

Committee:	Date:
Planning Applications sub-committee	13 December 2022
Subject:	Public
Addendum, Report No. 1 for Agenda Item 4 & 5	
Ibex House, 42-47 Minories EC3N1DY	

Further Representations

Two additional representations (one in support and one in objection) have been received in relation to this application. Furthermore, additional comments have been received from three existing objectors. These additional representations are appended to this addendum.

Studiomakers Director, William Austin – 09/12/2022:

Offers support for the proposed redevelopment of Ibex House. Mr Austin notes that Studiomaekers have identified 'STORE', a social enterprise who aim to enable public access to art and design, as a potential and interested occupier for the proposed ground floor cultural/community use. Studiomaekers have facilitated a series of meetings between the Applicant and 'STORE' and discussions have now progressed to on affordable lease terms and lease lengths and he looks forward to assisting with securing further details as part of the S106 Agreement.

Flat 7, Prospero House, 6 Portsoken Street, Alan David Fineberg – 05/12/2022

Raises concern with the proposed extension at the 8th and 9th floor levels, noting they may block the little direct sunlight he receives.

Some neutral comments have been received in addition to existing comments received in objection to this application and two existing objections have been resubmitted.

Flat 603, Marlyn Lodge, Mrs Panagiota Markaki – 06/12/2022

Notes she is unable to attend the committee meeting on the 13th of December but wishes for a series of points to be taken into consideration by the Committee. These points primarily relate to ensuring impacts to the owner/occupants of Marlyn Lodge are mitigated during construction in terms of transport logistics, noise, construction hours, the use of non-diesel generators and impacts to existing trees during construction.

6 Portsoken Street, Mr Pavlos Vinieratos – 04/12/2022

Resubmission of an existing objection made to the planning permission was sent to in respect to the listed building consent application. Raises concern with the daylight and sunlight and detrimental noise impacts associated with the upper-level extensions.

Flat 12, 6 Portsoken Street, Ms Lydia Hamilton – 01/12/2022

Resubmission of an existing objection made to the planning permission was sent to in respect to the listed building consent application. Raises concern with daylight and sunlight impacts and detrimental noise impacts associated with the extensions.



9th December 2022

LETTER OF SUPPORT FOR PLANNING APPLICATION 21/00793/FULMAJ

We wish to offer our support for the proposed redevelopment of Ibex House.

Studiomakers has worked with the City of London Corporation throughout 2022 to help the Square Mile attract and retain the creative and cultural industries. Part of this collaboration resources our advice in the successful integration of spaces that can be dedicated to these unique sectors. The aim of this work is to ultimately help secure affordable, viable and long-term homes for the creative organisations who can deliver cultural infrastructure in the heart of our capital.

One of the planning applications we reviewed was 21/00793/FULMAJ, the redevelopment of Ibex House by the developers Dukelease. We initiated a discussion with the developer in October to understand their ambitions to have ground-floor space dedicated to community use. Studiometers then identified and introduced a potential cultural partner to the developer, the social enterprise STORE.

STORE drives social change by enabling public access to art and design. An association of artists, architects, and designers working from locations between London and Rotterdam, STORE comprise three core elements: an educational programme, socially engaged practice and diverse public events.

In December, after stakeholder visits to both STORE's current meanwhile space in Hackney, and a site visit to Ibex House, Studiometers brokered a discussion on the terms that were needed to ensure that an organisation such as STORE could viably lease the community space at Ibex house, once redeveloped and ready for occupation.

These terms require detailing within the Section 106, however there is a broad understanding from all stakeholders that each element of an agreement to lease must be truly-affordable in order for the community space to be attractive to organisations who concentrate on charitable and social values. There was consensus to target a 10 year lease at peppercorn rent, a fit-out to be developer-funded and operator-agreed, along with an aim to ensure any service charge be affordable.

Studiometers is delighted to have assisted in the rapid delivery of a potentially fruitful public-private partnership. It is our intention to continue to work with all stakeholders on the next stage of this proposal, so that a fantastic new space for the community can be secured for the City of London, it's residents, students, workers and visitors.

Kind regards,

William Austin
Studiometers Director

William Austin
Studiometers Director
Outset Contemporary Art Fund
Registered Charity No. 1101476

Comments for Planning Application 21/00793/FULMAJ

Application Summary

Application Number: 21/00793/FULMAJ

Address: Ibex House 42 - 47 Minories London EC3N 1DY

Proposal: Alteration and extension to the existing building at ground and lower ground floor on Haydon Street and Portsoken St with the incorporation of courtyard garden areas, an on-site servicing bay and blue badge parking areas adjacent; Roof level extensions at the 8th and 9th floors; Alterations to the ground floor Minories facade, including level access provision; Alteration and creation of roof terraces and green roofs; replacement / upgrade of balustrades on all elevations; ; internal reconfiguration of lower levels to incorporate a new mezzanine level, internal cycle storage, and refuse store; creation of a new learning / cultural centre (sui generis) at the ground floor corner of Portsoken Street and Minories;; and retention of existing public house (sui generis) at ground floor / lower ground corner of Haydon Street and Minories including elevational alterations.

Case Officer: Julia Smith

Customer Details

Name: Mr ALAN DAVID FINEBERG

Address: Flat 7 Prospero House 6 Portsoken Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Roof level extensions at the 8th and 9th floors will likely block the little direct sunlight i receive . I'm on the third floor of the building opposite in Portsoken street.

Begum, Shupi

From: Panagiota Markaki [REDACTED]
Sent: 06 December 2022 14:41
To: PLN - Comments
Cc: Speaking At Committee
Subject: Planning Application 21/00794/LBC (Ibex House 42 - 47 Minories London EC3N 1DY)

THIS IS AN EXTERNAL EMAIL

FAO Case officer Julia Smith

Reference number of the above previously stated as: 21/00793/FULMAJ

Dear Ms Smith,

I was contacted by you by email on December 1st 2022 and offered the opportunity to speak during the presentation of the above application to the Planning and Transport Committee due to the fact I had previously made written comments on the proposal. Unfortunately I am unable to attend/speak on December 13th 2022 when the Committee will hold the meeting. I would therefore be grateful if, as the case officer for the above, you would bring the following additional points to the Chief Planning Officer's and the Committee's attention, especially as I read in your letter that the Chief Planning Officer intends to recommend that the planning application be approved.

In case the application is approved, I would appreciate if the Committee would take the following into consideration:

- That at no time the construction works in the IBEX building impact the use of the car parking bays in the adjacent Marlyn Lodge car park. Those bays are not the property of the Management Company of Marlyn Lodge but of the individual flat owners and are in constant use.
- That the few trees we have in our car park are not requested to be cut down to facilitate any construction work on the adjacent IBEX.
- To the extent that the construction company hired by the IBEX intend to use generators during the works, those generators must not be diesel ones as those make too much noise.
- That any construction strictly adheres to and observes all of the City of London's construction time limits and public holidays.

I very much regret I can not attend the meeting and speak, but I believe those few additional points to my previous comments should be considered in the spirit of being good neighbours. Marlyn Lodge is a residential building and construction of such huge scale will impact our daily lives on a major scale.

I consent for my personal data to be available to whomever they may concern for the purposes of processing the above planning application.

Best regards,

Mrs Panagiota Markaki
603 Marlyn Lodge
Portsoken street
London E1 8RB

Comments for Planning Application 21/00794/LBC

Application Summary

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Address: Ibex House 42 - 47 Minories London EC3N 1DY

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Case Officer: Julia Smith

Customer Details

Name: Mr Pavlos Vinieratos

Address: 6 Portsoken Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The 8th and 9th floor extensions seem like something that will block light, make noise, and only be a detriment to the neighbourhood.

The rest of the requests seem fine. They could and should be done without them being "bundled" with the floor extensions.

Comments for Planning Application 21/00794/LBC

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Case Officer: Julia Smith

Customer Details

Name: Ms Lydia Hamilton-Rimmer

Address: Flat 12 Prospero House 6 Portsoken Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: As a tenant of Prospero House, 6 Portsoken Street, we object to the application to extend Ibex house.

The proposals would considerably compromise our natural light within our property which would impact our quality of living in Prospero House.

The proposed plans would also cause significant disruption and noise if carried out which again would impact quality of living.