Residential Amenity
- Traffic or Highways

Comments: This project will cause:
-Loss of sunlight and sky view for Barbican residents
-Extreme noise pollution
-Disruption to the local ecosystem
-Increased traffic due to servicing / refuse collection
-Unpleasant change to the architectural/historical heritage of the area
-Removal and extreme pruning of two gorgeous and historic trees on Golden Lane that flats look out over

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Devon McCormack

Address: 360 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I would like to strongly object to the proposed extension and alteration of 1 Golden Lane. The residents will have to endure another round of noise pollution not to mention many of the adjacent flats losing light that will irrevocably affect their quality of life.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Mr James Overton

Address: 45 Central Point, 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Considering the majority of the Barbican area is concrete based the removal of any more trees would be a tragedy! Even to the extent of pruning would weaken any tree and reduce its life span.

In short - What is the point? London needs green and why would you choose to destroy/remove that?

DO NOT RUIN LONDON!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Patrizia Lombardo

Address: ,232 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: There is no need

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Jane Hill

Address: The Cottage 36a Highgate High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object on multiple counts all of which contribute to the impoverishment of our urban environment. We desperately need trees. It will be desolation without them.

Begum, Shupi

From: Nick Cressey [REDACTED]
Sent: 05 May 2022 19:48
To: Williams, Amy; Anderson, Randall (Deputy); Fentimen, Helen
Cc: Ian Burleigh; Marion Delew
Subject: Tree at No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

I wish to protest the proposal to radically prune the beautiful tree outside No. 1 Golden Lane.

It is a beautiful tree with a perfect shape, and much loved by both residents and bird life. It also helps to reduce the air pollution from the Beech Street Tunnel.

Its size and position in no way obstruct the building, nor will it impinge on any works should the developers receive planning permission.

The developers have held a couple of 'tick box' consultations with local residents (and it is primarily a residential area) and we were told the tree would not be harmed. No mention was made of destroying its beauty by unnecessary lopping.

One assumes 6th May is an arbitrary deadline as in any case any work to the tree can not be undertaken after March.

The City Corporation's true lack of interest in local opinion was voiced loudly at the City Residents' meeting in Guildhall yesterday. I trust they may begin to listen.

I look forward to your reply.

Nicolas Cressey
20 Tudor Rose Court
35 Fann Street
London
EC2Y 8DY

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: Objection to Planning Application re: Tree outside 1 Golden Lane EC1
Date: 08 June 2022 12:40:14
Attachments: [image001.png](#)

From: margaret king
Sent: 03 May 2022 16:40
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to Planning Application re: Tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

I object to this application to remove a significant amount of the canopy of the beautiful tree outside 1 Golden Lane.

The tree is adjacent to the Barbican and Golden Lane conservation area. Surely this warrants it some protection from the developers of the historically significant Cripplegate Institute. The tree canopy is several metres away from the front of the Cripplegate Institute, so it seems unnecessary to decimate the size and natural shape of this healthy tree. It has enormous amenity value for this very urban corner, greatly enhancing the pleasantness of the area. It adds to the bio-diversity of this area, important to the city of london, and is part of the fragile network

of urban green spaces stretching through the Barbican estate and wildlife garden and Fortune Street Park. Lastly it also helps with air quality, which is particularly important as it is so close to the disabled entrance to the primary school opposite.

I would be grateful for your acknowledgement of receipt of this objection.

Many thanks

Kind regards

Margaret King, 352 Shakespeare Tower, EC2Y 8NJ

•

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: OBJECTION TO LODGE 22/00202/FULMAJ AND 22/00203/LBC FW: 1 Golden Lane - Planning Application 22/00202/FULMAJ
Date: 08 June 2022 12:40:37
Attachments: [image001.png](#)

From: Linda Thompson
Sent: 03 May 2022 16:55
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane - Planning Application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Amy,

I wish to object to the proposal contained within this Planning Application to raise the crown of the Silver Lime tree to 5 metres. I recall pruning of this tree being carried out only a few years ago – probably at the time the Denizen development began - so was surprised to hear of this plan. There are few large trees in the area and as they help greatly with air quality initiatives I am against such radical pruning of this tree. Such trees are important urban assets and we should not be affecting a residential amenity in this way. Also, recent studies have shown that Linden tree blossom is of particular benefit to the health of our bee populations - something we should all be concerned about – and the proposed pruning could affect the tree's flowering for several years.

My grounds for objection are that this aspect of the planning proposal, if approved,

would adversely impact the residential amenity.

Sincerely,

Linda Thompson
705 Frobisher Crescent
Barbican

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re application22/00202/FULMAJ and 22/00203/LBC.
Date: 29 September 2022 18:34:56

THIS IS AN EXTERNAL EMAIL

I have seen the revision to these applications and do not change my comments as submitted regarding earlier applications for this redevelopment. Ann Black

Begum, Shupi

From: Stanislav Lisniak [REDACTED]
Sent: 07 May 2022 16:59
To: Williams, Amy
Subject: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Amy,

My name is Stanislav, I have been living in the City of London for the last 5 years and I love my neighborhood. Unfortunately I learnt that the tree on 1 Golden Lane is going to be radically altered for the sake of the new development. I believe this to be unwise given how little greenery central London has in general and how beautiful the tree actually is. It is an important feature of Golden Lane that should be saved at all costs.

Kind regards,
Stanislav

Begum, Shupi

From: Stanislav Lisniak [REDACTED]
Sent: 10 October 2022 17:34
To: PLN - Comments
Cc: Devlia, Neel; Williams, Amy; Begum, Shupi
Subject: Re: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Shupi,

Thank you for your email.
My full name is Stanislav Lisniak.
I live at 713 Frobisher Crescent, EC2Y 8HD.
I would really like that tree to be saved!

Kind regards,
Stanislav

On Mon, 10 Oct 2022 at 16:24, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Dear Stanislav Lisniak,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum



Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V
7HH

shupi.bequm@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Stanislav Lisniak [REDACTED]
Sent: 07 May 2022 16:59
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane tree canopy

THIS IS AN EXTERNAL EMAIL

Dear Amy,

My name is Stanislav, I have been living in the City of London for the last 5 years and I love my neighborhood. Unfortunately I learnt that the tree on 1 Golden Lane is going to be radically altered for the sake of the new development. I believe this to be unwise given how little greenery central London has in general and how beautiful the tree actually is. It is an important feature of Golden Lane that should be saved at all costs.

Kind regards,

Stanislav

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Begum, Shupi

From: mike young [REDACTED]
Sent: 21 May 2022 15:37
To: Williams, Amy
Subject: tree in front of 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms. Williams,

I just saw the notice hanging around this tree and I wish to register my strong objection to its being removed - sorry this this will reach you later than May 6th.

I would also like to object to the developer's plan to extend the building upwards: this would adversely affect the view from, and light coming into, my apartment.

I hope my views will be taken into consideration.

Thanks for your help,

Mike Young, 320 Ben Jonson House, Barbican, EC2Y 8NQ

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Benoît Grogan-Avignon

Address: 203A Whitecross Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The old trees should not be removed. They are beautiful and support the local community. They won't be easily replaced and new trees would take decades to grow to a similar stature, probably well beyond the usefulness of any new building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr James Couzens

Address: 105 Breton house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The building as it stands now already infringes on our privacy, as well as our right to light. Any increase in the building height will both impact our privacy issues and access to light. Both my partner and I, highly disagree with the plans above. Why would you want to expand an office building that doesn't get used, when there is no demand for office space with so much empty office space already existing in the city? This once beautiful Victorian community hub (library and community centre) is already shell of its former self after being sold on to private developers. The exterior has already been ruined with unnecessary, conflicting architectural extensions. Those grounds alone make us object to further alterations to the building if only to keep what's left of the original Victorian facade.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Lucy Allen

Address: Flat 505 56 Wharf Rd London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Not necessary to chop down the tree

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Lisa Shaw

Address: 103 Cromwell Tower Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I strongly object to the proposed removal of established and healthy trees, of which there are nowhere near enough in the area. There is no reasonable justification for doing so - as demonstrated by the fact the building has been successfully utilised as an office for many years previously whilst the trees have stood there. Their loss will have a detrimental impact on the environmental quality of the neighbourhood, which appears to be in direct conflict with the City's aims of improving air quality.

There also do not appear to be reasonable grounds to extend the building above its current height given the negative impact this will have in relation to light and sound on neighbouring flats.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Miss Beverly Levy

Address: Flat 18 Speed House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I understand the mature tree in this location has been earmarked for removal to make way for a proposed new entrance. Despite the fact developers state plans for planting I don't believe these can compensate for the removal & benefits of such a mature tree in this location. There are very few mature trees in the neighbourhood which is predominantly residential, but with school's & nurseries in close proximity. Beech Street is a few metres away & is notoriously known as one of London's most polluted streets (new plans to establish it as electric vehicles only are still distant) & residential & public car parks are opposite the site. I firmly believe new plans could easily accommodate the existing mature tree. The benefits of keeping these mature trees in our community far outweigh this cosmetic gesture of the new proposal, which simply doesn't take the local community into consideration.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Paul Singh

Address: 40 Breton House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed redevelopment adversely affects the character, appearance and amenities of the neighbouring buildings and the surrounding area.

It will result in a significant loss of sunlight and sky view for both Barbican and Golden Lane residents. In addition, the proposed removal/pruning of two historic trees on south-east corner of Golden Lane Estate adds insult to this injury.

From the proposals, I do not see a genuine and relevant public benefit and benefit to the local community to justify the adverse effects caused by the redevelopment. I therefore question the effectiveness of the consultation process in getting to the bottom of what the area actually needs.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Melissa Collett

Address: 411 Lauderdale Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I find the proposal for 1 Golden Lane to be inappropriate for the location, being surrounded a residential area and I believe it will have a significantly adverse effect on the quality of life of residents locally.

The increase in height and mass is substantial, and at least 5 storeys higher than the surrounding residential buildings. This impacts the access of light to those residential buildings and will affect their sunlight and warmth they currently enjoy.

The architectural proposals are not in keeping with the listed façade and it is out of character with the conservation area it sits within. The demolition of a large part of the building instead of refurbishment is not in accordance with the City's sustainability aims.

The terraces will impinge on the nearby properties bringing noise and affecting privacy, increasing the overlooking.

Any 'benefits' of this building do not outweigh the considerable detriment it will cause to the surrounding area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Hope

Address: Flat 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this planning application on the grounds that:

The height and mass of the proposal is not in character with the listed aspects of the building, will cause material loss of residential amenity and will substantially reduce daylight to Fortune Street Park.

Loss of light to residents.

Noise disturbance and loss of privacy will be caused to residents by the external terraces.

There is currently no incentive or requirement for the terraces to be maintained in such a way as to provide the promised protections from loss of privacy and noise disturbance.

It is not compliant with the corporation's own planning policies.

Proposed changes to the listed features of the building are not respectful of the listing and are actually unnecessary to achieve the developer's overall objectives.

Reduction of the existing trees will reduce amenity for the public by browning what is currently a relatively green space for this area

Services and rubbish collection proposals will generate substantial noise which will reduce the quality of life and mental health of impacted residents.

In summary, this proposal shows extremely limited respect for the amenity of its neighbours and the refusal of the consultation process to consider any of the feedback provided is borderline bad faith.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Helena Twist

Address: 501 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This design is ugly and not in tune with the architecture of Golden Lane and the Barbican.

It will interfere with the right to light for homes in Golden Lane and Ben Jonson House and users of Fortune Park, the latter being one of the few areas of green space for the public in this area. It also seems wrongheaded to be building more offices in the City when there are many empty office buildings plus the nature of office work is changing.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Mutian Huang

Address: 2 Brackley Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The additional floor space will cause overshadow our current communal park and loss of daylight in my flat. The reason that they want to rebuild and add additional floors is selfish as they want the build to be occupied. The developer only thinks in a commercial way, and even for that reason, they cannot prove the action is effective.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Dr Paul Cardwell

Address: 133 Defoe House Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is no good reason to deface the tree by removing the canopy. This has taken sixty years to develop and provides natural shade. This area is starved of green as it is. Brutalist architecture has its virtues but an appreciation of natural beauty was never one of them. We need more green not less. The developers do not own the land this stands on so it is none of their business.

Comments for Planning Application 22/00202/FULMAJ

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Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Em Hammond

Address: 18 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this proposal. The building is surrounded on four sides by residential properties which will suffer a massive impact both from noisy, dirty and disruptive development work and from a tall office block towering over their homes and stealing light and views with its scale. The historic environment - which includes the handsome and historically-significant facade of the building as well as the architectural integrity of the Barbican and Golden Lane estates and linking areas - will be disfigured. With many empty office floors in buildings all around the Barbican due to the permanent rise in home-working, there is no justification for creating more office space in such a uniquely sensitive position in the City.

The building will block light and views, and remove privacy with the projected windows and terraces directly overlooking residents' homes.

The 'greening' does not compensate for the loss of the trees outside our homes, and there is no purpose or requirement for the cultural or community space mooted as a whitewashing feature.

Even the sound of voices on Golden Lane echoes up to be clearly audible in the flats overlooking it - the extra noise from service vehicles, many more office workers and the users of the terraces will cause an unreasonable level of noise disturbance, with sound reverberating off buildings and into homes.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Jacqueline Shwarman

Address: 2 Cuthbert Harrowing House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Butchering trees where we have a wildlife corridor to park
Blocking my skyline and light

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Julie Tucker

Address: 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed 'pruning' the tree outside the building is a disgrace. At a time when the effects of the climate emergency could not be more evident, any proposal to remove biodiversity rather than increase it is frankly shameful. As I understand it, the tree does not stand on the developer's land and therefore they have absolutely no right to touch it.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Rachel Mortimer

Address: 143 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I OBJECT - The removal adversely affects the character, appearance and amenities of the surrounding area already significantly starved of meaningful public greenery - trees and the surrounding natural system provide so much amenity to those nearby - shade, birds, photosynthesis...

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Megan Patel

Address: 45 Beech Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Cutting down a tree as beautiful as this one is completely unnecessary, the tree is a source of beauty, shade and nectar for pollinators. There are already too many trees being cut down and trimmed just to suit others that don't see the wider picture. We need trees, especially in London. Pruning will weaken the tree and may reduce its future life and ability to produce flowers, which would be a huge shame as this tree really brightens up what is quite a built up area. Not only that but the existing brick planters have won City in Bloom awards and should be retained.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Olivia Chopin

Address: 219 Ben Jonson house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Worried about noise and reduction in sunlight.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: OBJECTION TO applications 22/00202/FULMAJ and 22/00203/LBC, 1 Golden Lane

I OBJECT to the above applications relating to the site at Cripplegate House, 1 Golden Lane London EC1Y 0RR on the grounds of loss of residential amenity.

My concerns begin at the front of the building where landscaping proposals will degrade the current street scene and air quality by removing a tree when we need such a well-established, mature plant. In a related matter, the proposed demolition is completely contrary to the City of London's environmental policy.

Turning to the building, this application will damage the historic listed facade, is clearly overdevelopment for the site and will both increase overlooking and light pollution to local residents whilst simultaneously reducing daylight and sunlight. This is in contravention of the Local Plan 2036 Policy D8.

Further, the proposed terraces can only be the source of future friction between residents and the occupiers of the building. With reference to the Local Plan (HS3) this should not be allowed.

Please reject this plan. Thank you.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane
Date: 05 May 2022 13:35:59

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

From: Michael Callow [REDACTED]
Sent: 05 May 2022 13:35
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane

THIS IS AN EXTERNAL EMAIL

As a local resident I would like to express my dismay and object to the size of this proposed development. It is truly shocking in light of the surrounding residential developments.

The design appears to pay no respect to both the facade of the cripplegate building or the surrounding grade II listed Barbican.

Regards
Michael Callow
161Lauderdale Tower

Sent from my iPhone

From: [REDACTED]
To: [PLN - Comments: Williams, Amy](#)
Subject: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 05 May 2022 14:09:25

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- 1. Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- 2. Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.
- 3. Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawing provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

4. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
5. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
6. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

From: [REDACTED]
To: [PLN - Comments; Williams, Amy](#)
Subject: Re: 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC)
Date: 04 October 2022 23:33:42

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I previously objected to 22/00202/FULMAJ and 22/00202/LB as below. The revised plans do not meaningfully address these objections, which are therefore repeated. I request that the applications be refused.

Yours faithfully,

E Deas
307 Ben Jonson House

Dear Sir or Madam,

I would like to object to the existing plans for development of Cripplegate House, 1 Golden Lane, EC2Y8AH (22/00202/FULMAJ and 22/00202/LBC) on the following bases:

- **Privacy (terraces):** The application states that the proposed terraces have been placed above neighbouring buildings. However, from the images provided of the floorplan, the proposed South Elevation and photographs provided in the Townscape, Visual Impact and Heritage Assessment it appears that the terrace on the 8th floor south elevation will face into homes in Ben Jonson House (bedrooms, kitchens, dining rooms (often used as homeworking areas)). While the location of the 8th floor terrace is not clear from the plan "Long section BB", which shows the face of the development into Ben Jonson House before the terrace starts, it is clear from that plan that the 8th floor of the proposed development faces into Ben Jonson House, and is not above it. The direct overlook can (just) be understood from the images on page 10 of the Landscape Statement (with the southern part of the terrace seen on page 21). From this, the proposed 8th floor terrace appears to face into my home, and into the homes above and around my flat leading to a significant loss of privacy. The 10th floor terrace would also overlook Ben Jonson House in a way which makes it difficult to understand how the privacy of residents can be preserved. I do not have any confidence that the measures proposed, including 'greening', would be successful in preventing individuals on the terrace from (quite naturally) looking out and down into adjoining homes; there is no planning condition which can prevent people looking around as they stand outside. Further, 1 Golden Lane is surrounded by public outdoor space which can be used by the tenants, including Fortune Street park (directly opposite), the public areas of the Barbican and Charterhouse Square. It is therefore unclear why the proposed terraces, with associated loss of privacy for residents and noise nuisance (as below), are considered either appropriate or necessary. The strong objection of local stakeholders to the inclusion of outdoor terraces in this development was made clear during the consultation period.
- **Noise (terraces):** The proposed terraces would lead to an increase in noise directly opposite residential properties in a wholly residential area. Other than temporary construction noise, the surrounding area is generally quiet with only a little background noise. This can be seen from the noise survey. The proposed terraces would, inevitably, be used for socialising which would lead to noise nuisance to the surrounding properties (in

addition to the concerns in relation to privacy set out above). I do not believe that a planning condition would be an acceptable control given the proximity of the proposed terraces to the kitchens, dining rooms and bedrooms of adjacent homes, which are used by residents throughout the day.

• **Privacy (glazing):** The replacement glazing proposed for the west end of the redevelopment appears wider and longer than the existing glazing, leading to a loss of privacy for homes into which the windows face. This is recognised by the developers themselves in their plan for encouraging cycling which refers to "*significant passive surveillance*" from lower floor windows onto Cripplegate Street. From the drawings provided it is not clear that the 'green veil' proposed for the centre of the building will extend to the west end of the building.

1. **Sunlight:** I believe the proposed development would reduce sunlight to my home, in particular my kitchen / homeworking area, although I cannot tell in what degree because it is impossible to tell from the report provided to which flat the reductions in sunlight calculated apply. I also note that the sunlight reading was taken at midday and in relation to direct sunlight, when the majority of sunlight blocked by the new development to properties to the east would, in fact, be enjoyed towards the afternoon and evening.
2. **Environment and listed buildings:** 1 Golden Lane is a listed building and the addition made to it, while maybe not as fashionable now, is listed and, at least in mass and materials, relatively sympathetic to the preserved building. The increased mass of the proposed development dominates the original facade of the building. Further, 1 Golden Lane sits next to the Barbican and Golden Lane Estate, both of which are listed and of great architectural significance. The proposed development should be considered in the context of the preservation of these listed estates, including avoiding the estates being placed in a 'canyon' of larger, dominating buildings. No clear explanation is given in the Visual Impact Heritage Assessment as to why it is believed that the extension will "*enhance the setting of the Barbican RPGSHI*" when from a number of the pictures provided the extended mass of the development appears to loom over the Barbican and surrounding areas. I also object to any aggressive pruning of the lime tree and hazel tree on Golden Lane, which gives significant amenity to the large number of local residents who enjoy a view of it and the passing community in general.
3. **Waste management:** The current proposals for waste management involve both full and empty bins being dragged along Viscount Street and into a newly built temporary bin store on Cripplegate Street on a daily basis. This will, again, cause noise nuisance for local residents and businesses together with the more general loss of amenity associated with a bin store being built directly below a number of homes.

On the basis of the above I ask that you reject this proposal.

Yours faithfully,

E Deas
307 Ben Jonson House, EC2Y 8NQ

Ms. Amy Williams
Case Officer
City of London Corporation
Guildhall
London EC2P 2EJ

By email to: amy.williams@cityoflondon.gov.uk & PLNComments@cityoflondon.gov.uk

Dear Ms. Williams,

- Your Reference: 22/00202/FULMAJ; Alternative Ref: PP-11012281
- Site Address: Cripplegate House, 1 Golden Lane, London EC1Y 0RR

This letter should be read in conjunction with our earlier letter of Objection (email of 19/04/22) to the proposed Redevelopment of Cripplegate House. We set out below additional grounds for objecting to the proposed Redevelopment.

1. The proposed Redevelopment contravenes a number of your own Planning requirements. In raising the height of Cripplegate House by 4 floors plus Plant, with attendant increase in mass and bulk, and, importantly, by Siting these increases barely 10m away from the Cobalt Building, the Redevelopment inevitably overlooks and overshadows all Habitable rooms in our Apartment, as well as for all Apartments on the Eastern elevation of Cobalt.

This is compounded by extensive Glazing proposed for the Western elevation of Cripplegate House (facing Cobalt across Viscount St), which, unlike the other proposed elevations, is not mitigated by greening or fins and inevitably results in a severe erosion of Privacy for us, both in our Habitable rooms as well as in our Amenity space on our Terrace.

Moreover, the close proximity to Cobalt of the additional height, mass and bulk results in a materially adverse impact on Daylight and Sunlight reaching our Apartment and all those below us.

All of these contravene your Draft Local Plan 2036 which establishes a need to minimize overlooking and overshadowing of residential buildings in the design layout, and to protect Privacy, Day lighting and Sun lighting levels to adjacent residential buildings (Policy D8 and HS3 are illustrative of the requirements).

Our submission of 19/04/22 sets out clearly that the proposed Redevelopment fails to meet these stipulations. Any increase in height, mass and bulk should be resisted strongly, severely scaled back if entertained at all, and pushed back further from the nearest Residents in Cobalt such as us in the nearest Residential building to the proposed Redevelopment.

2. Residents have only recently been informed that the "Plant" proposed to be located on the 9th floor facing Cobalt involves large Air-Source Heat pumps of sufficient size to cater for a large commercial building. These are located only 11m from our Bedrooms/ Habitable rooms and some 5m above. The pumps would operate 24 hours/day, seven days a week, all year round. These pumps are large and noisy. The location of these pumps so close to our habitable rooms in Cobalt is nothing short of silly. No amount of acoustic dampening can possibly overcome the noise from these large pumps, however muffled, drifting to our Bedrooms, Living Room and, indeed, our Terrace, all day, every day, throughout the year.

The Pumps should be relocated further away from us and from other Residents in Cobalt who are the nearest Residents to the proposed Redevelopment. Consideration should be given to the Pumps being moved alongside the rest of the Plant on the Roofspace.

3. We will be impacted also from noise and overlooking from the Terrace proposed for the 8th Floor, only some 8m across from our Habitable rooms and amenity space. Anyone standing on that Terrace alongside the Western elevation would have a clear line of sight of all of our Habitable rooms and Terrace, thereby severely compromising our Privacy which we have a right to enjoy.

We strongly object to the loss of Privacy and noise entailed by a Terrace on the 8th Floor directly across us in Cobalt. We note that Terraces are already proposed for the 10th and 12th floors.

4. The proposals for collection of waste and for servicing Cripplegate House on Viscount Street contain serious health and safety risks and are flawed. The present arrangements should be retained.

By siting the Bins as proposed, Refuse vehicles will need to park on the narrow Viscount St for loading and unloading since the site does not have sufficient width to accommodate both the vehicles and the Bins alongside each other. The collection vehicles would then need to either reverse out or turn round on Bridgewater Square. Both of these maneuvers are dangerous in the extreme. Bridgewater Square is used by young children at the nearby Nursery and by pedestrians and cyclists to access residential blocks around Cripplegate building. Not only do the proposals carry major health and safety risks but they are utterly impractical should access from Beech St be pedestrianised as contemplated.

This applies equally for Service vehicles. We understand that the Developers anticipate 18 Refuse and Service Vehicles a day, and it could be more.

Also, we oppose Bins being left outside opposite Cobalt as proposed. Not only are they visually an eyesore for residents in Cobalt but they also constitute a health hazard. Bins should be housed under cover and collection returned to the existing arrangements on grounds of health and safety as set out above.

5. Given the proposals, we object to a new entrance being created for Cripplegate building on Viscount St. Any such entrance should only be entertained if it is restricted to Cycle use without any access to service or waste deliveries and collections.

The above grounds for Objecting to the Planning Application supplement those contained in our submission of 19/04/22. As such, they should be taken together. They set out why we urge you and the Planning and Development Committee to reject the Planning Application in its present form.

Yours Sincerely,

Messrs. H and N. Shah

Flat 56, Cobalt Building

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Please protect our tree
Date: 05 May 2022 14:26:43

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

From: Sid Wood [REDACTED]
Sent: 05 May 2022 10:20
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Please protect our tree

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

I'm writing to object to the proposed pruning of the tree located in front of 1 Golden Lane and Ben Jonson House. That tree provides wonderful shade in summer and looks so lovely in autumn it would be a shame if it was tampered with. Please, do not allow the developer to butcher our tree.

Kind regards,

Sidney Wood
527 Ben Jonson House

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1
Date: 05 May 2022 14:27:30

From: peter.berry.film50 [REDACTED]
Sent: 05 May 2022 09:06
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

Re: Planning Application to reduce canopy of tree outside 1 Golden Lane EC1

Please can you help stop the destruction of this beautiful tree. Removal of a significant amount of its canopy, especially at this time of year, will cause great harm and stress to the tree. In a time when we should all be doing as much as we can to improve the quality of our air the decimation of its foliage is ill thought out. I understand cutting back the tree will be to the advantage of the developers but it will be at the expense of the entire neighbourhood. A neighbourhood that it desperate for more trees and a greater canopy.

Please acknowledge receipt of this objection.

Yours sincerely,

P.J. Berry

352, Shakespeare Tower, Barbican, EC2Y 8NJ.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Ms Elizabeth King

Address: Flat 202, Seddon House, Barbican Barbican London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Having read the developer's consultation documents I am at a loss to see any 'genuine public benefit' or 'meaningful feedback' in this scheme. The bulk, height and massing are unacceptable, the terraces are inappropriate for a building completely surrounded by residential buildings. The amplification of speaking voices in this particular setting will be pronounced regardless of the mitigations currently proposed.

The 'greening' is at odds with the vandalism proposed for street level existing trees.

The loss of light, and with it 'solar gain' heating benefits for adjacent flats is particularly egregious at this time of energy price hikes,

The consultation commentary refers to a split of opinion re: the 'workspace', but in the accompanying data on replies, there seems to be virtually no desire for this 'benefit'. Therefore I am very concerned about the quality of the consultation process and how it has been used to inform this project, and therefore the entire scheme.

A listed building, situated between listed buildings must be deserving of a better, and more appropriate, scheme.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Alison Hope

Address: 107 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I would like to object:

The height and bulk of the building will cause loss of light and amenity

The terraces will cause disturbance, overlooking and loss of privacy - some of these terraces are a literal stones throw from peoples' bedroom windows

The proposal isn't even a good reflection of the council's own planning policies

It makes a mockery of the existing listed elements of the building

Proposals for rubbish collections and provision of services will have unacceptable levels of noise

It's a purely speculative proposal. There is no real evidence that there is a need for this type of office space in this location. That's pretty shocking considering what residents are being asked to sacrifice in terms of their amenity

There is limited green space in the City as it is, so please leave the existing trees alone!!

Fortune Street park, which serves many local children and is the entrance to the nearby school will suffer loss of light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Ieuan Ashman

Address: Flat 363, Lauderdale Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to this proposal. It is a blight on a graceful building and will negatively impact the residents in this area through its dominance and reduction of light.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Gail Simpson

Address: 524 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:We overlook this magnificent tree. Why say you support green urban areas and then devastate grown trees for planners. This isn't on the cripplegate land is it? Even if it is it should not be allowed. Its greenery is attractive, good for the birds and environment. This is shameful.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sq.m GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mrs Gail Simpson

Address: 524 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Demolishing the ramp from Ben Jonson to Golden Lane when it is an original feature and not part of the office. Also object to the height. The community aspect is a sham.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Lucy Hughes

Address: Flat 13, Defoe House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to this tree removal

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Julian Burgess

Address: 208 Bryer Court, Barbican, London EC2Y 8DE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I don't think the front should be altered and the extra floors are too high.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr David Coleman

Address: 261 Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The height and bulk of the extension is seriously damaging to the aesthetic of the original building and the visual environment of the Barbican and surrounding streets.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Martin Seiffarth

Address: 96 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of an historic, listed Victorian building

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Mr Martin Seiffarth

Address: 96 John Trundle Court Barbican LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of an historic, listed Victorian building

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Slater

Address: 47 Dance Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is entirely unnecessary pruning of a healthy tree

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Miss Jessica Biggs

Address: 203a whitecross street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a beautiful historic tree and should not be reduced as this will damage the aesthetic of the area.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

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Case Officer: Amy Williams

Customer Details

Name: Ms Jane Northcote

Address: Cromwell Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the severe pruning of the healthy tree in Golden Lane.

This tree is a delight, and contributes to clean air. There are few mature trees in this area and this one is valued. The City has a notice nearby promoting The "Air Quality Challenge". So it is wrong and illogical to be removing a tree canopy in this location. Leave the tree alone.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr william davy

Address: 21 breton house london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Our Breton House flat is tucked into the corner abutting Ben Johnson and we always await with pleasure the moment - for six months of the year - when the sun comes around and lights and warms up our room. We understand the proposed development will substantially reduce our sunlight - with a corresponding impact on our health. This is not fair and we object very strongly to the proposal.

combined with this the amount of extra noise generated largely by the planned roof terrace would substantially degrade our quality of life. please do not agree to this proposed development!

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.

Case Officer: Amy Williams

Customer Details

Name: Mr Simon Bedford-Roberts

Address: Flat 249, Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a really ugly inappropriate development. It's right next to the Barbican Grade 2* listed development and should be withdrawn. Factors that need to be reconsidered by the developers include the increase in height and the ugly appearance. The developer is a overseas Dubai based corporation with no local community connections. This application should be thrown out.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: 304 Ben Jonson House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECT to both Planning and Listed Building Applications 22/00202/FULMAJ and 22/00203/LBC for the following reasons

1. HEIGHT/LOSS OF LIGHT: The additional height of the proposed new building is excessive. From the lowest point of the existing roof (south facing) to the top of the new building is 20.39 m (66.89 ft). The height of the new building from the south facing ground average is 50.08 m (164.3 ft). From this perspective the height at maximum will be 76% greater than as existing. This will cause loss of light to flats in all surrounding buildings.

The looming additional height and infilling along the south side by 11 feet will be oppressive.

2 ROOF TERRACES: The proposal for so many roof terraces in a quiet residential area gives significant noise light and privacy concerns. This is especially so as the building will potentially be used 24 hours a day.

3 PLANT: Putting the plant as low as the ninth floor facing outwards towards three residential buildings gives noise concerns in a quiet residential area. The plant should go on the roof - as high

as possible.

4. BEDROOMS: All the flats in Ben Jonson House that face 1 Golden Lane have all their bedrooms facing 1 Golden Lane. Therefore there are huge concerns that there will be noise light and privacy disturbance to all these flats.

5. WINDOWS: 1 Golden Lane will have opening window facing onto Ben Jonson House. Therefore there will be consequent noise light and privacy disturbance.

6 POOR DESIGN/SPECULATION: The new building is disproportionately large and in my opinion ugly and lacking cohesiveness with the listed heritage part of the building. The developers have admitted (on Zoom) the development is purely speculative and not for any specific end user. What appears to me to be over development of this site will be at the expense of the use and enjoyment of many flats in this residential area.

Accordingly I would strongly request and urge you to reject these applications in their existing form.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Ms Anna Bowles

Address: 306 Seddon House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I do not believe the City of London needs more office space. This will simply cause yet more noise and disruption for local residents, for an extended period, and block the light reaching a number of residential blocks.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objection to cutting back tree at No.1 Golden Lane
Date: 05 May 2022 14:27:42
Attachments: [image001.png](#)

From: Diana Lamb [REDACTED]
Sent: 05 May 2022 00:36
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: Objection to cutting back tree at No.1 Golden Lane

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams

I write to object to the proposed cutting back of the large tree in front of the No. 1 Golden Lane development.

Following on from the planned development itself, this proposal to cut back the tree simply adds insult to injury. As a resident whose dining room and bedroom directly overlooks this area, the tree really makes a positive contribution to our daily enjoyment of life.

It is a lovely tree, very much the "star" of the Golden Lane area, that adds a welcome and much-needed bit of beauty to an otherwise barren and brutalistic urban environment. There doesn't appear to be any conceivable functional requirement to mutilate this magnificent tree. The planned cutting back amounts to little more than developers'

vandalism (presumably to allow them to get a better photo of the front of their development for marketing purposes). It shows no consideration to the people who actually live their lives in the Barbican (city) environment.

A few days ago, Prince Charles commented on the need to "replenish trees for future generations and for our depleted landscapes and townscapes." He is right - we should do our utmost to protect the existing mature trees which have taken so very many years to grow. And that includes protection of this superb, healthy, mature tree in front of the Cripplegate building at No. 1 Golden Lane.

Please leave the tree alone!!!!

Many thanks

Diana Lamb
236 Ben Jonson House.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: 1 Golden Lane Proposal "22/00202/FULMAJ"
Date: 05 May 2022 14:28:03
Attachments: [image001.png](#)

From: Nigel Smith [REDACTED]
Sent: 04 May 2022 07:54
To: Williams, Amy <Amy.Williams@cityoflondon.gov.uk>
Subject: 1 Golden Lane Proposal "22/00202/FULMAJ"

THIS IS AN EXTERNAL EMAIL

Dear Amy Williams

I wish to object to the above proposal for the following reasons

The proposed development is 'sandwiched' between both the Barbican and the Golden Lane Estate both being Statutory Listed of Architectural importance and are in designated Conservation Areas

The City of London has a duty to protect these special characteristics
Due consideration should be given to these very special and exceptional circumstances

The proposal does not protect such areas but indeed will cause significant harm. This is contrary to the City of London's responsibilities

The architectural design of the proposal is incongruous in the extreme and harms the protected architectural characteristics of both the listed Barbican Estate and the listed Golden Lane Estate

It is an ugly, overdeveloped and inappropriate design

It is unwarranted overdevelopment

Its construction would result in a significant loss of sunlight and sky view for Barbican & Golden Lane residents

There will be increased traffic due to servicing / refuse collection causing environmental harm (and quality of life) to adjacent residential units

Unpleasant change to the architectural/historical heritage of the area giving rise to an unfortunate precedent for inflicting further harm on adjacent listed residential estates and established Conservation Areas

Further harm by the proposed removal and extreme pruning of two historic trees on south-east corner of Golden Lane Estate

I urge you to give proper consideration to the above arguments and reject this application

Thank you

Yours sincerely

Nigel Smith

Nigel Smith
Chartered Surveyor & Chartered Architect
MSc Dip(Arch) FRICS RIBA
56 Basterfield House
Golden Lane Estate
London
EC1Y 0TR

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works.|cr|

Case Officer: Amy Williams

Customer Details

Name: Ms Dominie Craddock

Address: Flat 153 Shakespeare Tower, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I strongly object to this proposal. My flat looks out directly onto Cripplegate House and the additional stories will block light and obstruct not only my view, but the views of other residents on all four sides of the building. I am worried there may be excessive noise generated from the roof-area - from service machinery and from people using the roof terraces as recreational space. This building is right in the middle of Golden Lane Estate and the Barbican and its development will have a huge effect on this area with its iconic architecture. The design, and particularly its height, must be in keeping with the surrounding aesthetic.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Sarah Belfort

Address: Flat 123 Willoughby House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Object

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mrs Aya Kudo

Address: 235 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the proposed development of 1 Golden Lane.

I'm absolutely gutted to learn the plan to chop off the branches of the beautiful tree in front of the building.

In the letter from the developer dated the 11th of April, they promised to "[...]ensure the community space delivered by this project will have a genuine positive impact for local residents," but the plan sounds like it will only give a negative impact to the community.

- Beech street (tunnel) is one of the most polluted streets in London and this tree is located close to the exit of the tunnel - cutting off the tree means deprivation of the valuable natural air purifier that benefits the local residents.

- It also contradicts the effort to achieve greener London, which aims to increase the tree cover by 10% by 2050 (reference: <https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/trees-and-woodlands>).

- The development plan includes the facade with a green veil as one of the ways "to protect residential amenity". Cutting the branches off the tree which has long lived there in order to make a space for the facade with the new green veil doesn't make sense.

- The butchered tree will never look aesthetically pleasant. As a resident of the Barbican estate,

being able to see this beautiful, matured tree outside of the window means a lot to my wellbeing. The butchered tree in unnatural shape would give a shock to many of the residents who admire the tree across the seasons.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr David Graves

Address: FLAT 209, SEDDON HOUSE BARBICAN London

Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:My submission is longer than 2000 characters and as a result I am emailing my objection to the Case Officer, Amy Williams. Can consideration please be given to allowing objectors more "space" in which to set out a reasoned objection. Many thanks, David.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr David Graves

Address: FLAT 209, SEDDON HOUSE BARBICAN London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I wish to maintain the objection I made previously. In short despite the production on behalf of the developer of a blizzard of extra paperwork to be slogged through on the website it seems that very little has been done to respond adequately to the objections based on over-development of the site and harm to local residents at risk of being overshadowed by excessive bulk and mass. As such I remain fully opposed to the grant of permission and believe the developer should be asked to think again and fundamentally rethink the proposal rather than tinker at the edges of the proposal.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection
Date: 20 May 2022 16:43:28
Attachments: [image001.png](#)

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

From: [REDACTED]
To: amy.williams@cityoflondon.gov.uk <amy.williams@cityoflondon.gov.uk>
Sent: Fri, 6 May 2022 17:41
Subject: Cripplegate House 1 Golden Lane London EC1Y 0RR - Objection

Dear Amy,

I had intended to submit my comments on-line but there is a 2000 character limit, which was insufficient for my objection. As such could you please register the objection below to the standard and the LBC applications. I hope you can also post my objection into the website using administrator privileges if necessary so my comments are publically available.

I write as the Alderman for the Ward in which the site is located. I note and endorse the many reasons which others have given for objecting to the application and urging that it be refused. The proposed expansion upwards of the building is by far the most significant single objectionable matter.

Rather than repeat what others have said I wish by this submission to address the Members of the Planning Committee and to remind them that proper decisions in planning matters are not entirely predicated upon technical judgements of the sort which professional planners might take into account. Local politics is firmly embedded into the planning process; this is precisely why planning powers are by Statute exercised by elected Members, who are accountable publicly for their decisions, rather than by technical experts alone. This point seems to get lost among a host of technicalities such that process can sometimes seem to be an end in itself, not a means to a satisfactory outcome in a particular case.

There is a widespread perception among residents that the local planning system is one-sided and favours the developer. This is entirely understandable for the following reasons:

1. The developer professional team usually discusses their proposal with City planning officers with

the intention, from the developer's perspective, of maximising the potential of the site (typically to maximise the financial gain). The planners and the developer function at this stage as a team working together.

2. The City planners ability to assist the developer in maximising the developer's gain exists within the constraints and boundaries of planning policy. Fortunately for developers, these constraints are highly elastic and the Officer view is that these can 'flex' to suit the circumstances. The evidence for this is the many occasions where the Officer report to Committee recommending approval recognises a number of areas where there is a breach of policy but that "in the round" there are compensating benefits which result in the scheme being recommended for approval.

3. It is almost unheard of for the Planning Committee to disagree with an Officer recommendation to approve a development. There is no perceived downside to granting permission as objectors have no recourse (other than a judicial review which would require grave procedural errors to succeed). The playing field here is not even, because a disappointed applicant can appeal a refusal to grant permission. Appeals are unpopular among the planners because the appeal might be upheld, implying criticism of our process of decision, and even if the appeal is dismissed there is displacement of Officer time in dealing with an appeal. So, there is an obvious safety net in, on balance, giving approval rather than refusing it.

4. There is in my view a mindset among many Planning Committee Members and Officers, that development is necessary if the Square Mile is to remain a world-leading business centre. Achieving this necessitates the willingness to work with developers in achieving mutual goals (in terms of an adequate supply of high-quality office space) which contribute to the success of UK PLC - that this is work of national importance. Saying yes to planning applications, especially the largest and most ambitious is God's work is the impression given.

5. This perspective, alongside the desire to keep the attendant professions supplied with work well before the construction phase begins can bolster the impression that not only is the planning process procedurally skewed to the advantage of developers (see para 3 above) but that some Members deciding Applications consider it their duty to Approve applications whenever that is the Officer recommendation.

6. It is instructive to consider one of the very rare recent occasions when the Planning Committee has refused permission against an Officer recommendation to approve. This was the application which was strongly opposed by the Bevis Marks synagogue predominantly because of loss of light. The application was also strongly opposed by a former Lord Mayor who is very closely connected to the developer community. His year as Lord Mayor began with a blessing at the Bevis Marks Synagogue. The campaign against the Application was so effective that approval was refused. Even a past Lord Mayor still on the Committee voted to refuse permission, which is a highly unusual event.

Having considered the perception that the Planning Committee is predominantly "pro" developer in its approach to planning decisions, is this inevitable? In many instances "flexing" policy to accommodate very large buildings will have limited adverse consequences in terms of amenity value and indeed one consequence of "good" development can be a clear amenity benefit. This point is particularly persuasive in the City's tall buildings cluster where the "resident" element is usually non-existent or very small. Decisions to approve may be self-evidently correct in such a context. In the context of this application, it is in my view insensitive and will invite push-back to ignore sensitivities to development in areas of the City which are predominantly residential in character. What might be acceptable in the City tall buildings cluster could and should be deemed unacceptable within or on the periphery of a heavily residential part of the City. Turning to the 1 Golden Lane site, it is bounded on all four sides by residential accommodation. The current proposal entails clear loss of amenity for residents through loss of light. It looks positively harsh and brutal to suggest that up to a 20% loss of light is "acceptable" in an urban environment. This metric is promulgated by the Building Research Establishment and . The judgement of the BRE is seized on by the developer community as gospel, but it is not binding on elected Members who may choose to take a more caring and compassionate view given the obvious sensitivity to such issues. Suggesting that an alternative proposal could be worse does not in any way make the current proposal good or even acceptable.

The Comms company engaged to support the consultation process asked local residents whether they had any wishes in terms of amenity gains. What is proposed is some sort of artists collective

which I suggest the local community is not crying out for. To suggest that this offer in any way "compensates" for the harms caused by increased bulk and mass is risible. Quite simply the developer has nothing useful to offer. that local residents would accept as a fair exchange for loss of light. The greening ideas are entirely undone by the proposal to savagely prune an established tree which lives outside the main east-facing facade of the building.

An Applicant for planning permission has no right to receive it but it is entitled to fair treatment and a decision. I believe that developers consider the system's outcomes very fair indeed (if time-consuming and expensive) but the resident perspective is very different. A decision to allow permission in this case would only serve to confirm the perception that the City's planning system cannot say no to developers despite the overbearing extent of the proposed changes to the current building. I hope that permission will be refused.

Best wishes,

David Graves
Alderman for the Ward of Cripplegate

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Miss Phoebe Kirk

Address: 322 Bunyan Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The tree that this application plans to 'prune' is a beautiful, healthy tree in the public domain. It helps reduce air pollution (essential in this part of London), provides nectars for pollinators and gives shade in summer.

As an additional point; the view from

The building being developed will presumably be severely diminished by pruning the tree. Instead of a view of leafy green from the windows, occupants will view the high brick wall and air vent of the building opposite on the other side of the street.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Giovanna Milia

Address: FLAT 32 BRETON HOUSE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the current proposals on the following grounds:

-Overlooking, noise and loss of privacy:

The current proposals provide for outdoor terraces for gatherings of office users which will mean the end of peace and quiet and privacy. The promise of a prevention of outward views by screening is not persuasive and the noise level is bound to increase. With office occupancy being still low as a result of flexible working, it could be argued that the noise will be manageable.

However, the opportunity is there for parties and events, entertaining of clients and after hours drinks, which could be all the more raucous the fewer gathering opportunities there are.

There are plenty of locations nearby where office users can gather which would bring these local businesses some welcome trade.

-Loss of light: According to the proposals, there is loss of light of between 10-20% of daylight in parts of Breton House. The loss of sunlight and reduced daylight is unacceptable at any time, but under the 'new normal' flexible working patterns it will have a major detrimental impact on residents.

-Maintenance of the Skyline: when the height of the Denizen (several floors higher than the

previous Bernard Morgan House) was approved, the reasoning was that it would be aligned with 1 Golden Lane. It follows therefore that the current skyline must be maintained.

-Trees: our street trees bring colour, a habitat for bird life and insects and much needed reduction of toxic air. The proposal provides cutting back of the beautiful mature tree by the entrance of 1 Golden Lane, whose 'crime' seems to be that it hides the listed façade of the building, and even removal of another tree. The street and City needs more urban, natural self-sustaining trees and plants, not replacement pot grown greenery the long term maintenance of which is not guaranteed.

I urge the City of London to consider the physical and mental health of its residents and reject the Applicant's proposal.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Zexiang Chen

Address: 43 Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The extension of the building can seriously block the sunshine to the neighbors. Given the current height of the building I don't understand why the owner need to extend the height of the building in order for it not to remain "vacant" and how they are able to prove the development could improve the current circumstance.

After all, the development will make things worse for the neighbors and I would like to ask the council to consider the cost and benefit carefully.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Iain Meek

Address: flat 4, Stanley Cohen House, Golden Lane City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Gross overdevelopment.

There was once a rather pretty little library building which has already been mansard-ed to the utmost. This is just greedy.

A community room in exchange for supporting such a monstrosity? We already have community rooms, recently refurbished by the Corporation- at Ralph Perring and the Social Centre. Please do not insult us with this.

Is everyone involved aware that a great pile of new flats have just gone up in the Denizen and many of these will be plunged into eternal gloom by this ...thing.

Is it a Planning matter if 'noise' is created by a year or two of construction?

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Steven Wilson

Address: 111 Blake Tower 2 Fann Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposal with 3 extra floors in height will result in a building out of proportion to the surrounding buildings meaning that the urban sky view will be spoiled and the City will look uglier.

The change in shape of the building is radical from the existing shape and colour and there is no need to do so to make the renovation.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Clare Carolin

Address: 28 bowater house Golden lane estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed redevelopment will cause loss of daylight and sunlight to my home and my neighbours homes. The design faults planning guidelines for listed buildings. GLE residents are exhausted by building works and this will cause further disruption, noise and pollution. Proposals to mitigate through 'greening' are insulting and misleading.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Peter Archbold

Address: Flat 122 Shakespeare Tower Barbican

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to loss of light to neighbouring residential dwellings, massive overdevelopment on a very constrained plot, and disfigurement of a historic, listed Victorian building.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: 22 Cornwall Rd Bedford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:As Leaseholder of an apartment in the Cobalt building I have objected to this proposal before.

I understand it has been modified and that the modifications are minimal , however the council seem to indicate the project team has worked hard on amending this proposal. This seems a significant exaggeration and the amendments are trivial with the height and the mass of the total building only minimally changed.

This seems disingenuous at least and I am concerned the council is not supporting residential property amenity, in favour of large property developers.

I request this proposal be rejected until the mass of the proposed building is reduced to the existing size of the current building or at most no more that 5% increase in height. If the height changes at all , all the surrounding neighbours should be supported in claiming significant compensation for the loss of amenity .

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Andrew Harrison

Address: 22 Cornwall Road Bedford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am the leaseholder of Flat 23, Cobalt Building, Bridgewater Sq, London EC2Y 8AH.

I have a strong objection to this development, and would request your reject the application.

I have particular concern with regards to :-

LIGHT - the reduction of light into my 3rd floor apartment which faces the proposal. The majority of light comes into my apartment from that direction and the significant increase in size will materially reduce the light into my apartment. This will have a material detriment to the quality of living in the apartment.

NOISE - In addition the noise from additional air-conditioning, waste removal, increased traffic etc will also materially impact on my apartment and the quality of life living there.

DISRUPTION - the building process with cars significantly disruption for years and we have only recently recovered from the Denizen major building project just a few meters away. This will mean

we will have effectively been in a major building site for years on end.

The significant height increase in this proposal is very concerning, especially following the Denizen development which was a much higher building than the building it replaced. The Cobalt building is a small residential building and approval of these massive structures are dwarfing the residential properties significantly reducing the quality of life for the residents of the area.

Please reject this proposal and ensure any development of the site stays within the footprint and height of the existing structure.

Regards

Andrew Harrison

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Michelle Praag

Address: Flat 10 Bowater House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Object because of overshadowing to Golden Lane Estate

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting this objection on behalf of Friends of City Gardens (FoCG), a community group working with the City's gardens team to enhance public gardens and improve biodiversity in the square mile. We have 180 members and contribute over 4,000 hours of volunteer time each year. Nearly 500 individuals volunteer with us every year, including City workers and residents of the City and surrounding boroughs.

1. We are not reassured that the works to the street tree (silver lime) in Golden Lane will only be minor pruning. We are sceptical that the developer and its contractors will restrict the intervention to minor light pruning as shown on the amended arboricultural report. These trees are public assets in the public domain and no works should be conducted unless under the express control and supervision of the City Gardens department. The results of trusting contractors with this work are plain to see on the butchered lime tree next to the Denizen entrance. To expect anything different in this case, when the contractor has already expressed the desire to 'open up' the façade to One Golden Lane, is naïve.

2. The attempt to include the public realm planters in this scheme and demolish the well designed and highly functional brick planters containing a good selection of proven biodiverse plants is not sustainable and should be refused. The developer seeks to install unsustainable planting in deep shade beneath the street trees. This will result in the City Gardens department being expected to

maintain an expensive and unsustainable scheme from the public purse. This is not acceptable.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Sarah Hudson

Address: Flat 192, Shakespeare Tower, Barbican London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting the following comments on behalf of Friends of City Gardens (continued)

3. The carbon cost of removing the existing high quality pavements and the brick planters on Golden Lane - that are part of the public realm - should not be permitted. The carbon cost of replacing these assets with what appears to be inferior surfaces and street level beds has not been evaluated and this cost is unnecessary and unsustainable under the City's climate action policy.

4. Urban Greening Factor (UGF). The London Plan sets the minimum required level for this measure for major commercial developments at 0.3%. The City uses this threshold but applies a less challenging weighting in the calculation of the UGF. In this planning application, the developer has calculated the UGF as 0.277% (GLA calculation) and 0.301% (based on City's calculation). This fails the GLA threshold - and barely scrapes home on the City's more generous calculation. However, the developer here is appropriating the public realm green space i.e., the planters and street trees outside the building to inflate their UGF. If the Site Ownership boundary is used (as it should) the UGF calculation fails both the GLA threshold (0.240%) and the City's threshold (0.256%) i.e., UGF for this project is nearly 15% below the threshold set out by the City in its Local Plan.

It is disappointing that the developers are using this sleight of hand to artificially raise the UGF

above the City's minimum level. We are sure, however, that City officers will not be deceived by this ploy.

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican, Barbican, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Will adversely affect residents and environment

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Kate Wood

Address: 18 Brandon Mews, Barbican, Barbican, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Will adversely affect residents and disturb the environment

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Ovijit Paul

Address: FLAT 48, THE COBALT BUILDING 10-15 BRIDGEWATER SQUARE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The revised plans do not seem to fail to take into account our prior comments, and plans look unchanged (at least from the Cobalt buildings perspective). We strongly object to the increase in size of this building.

- The increase in height will impact light to the Cobalt Building. This is especially true as the north and western proposed plans are higher than the current building.

- The increase in these aspects of 1 Golden Lane will encroach upon the Cobalt Building, and with the proposed terraces impact the privacy of the residents. The architect suggested putting plants to prevent this, but this just impacts light as mentioned above, as it negates the proposed stepping back of the plans. We are against a terrace, but in favour of stepping back the building. We also have concerns about socialising on the proposed terrace. This is a residential area (all sides of the building facing a residential block) there is no way that the owners can guarantee that there will not be activity on the terraces such as noise or smoking which will impact the residents.

- We have concerns about noises and pollution from both construction, and builders smoking around the building.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Emma Matthews

Address: 20 Bowater House Golden Lane London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The revised plans are still unacceptable as far as the proposed height, bulk and massing; overlooking and loss of sun/daylight; interventions into the listed facade; planting on both the public realm and the building; and refuse bin storage are concerned. Bowater House will lose even more light. These flats have already lost sunlight because of the Denizen, which only received planning permission as long as it wasn't any higher than Cripplegate House and now these plans mean that Cripplegate House will tower over the Denizen. The extended height above the listed facade looks like a joke and as this is a listed building it's hard to understand how this can be approved. However, the Turkish hazel is to be retained; the elder in Cripplegate Street replaced by a hawthorn; and a street tree proposed at the corner of Brackley Street and Viscount Street "tying into the birch trees" in the Denizen pocket park. The proposed work to the silver lime has been approved by City Corporation but a birch is now unacceptable as a street tree, so it will be interesting to see what tree's proposed. The changes have done nothing to substantially change my opinion of the proposal and my objections are repeated and I request that the applications be refused.

Begum, Shupi

From: Janet Pilch [REDACTED]
Sent: 06 May 2022 08:05
To: Williams, Amy
Subject: Endangered tree on Golden Lane

THIS IS AN EXTERNAL EMAIL

I would like to register my dismay that this handsome tree is now in danger. This is a very urban environment. We City of London residents don't have generous parks on our doorsteps. The air quality leaves much to be desired and especially now that Beech Street is no longer a zero-emissions zone. If this tree is severely chopped how many others will follow? It's time to think again about whether this proposed action is actually necessary.

Thanks for reading this!

Janet Pilch
38 Defoe House
Barbican
London EC2Y 8DN

[REDACTED]



This will destroy a healthy, beautiful tree that:

- Is in the public domain
- Gives shade in summer
- Helps reduce air pollution
- Provides nectar for pollinators

There is no reason to meddle with it in any way. The developer wants to 'open up' the building façade. But we will all be left with a butchered tree long after the building is sold on and the developer has pocketed his profit.

Please object to the planning application before 6 May. Click the QR code or email the planning officer amy.williams@cityoflondon.gov.uk



Sent from my iPhone

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: David Murray

Address: 7 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to object to these proposals on the following grounds. The sheer mass and bulk of the proposed building is disproportionate to everything around, resulting in serious loss of direct sunlight into Breton House and elsewhere as well as loss of light generally. The proposals for terraces at height and for additional doors at ground level will cause unnecessary noise nuisance where there is currently no issue. At Ground level The area is a sound well and anything that encourages people to gather and lingo will cause unnecessary disturbance to residents around. The changes proposed ground level to a listed building change fundamentally the look and feel of the structure, whilst the height and mass render the facade ridiculous. The community spaces are unwanted and unnecessary-there is a community centre in Golden Lane and a new community space in Barbican library. The terrible hacking back of the currently perfect lime tree is surely a blatant contradiction of the city's efforts to create greener healthier spaces.

There is nothing of merit in this planet proposal - driven by greed, dressed up in fake language about community benefit. I strongly object to this planning proposal.

From: [Williams, Amy](#)
To: [PLN - Comments](#)
Subject: FW: Objection to 1 Golden Lane application 22/00202/FULMAJ
Date: 20 September 2022 15:37:30

From: Andy Rowe
Sent: 20 September 2022 13:11
To: Williams, Amy >
Subject: Objection to 1 Golden Lane application 22/00202/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Ms Williams,

Firstly, it is most regrettable that the developer seems to have completely ignored the comments and concerns of local residents. The proposals are very little changed and the changes do not address the principal objections by residents.

The developer has pretended to show community engagement but their true colours are now visible – they really don't care other than be seen to pay lip service to community engagement.

THE BUILDING IS IN A RESIDENTIAL AREA

Basically all surrounding buildings are residential. This is not the financial district of the city. The plans should reflect that.

THE BUILDING IS SIMPLY TOO HIGH FOR A HERITAGE BUILDING IN A RESIDENTIAL AREA

The EXISTING building is too high – both for a residential area and not to overshadow the heritage part of the building.

I attach a picture of the view from my Barbican flat of the EXISTING building. The oversize and inappropriate extension, vs the original frontage, is clear.

The PROPOSAL makes this situation even worse. The effects of yet further addition of height to my view of the sky and light are obvious.

The loss of my view of the sky by the proposal would be enormous. This will inevitably affect light, more so for flats on lower floors than my own.

REFUSE ARRANGEMENTS

The applicant admits: "It is recognised that this arrangement is contrary to policy DM16.5 of the Local Plan and Policy VT2 of the draft City Plan 2036."

It goes on to claim: "On balance, the approach is considered to be acceptable accounting for the following factors [...]". Deemed acceptable by whom? And acceptable for what? Presumably in both cases the developers! This is against City policy and certainly not "acceptable" to surrounding residential buildings. There should be no exemption or exception for this development. This will inevitably cause considerable additional noise during building servicing – in a residential area.

The City should take a tough stand on an unsuitable development in a residential district and reject the proposals.

Andrew Rowe
518 Ben Jonson House
EC2Y 8NH



CRIPPLEGATE
INSTITUTE

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: J D Craddock

Address: 153 Shakespeare Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The revised submission is hardly different from the original; removing 99cm from the height specification with some terracing does not address my original objections as I wrote in May:-

I strongly object to this proposal. My flat looks out directly onto Cripplegate House and the additional stories will block light and obstruct not only my view, but the views of other residents on all four sides of the building. I am worried there may be excessive noise generated from the roof-area - from service machinery and from people using the roof terraces as recreational space. This building is right in the middle of Golden Lane Estate and the Barbican and its development will have a huge effect on this area with its iconic architecture. The design, and particularly its height, must be in keeping with the surrounding aesthetic.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Jane Burke

Address: 367 Ben Jonson House, Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:Horrible design blocking out sunlight for people living opposite.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Roland Jeffery

Address: 209 Crescent House Golden Lane Estate London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I objected on several grounds to the application as initially submitted.

I am underwhelmed by the revisions made by the applicant during the application. The revisions appear to me to be nugatory.

My strong objections to this application stand.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Cathy Ross

Address: 77, Thomas More House, Barbican Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object to the development on the ground of its scale, and the resulting effect on the quality of life for local residents and workers. The massive scale of the proposal will inevitably degrade the character of the townscape, reduce light, increase noise and disrespect the area's existing history and heritage assets (which in turn will reduce future potential for building tourism in and around the City). Your consultants seem to think that the area's present fragmentation and visual diversity is somehow a bad thing. Why not consider this a strength - and surely preferable to a neighbourhood squashed and overshadowed by a colossal monolithic lump.

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Case Officer: Amy Williams

Customer Details

Name: Olivier Pidoux

Address: 7 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to strongly object to this proposal. The height and size of this building is out of keeping with anything else around. It will block the sunlight to lots of flats in the area as well as light at streetscape level because the building is so huge. The installation of terraces will cause noise distance for neighbours. And the proposed doors are ground level, in what everyone knows is a Sound well, will cause immediate disturbance to residence in the Barbican and the denizen. The proposed community spaces are completely unnecessary given the building sits amongst lots of other similar spaces. This is a listed building in an area between other listed buildings. Surely it deserves something much better than this terrible scheme? Finally, the application to prune what is currently magnificent tree is an outrage.

How can this be a benefit to anybody other than the developer seeking to make money out of an overblown, ugly, unnecessary change to a building? That's your objection that

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Andreas Shaw

Address: 318 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object in agreement with all the feedback repeated below.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Juan Fernandez-Alava Chiclana

Address: 9 breton House EC2Y 8DQ London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:As a resident of 9 Breton House, directly overlooking the development, I would be extremely affected by loss of light from the proposed development. Not to mention the noise for the duration of the works.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Margot Barrow

Address: 48 Breton house Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main objection is impact of loss of daylight and sunlight, overshadowing and overlooking surrounding buildings. If passed the height will overwhelm Ben Johnson and Breton house and be taller than Denison next door.

The height has only been reduced by 0.9m (from 68.3m to 67.4m) This is not acceptable and does not adhere to City policy

Aesthetically, the architects have ignored the existing fascia which has a preservation order on it and stuck a white overbearing mass on the top.

Comments for Planning Application 22/00202/FULMAJ

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Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Ms Louise Watson

Address: Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is a bloated, ugly modification to a beautiful facade that has almost lost its grandeur.

It will encroach on Ben Jonson House to the south like someone cutting into a queue.

This will mean a loss of light/sky and overshadowing of the present residents.

Also, There is no reason for the loss of a wonderful tree for just more floor space in a city where demand for office space is falling. Pruning the tree back so greatly will most likely cause it to fail to thrive.

This is an atrocity from greedy individuals.

Please don't let this planning permission go through. It will be a blight on us if allowed to happen.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Pat Smith

Address: Flat 43 Bowater House LONDON

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The height extension not necessary. Will cut out light to Bowater House.

Already objections to this.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Daniel Monk

Address: 46 Bowater House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There is hardly any change here. The scale of the upper extension is hugely insensitive and only a very bit lower.

Submitting the application during the period of national mourning is a deeply offensive move.

Will the City extend the period for objections?

From: [REDACTED]
To: [PLN - Comments: Williams, Amy](#)
Subject: Comment on the Application for 1 Golden Lane 22/00202/FULMAJ
Date: 03 May 2022 11:33:20

THIS IS AN EXTERNAL EMAIL

Please can my comment (below) be added to 22/00202/FULMAJ.

Thank you very much in advance for your help.

Adrian Tanovic
Flat 153 Shakespeare Tower
Barbican, London EC2Y 8DR

Category: Objection

=====
Comment follows
=====

The proposed height of this redevelopment is *far* beyond the profile of the existing building, and will negatively affect all of the surrounding estate (both Barbican and Golden Lane), resulting in a poorer quality of life for hundreds of residents.

This proposal merits special scrutiny by the Committee since the redeveloped building -- if constructed at the height planned -- would overlook and dominate a critically central position in the densely-populated Barbican and Golden Lane estates, bounded as it is in all four directions by the Barbican and Golden Lane Conservation Area, and thus forming part of the curtilage of this Area.

From the submitted plans, it can be estimated that the top of the proposed roof infrastructure (including lift overruns, etc) will come level with about the 15th or 16th floor of Shakespeare Tower, with the attendant noise from open terraces and rooftop plant such as air-conditioning radiating far higher even than that.

The developer has claimed that the project cannot be economically viable with fewer floors, but this is disingenuous: they purchased the building at a cost which reflected its current profile and current capacity -- it can therefore be no unreasonable burden on them to be constrained to work within those parameters, especially if expanding those parameters is to the detriment of local residents.

The quiet enjoyment of air, space, and light far outweighs any public realm 'enhancements' like a community activity room in the redeveloped building, or tree planting in the very limited space around the building at street level.

In summary, I object to the proposal and humbly urge you to reject it prima facie.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms K Dave

Address: 528 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I continue to strongly object to this proposal, whose revisions are insensitive and unhelpful.

-Sunlight: The plans block sunlight to my building in a way that completely changes the nature and value of my space.

-Historical significance: Cripplegate House is a beautiful historical building that does not need a greedy corporate refinish for money-making purposes.

-Ecological toll: Why knock down a tree that is important to the ecology of the neighbourhood and create a weird, unsustainable plant wall that will require more water to keep alive

-Noise pollution: Golden Lane is home to two estates and a school. We do not need more noisy trucks, cars, and carbon emissions on our street.

Please listen to your neighbours and do not significantly damper our quality of life.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: J McMeakin

Address: 70 Cullum Welch House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building and the majority of those around it are listed and the area is renowned for its unique, historically significant buildings

The out of proportion massing of the proposed development will have a detrimental impact on the character and amenity of this predominantly residential area and goes against the Barbican and Golden Lane Area Strategy. This development takes no account of this character, does not treat the existing building with any respect, and appears to directly challenge the area's character, with no redeeming features to offer

The radical change in shape of the three extra floors of generic elevations will result in a building out of proportion to its origin, to the surrounding buildings, and will simply dominate. This building has already been modified and this over-development will ruin a once elegant building - with a "monstrous carbuncle" on the roof of an old friend. The area's existing rooflines should be the maximum allowed. Loss of light, overshadowing, and overlooking will be significantly detrimental to neighbouring residential dwellings

There is no genuine and relevant public or local community benefit to justify the adverse effects caused by the redevelopment. The suggestion of community space (a handy fig leaf used by developers) is not required and based on past experience is unlikely to materialise in any

meaningful way

There is no valid argument for the removal of healthy street trees, these belong to the public realm, and is completely contrary to the City's environmental policy. The proposed pruning is savage not 'minor' and will result in the stunting and misshaping of an established tree in an area that lacks mature greenery

The City already has a surplus of office space so the need for more is questionable in a climate where more people are working from home or flexibly, suggesting that less not more office space is required

It's time the City put the interests of residents first before those of property developers

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mrs Brenda Szlesinger

Address: 112 Thomas More House, Barbican, London EC2Y 8BU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: There is nothing in the revised proposals that could warrant a change in my view of both applications. My comments of 16th April 2022 therefore remain and should be taken into account. None of the concerns set out in any of my comments or those of others have been addressed. This would suggest that these revisions have been proposed in order to tick a few boxes in the consultation process and satisfy a crude SCI.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Miss Molly pardoe

Address: 52 Breton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:As a resident in Breton House I would like to express my strong objection to this project. My flat will be irreconcilably affected by this extension long-term (nevermind the impact on mental health because of construction noise) as the loft extension will block out a large portion of sunlight/skyscape.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Helena Twist

Address: 501 Ben Jonson House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Numerous objections have been made in respect of this proposed development and the revisions do not address any satisfactorily.

1. This is not a suitable development for this heritage site. What is proposed is out of scale to the setting of the building, diminishes its listed features and the addition of extra levels would create an eyesore.

It also contravenes several aspects of the Draft Local Plan 2036.

Cripplegate House is a lovely looking heritage building with architectural merit, which deserves sympathetic treatment, possibly along the lines of something similar to the development of the New River headquarters on Rosebery Avenue, ie maintaining the facade as it is and developing the interior.

2. The height additions would cause significant overshadowing, intrusion and loss of light to a number of neighbouring properties and render the building out of scale with its environment.

3. The refuse and servicing arrangements are deeply unsatisfactory.

4. There is no overarching or local community to justify the adverse effects of this development.

5. There are few established trees around this space as it is and this development puts these few at risk.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Francois-Xavier Villemin

Address: 154 Thomas More House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed changes cause irreversible harm to a listed building, whose aspect would be completely changed under the proposed plans (initial and revised). Furthermore, the building is set in a residential area and the mass and height of the development would be unequivocally detrimental to residents of the Golden Lane and Barbican estates, which are also listed. The existing building coexists harmoniously with both estates, but the proposed plans seem to propose an extension that is disconnected architecturally from the original building and the surrounding ones.

These plans would not benefit the community. On the contrary, they would result in overshadowing and reducing the sky for residents and visitors of the adjacent park. Removing or savagely pruning trees would cause further harm, as well as be contrary to the City's environmental policy. City residents and visitors need more sky, more light and more greenery, not grotesque extensions of historical buildings!

Furthermore, the need of additional office space is very questionable when more and more people are working from home and lots of office buildings in the City of London are half empty. The carbon footprint of the City should be improved by optimizing existing buildings' occupation, not by being at the mercy of developers who do not have any long term vision. When will the City of

London put the interests of its residents first and put the brakes on insensitive property developments around its few residential areas?

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Sarah Hudson

Address: Flat 192, Shakespeare Tower Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the revised plans for 1 Golden Lane. There has been scant notice taken of the considerable number of objections to the proposals for interventions in the public realm. There should be no changes to the public realm included in this proposal. Any changes should be completely under the control of the City of London officers and not the developer.

I welcome the retention of the Turkish Hazel, but the proposals are still to carry out 'light pruning' to the silver lime. I am very sceptical that once the hoardings are in place that pruning will be limited to that shown in the diagram in the revised arboricultural report (removal only of those branches marked in red). Precedent in the case of the Denizen shows how trees that are 'in the way' are butchered once works start with no regard for planning approvals. Once removed a branch cannot be reinstated. It is very important that any works to the trees are carried out by the City of London City Gardens and not the developer. The trees should not be on the developer side of the hoardings and should remain in the public realm where they can be monitored and protected.

The suggested removal of the brick planters and changes to the paving will increase the carbon emissions of this development and should not be carried out. The current planters are in keeping with the brick facade and Friends of City Gardens, a City-based community gardening group are prepared to take over responsibility for the existing planting and to improve it.

The proposal to add seating here will encourage smoking and drinking litter and cause disturbance

to residents and unwelcome behaviour close to the school.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Dr Peter Stewart

Address: 222 Ben Johnson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The increase in the mass (height and width) of the existing building is unwarranted, and impacts on the (1) light, (2) feeling of space, and (3) privacy of > 100 flats in Ben Jonson House.

The existing Southerly facade should not be extended towards Ben Johnson House for the reasons above. The only reason to do so would be to increase the floor space of a commercial building, to the detriment of many resident's quality of life.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Allott

Address: 207 Bunyan Court, Barbican Estate Barbican Estate City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The revisions don't take into account any of the resident objections - the plans will still obstruct access to sunlight, disrupt the ecology of our neighbourhood, and turn a gorgeous historical building into something very ugly and corporate.

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr Thomas Allott

Address: 207 Bunyan Court, Barbican Estate Barbican Estate City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I OBJECTED to the original Planning Application 22/00202 FULMAJ and Listed Building Application 22/00203/LBC on 5 May 2022

I continue to OBJECT to it in its revised form for the following reasons:

I repeat all the objections I made in my original OBJECTION dated 5 May 2022 (see below) namely the height of the proposed building, noise concerns relating to the roof terraces and plant, light and privacy concerns and the overall unsympathetic and poor quality of the proposed design.

None of these have properly been addressed by the Developers. The changes made as a result of the almost universal objections to the original proposal are minimal in effect. For example the height of the proposed building is reduced by a mere 930 mm (3.05). Completely de minimis.

Additionally the proposal to have deliveries start at 7 am coming down Brackley Street and Viscount Street (and accordingly also Bridgewater Street) is far too early for a predominantly residential area/neighbourhood. A starting time of no earlier than 8 am Monday to Friday and 10

am on Saturdays and Sundays would seem more reasonable.

This Development will be a disaster for all surrounding residential buildings namely Ben Jonson House, Breton House, the Cobalt Building and the Denizen. Accordingly I ask the Planners to reject the proposed Development in its current form. The Developers have paid only lip service to the almost universal objections to the current proposal. This Development is by the developers' own admission only a financial speculation to pass on to another occupier. When so many people are adversely affected by it, I think it should be rejected in this location. The existing building built in around 1990 was a good compromise for the area.

Accordingly, I trust the Planners will refuse this Application.

All the above comments/objections relate to both the Planning Application 22/00202/FULMAJ and Listed Building Application 22/00203/LBC

Comments for Planning Application 22/00202/FULMAJ

Application Summary

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Case Officer: Amy Williams

Customer Details

Name: Mr James Soane

Address: 96 Brenton House Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I continue to object to this proposal. Despite the additional technical documents and further work to the design the fundamental scale and massing have not changed and maintain few of the notes on my previous objection (21.04.22) have been addressed. In order to do so would the building would have to be scaled back and the massing reduced. In detail therefore:

1. The massing overpowers the site. The existing Cripplegate building is further diminished and the setting is spoiled for the listed Barbican Buildings and the Welsh Presbyterian Church. It goes against the Barbican and Golden Lane Area Strategy (2015).
2. The daylight and radiance studies suggest little impact, however there are no shadow studies available which would show the impact clearly. These reports are not transparent or easily understood.
3. The response to the consultation document is hard to believe. By segmenting the objections they arrive at suggestions that less than 2% were concerned about sustainability. This document needs fact checking against the many objections.
4. This project does not, as stated, 'represent an exemplary sustainable development'.
5. At a height of 49.6m the building will dominate the whole area
6. At this time of climate crisis the planning authority are right to encourage the reuse and retro-fit of new buildings, but not to a point where they are being over developed.
7. There is very little support for this project. It is being driven by financial gain rather than the improvement of the urban environment for all citizens and the ecology.

8. There are no new 'views' of the building that show how it changes the sense of place and would radically impact the area.

I therefore look for a robust and ethical response from the City of London that offers an intelligent, fair and progressive critique resulting in a much more fine tuned application.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Ms Marie Morley

Address: Flat 2, Coabl Building 10-15 Bridgewater Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Re: 22/00202/FULMAJ and 22/00203/LBC (1 Golden Lane redevelopment resubmitted application).

My original objections to the application stand. The recent changes have not improved the proposal from a neighbour's perspective and I request that the applications are refused.

The mass of the proposed building is still too large for the local area. The overall height of the building in the revised plans is less than a meter lower than the initial proposal. The proposed height will negatively affect many residents living in the adjacent buildings. One of the buildings which is always overlooked in planning decisions is the Cobalt Building. It may sit behind the Denizon and 1 Golden Lane but its residents are entitled to the same right to light and quiet amenity as residents in all other buildings. The small reduction in the building height in the resubmitted application will benefit the Denizon but not the Cobalt Building.

The CoL's planning team received a large number of objections in May this year based on Local Plan Policy CS10 (which states that the bulk, height, scale and massing of buildings should be appropriate to the character of the City and the setting and amenities of surrounding buildings and spaces). It seems these objections have not been taken seriously.

Comments for Planning Application 22/00202/FULMAJ

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Case Officer: Amy Williams

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The applicant has chosen to ignore the objections made to this proposal as the revised plans are virtually unchanged from the previous submission - a 0.9m reduction in height is not just risible but insulting to those whose very real concerns have just been dismissed. The proposed height and mass of the building is massively overscale for the size of the plot and will lead to a totally unacceptable loss of residential amenity for the many residents in the vicinity in the form of loss of light, overshadowing and overlooking. This is a residential area, not part of the Eastern cluster! The proposed increase in size is completely out of proportion to the site and will dominate and have a negative impact on the neighbouring area which includes the Grade II and II* Listed Barbican Estate and the Barbican and GL Conservation Area. Harm is still proposed to the Listed frontage of the building and the public realm landscaping, refuse and servicing proposals remain unacceptable. Indeed the plans

Comments for Planning Application 22/00202/FULMAJ

Application Summary

Application Number: 22/00202/FULMAJ

Address: Cripplegate House 1 Golden Lane London EC1Y 0RR

Proposal: Alteration and extension of the existing office building (Class Eg(i)) incorporating a local community/cultural space (Class Eg(i)/F2) at ground floor; to include additional floorspace through upward and infill extensions (+2485sqm GIA uplift); altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening; new landscaping; and associated works [RECONSULTATION DUE TO REVISED DESIGN, DAYLIGHT AND SUNLIGHT ASSESSMENT, AND LANDSCAPING PROPOSALS].

Case Officer: Amy Williams

Customer Details

Name: Mr Peter Cox

Address: 343 Lauderdale Tower Barbican London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The applicant has chosen to ignore the objections made to this proposal as the revised plans are virtually unchanged from the previous submission - a 0.9m reduction in height is not just risible but insulting to those whose very real concerns have been summarily dismissed. The proposed height and mass of the building is massively overscale for the size of the plot and will lead to a totally unacceptable loss of residential amenity for the many residents in the vicinity in the form of loss of light, overshadowing and overlooking. This is a predominantly residential area, not part of the Eastern cluster! The proposed increase in size is completely out of proportion to the site and will dominate and have a negative impact on the neighbouring area which includes the Grade II and II* Listed Barbican Estate and the Barbican and GL Conservation Area. Harm is still proposed to the Listed frontage of the building and the public realm landscaping, refuse and servicing proposals remain unacceptable. The plans contravene many of the City's planning policies and should be refused.