

Committee:	Date:
Planning and Transportation	1 st November 2022
Subject: Addendum Report no.1 for Agenda item 4. Cripplegate House 1 Golden Lane London EC1Y 0RR	Public

Stopping Up

A revised ground floor plan has been submitted (drawing ref: GLD-HBA-XX-00-DR-A-080150 RevP03) to rationalise the columns on the Brackley Street frontage which would reduce the requirement for stopping up on this footway and therefore maintain the width of the public highway which is welcomed.

A revised stopping up plan has been submitted (drawing ref: GLD-HBA-ZZ-00-SK-A-405541 RevP02) which identifies the areas of publicly maintained highway which will still require stopping up. These areas are considered acceptable and would not unduly impact upon pedestrian movement or safety. The applicant has confirmed that a total area of 5.096m would be proposed to be stopped up (predominantly on Cripplegate Street), and 10.571m is proposed to be dedicated as public highway. As such, Officers consider the net gain of public highway of 5.475 sq m to be a welcome benefit.

Amendments to Condition 39

As with the existing building, the proposed alterations include an element of oversailing of the public highway and an additional bullet point is therefore proposed to Condition 39 requiring the submission and approval of details of the ground floor façade to demonstrate that any oversailing is at an acceptable height above the highway.

The following addition (in bold) to condition 39 is proposed and would be revised as such:

Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

(y) details of the ground floor façade to demonstrate that any oversailing of the public highway is at an acceptable height.

Sustainability

The proposed development has been assessed against Part L TER by modelling the building as a whole. The updated London Plan Guidance requires that for building which comprises an extension to the existing building of this size a separated assessment looking at the refurbished building and the proposed new build extension is modelled separately. In this instance the modelling of the whole building that has been carried out is very robust in setting the Development a higher requirement than if the two elements were considered separately, therefore, officers are content that the assessment is acceptable in this instance, subject to the inclusion of a condition to ensure both elements of the building are modelled for monitoring and reporting.

A pre-commencement condition requiring calculations separately for both the refurbishment of the existing building and the new extension is proposed below for inclusion if planning permission were to be granted.

Proposed additional Condition 47

Prior to the commencement of development an updated Energy Assessment shall be submitted. The updated Energy Assessment shall model the existing refurbished building and the new build extension separately to ensure that both would pass the requirements of the London Plan and Guidance independently.

Reason: To ensure that the building would achieve a better than Part L requirement and accord with the London Plan and its associated guidance.

The Greater London Authority (GLA) Embodied Carbon standard benchmark figures need to be updated within the table at paragraph 255 to reflect the updated figures adopted by guidance published by the GLA in 2022.

The updated table:

255. Embodied carbon emissions at planning application stage:

Scope	Proposed Redevelopment	Benchmark	Benchmark Source
RICS Components	kgCO2/m2	kgCO2/m2	
A1-A5	291	950	GLA Standard
		600	GLA Aspirational
		600	LETI 2020 Design
		350	LETI 2030 Design
A-C (excluding B6-B7)	660	1400	GLA Standard
		1400	RIBA Business as Usual
		1180	RIBA 2021 Good
		970	RIBA 2025
		970	GLA Aspirational
		750	RIBA 2030
A-C (including B6-B7)	1,648		

This does not materially affect the consideration of the scheme as it falls below these benchmark figures still.

Uses

The proposal seeks a flexible use at the ground floor north-eastern corner between office use and café use, both of which fall within Use Class E, therefore Condition 41 is not required to allow flexibility of the use within Class E.

Fact Sheet

The accompanying fact sheet at the start of the committee report has also been updated to reflect the updated figures set out within the committee report. The updated version is appended to this addendum report and the changes concern rows 12, 13 and 14 to align with the final figures in the Officers committee report.

Additional Documents:

Ground Floor Plan – GLD-HBA-XX-00-DR-A-080150 RevP03

Updated Stopping Up Plan - GLD-HBA-ZZ-00-SK-A-405541 RevP02

Updated Fact Sheet