



Welcome everyone

Liam Hayes  
Chairman of Aldgate Connect BID



October 2022

Amy Williams

Case officer  
City of London Corporation  
Guildhall

**Letter of support for 65 Crutched Friars 22/00882/FULMAJ**

Dear Amy,

I am writing on behalf of the Aldgate Connect BID to support Dominvs Group's planning application for the redevelopment of 65 Crutched Friars.

The challenge of the pandemic and subsequent world events has shown the importance of the City as an economic powerhouse. As representatives of Aldgate's businesses spearheading City-wide regenerative projects and funding programmes that support the local communities and sectors most at need, our objective is to provide added value to Aldgate, encouraging economic growth, adding vibrancy and wellbeing to the City.

We believe the approval of this planning application would significantly help this ambition. Our research shows that the office market has evolved because of the pandemic. The City must diversify its population and accommodation and provide a more inclusive cultural offer. The prospect of the proposal incorporating a cultural asset will increase visitor footfall amplified by the Tower of London and provide a solid USP for this south end of Aldgate which is in need an injection of life. The plethora of hotels in the vicinity would benefit from more local attractions for their visitors and the spillout of this will provide the local economy and footfall for small independents in this area to sustain them without full office occupancy. The student accommodation offer concept is not new in Aldgate but it is a market that does inject a vibrant and diverse talent to the City. Having students embedded into the City of London, provides skills and the next generation to feel that the City is not a foreign place to them when

# ALDGATE CONNEX

Welcome everyone

they exit higher education. They are the new generation of workers, entering into the professional services, entrepreneurs or emerging markets that the City of London wants to promote. They are the blood line of the economy. Dominvs Group have specified 35% as affordable accommodation and in this way, this makes the development work for the City's more inclusive strategies.

Addressing local spend, the restaurants and services in the area may want to take advantage of the BID's *In the City App* that offers loyalty discounts and event promotion to all users in the City. It will encourage bars and restaurants to be more competitive, developing their character adding an extra value to this section of the City. Through research and noted behaviour patterns, we don't see spend being an issue particularly against the backdrop of the flexible workplace culture.

We see Aldgate as a genuinely diverse and mixed-use area with a range of offices, shops, homes and community facilities arranged round its unique street pattern and different types of buildings. We have worked with our members and the City of London Corporation to agree four strategic themes to protect this character and ensure any change in Aldgate is positive: we believe Dominvs Group's proposal for the 65 Crutched Friars site delivers on all of these themes.

The proposal will support our plans to create ***an appealing area*** through supporting ambitions and interventions in the new Aldgate Public Realm Vision and Strategy particularly the interventions around the Vine Street character area that is highlighted in our strategy. A finely designed building and softening of the surrounding public realm makes it a fundamental development in the south of Aldgate.

Another major project that is important through the strategy, is an improved streetscape and upgrades to the materiality of the highway. Between Boundary House and 65 Crutched Friars, the area will be significantly upgraded via S278 and can set a benchmark for all future projects.

65 Crutched Friars would support the goals of our strategy by providing a new green space in the courtyard off Northumberland Alley, as well as facilitating the possibility of a pocket park on Rangoon Street by relocating the service entrance to Carlisle Avenue.

We are discussing with Dominvs what post planning efforts can be made to underpin a more ***protected, safer*** area through the provision of additional security aspects. They have engaged with Publica who have launched a [campaign](#) to provide an action plan making the built environment more accountable providing safe spaces in response to tragic recent incidents against women and girls.

The introduction of new museum and community asset greatly aligns to the vision of the Aldgate BID and creates ***a welcoming area*** for residents, students, workers and visitors. The potential Migration Museum tenant, will bring new audiences into the City and, on top of this we believe this is a great fit for the heritage of the local area. Cultural sector jobs will be provided through the scheme and this is important to support. The museum will be supported by our loyalty based systems, digital media communication services and neighbourhood tours for hotels highlighting the local attractions while it builds up its exposure.

# ALDGATE CONNECT

Welcome everyone

This is also a development that will make Aldgate *a stronger area*. By bringing more students into the area, careers and connections are made. The combination of the student offer and the third touristic attraction in the area (Whitechapel Gallery and Tower of London), cements the narrative of Aldgate and the City as an area that is diverse, young and full of talent. The proposal supports the stronger communities with the provision of a cultural/community use, which can help strengthen the community of the area and activate the street, both visually through active street fronts, all providing a more inclusive welcome.

It is worth noting at this stage, Dominvs Group and development team have been to all our steering groups to present and consult. They have demonstrated thoughtful, genuine engagement and used the Public Realm Vision and Strategy as a launchpad to mold their development and cultural strategy.

We hope that you are favourable to Dominvs Group's proposal.

Kind regards



Liam

Liam Hayes

Chair of the Aldgate Connect BID

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Planning Application at Friary Court 65  
**Date:** 21 October 2022 20:57:49

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THIS IS AN EXTERNAL EMAIL

Hello,

My fiance and I are residents at 1 Pepys Street and have been City of London residents for over 2 years, with both of us also working here. We have received the letter regarding an application to build a 20 floor student accommodation of 780 rooms at Friary Court 65.

We would like to both voice a strong objection to this plan. We think this would have a detrimental effect on the area's amenities and infrastructure. We would like to ephasize the following points:

- The area is already highly congested and noisy, especially on weekends, due to tourists and partygoers
- Tube stations at Aldgate and Tower Hill are very busy with commuters as it is
- With many businesses in the area already targeting drinkers, we are particularly concerned about crime (which from the news seems to already be on the rise)
- The availability of public green spaces is already at its limit, with Aldgate Square and Trinity Square gardens full on both weekends and weekdays
- There is a short supply of GP clinics in the area, with us having to travel to Borough or Tower Hamlets, as well as long waiting times

We are in favour of the City of London staying primarily a business area, with a slowly-expanding residential sector that can meet the needs of its residents. We do not think it should be a student area, and we do not think the size of the proposed development is appropriate.

Kind Regards,  
Maxim Shport & Olivia Hall  
1 Pepys Street, Flat 303, London, EC3N 2NU

# Comments for Planning Application 22/00882/FULMAJ

## Application Summary

Application Number: 22/00882/FULMAJ

Address: Friary Court 65 Crutched Friars London EC3N 2AE

Proposal: Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works.

Case Officer: Amy Williams

## Customer Details

Name: Mr Caleb Meath

Address: Flat 202, 1 Pepys Street London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:As a local resident, I would like to express my strongest possible support for this development. Given the city's current makeup it is understandable that the neighbourhood is mainly dominated by businesses that cater to the Monday-Friday crowd. Unfortunately, this leaves shops and other amenities often closed on weekends. Increasing the number of local residents and cultural spaces will help increase the viability of businesses to stay open over the weekend making it easier to stay local. I also think that given the extreme cost of living crisis, housing/renter crisis, and potential recession that we are facing in London it is vital that when opportunities arise to boost the economy and increase housing supply they are taken.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Fwd: 22/00882/FULMAJ  
**Date:** 24 October 2022 13:07:31

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**From:** Paul Pavlou **Date:** 22 October 2022 at  
06:33:05 BST  
**To:** [REDACTED]  
**Subject:** RE: 22/00882/FULMAJ

Dear Ms Williams

**RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

I am on the Board of Pepys Street RTM Company Limited and this letter sets out my view and the view of the Board representing residents and leaseholders of 1 Pepys Street.

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward.  
Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents,

businesses and tourists.

2. **litter** – after an inspection of other nearby student housing developments, bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel,

cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.

8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Paul Pavlou

# Comments for Planning Application 22/00882/FULMAJ

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Case Officer: Amy Williams

## Customer Details

Name: Mr Cort Malmberg

Address: Flat 6, 15 Trinity Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: This particular area of the City is in desperate need of re-development. Non-prime commercial office blocks dominate, most from the 1980s and most which appear to either be fully or mostly vacant. The proliferation of these vacant empty spaces, likely to only become worse following the general move towards flexible working, has a negative effect upon the general area. Businesses that once operated and thrived are closing at ever increasing numbers. Lack of footfall has also meant more anti-social behavior such as increased graffiti and public urination. Although I live on Trinity Square, only a few minutes away, I cannot say that I'm particularly comfortable walking on Crutched Friars after dark. A student accommodation would inject some much needed vitality and life into this area and would almost certainly bring additional businesses that would benefit the local residents and neighbors. I am hopeful that this proposal will be approved given this particular pocket of the City feels like it has been left behind.

**From:**

**To:**

**Cc:**

**Subject:**

OBJECTION 22/00882/FULMAJ Friary Court 65 Crutched Friars London EC3N 2AE

**Date:**

23 October 2022 22:01:08

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THIS IS AN EXTERNAL EMAIL

To the City of London Planning Committee

With horror and dismay, I have discovered the plans to build a 20-storey student accommodation tower outside of my windows. I would like to object in the strongest possible terms.

I own a north-facing apartment at the top of the 8-storey residential building at 1 Pepys St, looking directly across the Fenchurch St Station viaduct to the plot in question at 65 Crutched Friars. Our building of 90 flats is the most significant residential building within this extraordinarily tranquil neighbourhood, largely comprising office space. We enjoy a peaceful evening and weekend oasis within the City of London. It is a major reason to live here.

Somewhat peculiarly, the planning documentation supplied for the proposed construction of a massive new building to house students, has ignored our own building in many of its maps, such as the Noise Planning Report and the Sunlight reports - when ours is a nearby residential building that will be very heavily impacted. At the moment I look out over and above 65 Crutched Friars with unobstructed views into the distance. From the plans, I estimate that the proposed development will completely block 45 degrees or more than one-quarter of my roughly 160-degree skyline. In the planning documentation drawings I am yet to find an artist's impression that shows the very top, because it is simply just so incredibly tall. Instead of open space I will be faced with a gigantic tower full of almost 800 student apartments, many of them overlooking mine and other people's rooms within my building, noise blaring out from the individual student premises and a selection of open roof terraces. Surely this cannot be allowed? Where are the noise reports for our building and especially the evening/nighttime impact? I see none. Where are the light measurements? Likewise there is nothing. This appears a dereliction of duty by the developers.

Within London you must expect some building and new developments, but not those that entirely re-engineer and transform neighbourhoods in one fell swoop. The proposed building would not be a new addition to our neighbourhood; it would dramatically redefine it, sweeping all else away and turning us into a student quarter. It would be a betrayal of existing City residents.

If, for some reason, student accommodation must be built across the viaduct from us, then it would ideally be restricted to the current 5-storey level, along with the neighbouring buildings of Crutched Friars in this direction. That could be an acceptable compromise, diversifying the neighbourhood through evolution and not a dramatic revolution. It would be extremely disappointing were it to rise any higher.

Head anywhere further east from Tower Ward into the student areas of Whitechapel and signs of drug taking and antisocial behaviour are everywhere, for instance the streets littered with the silver nitrous oxide cartridges and associated carnage from groups of youths partying, the air thick with cannabis. We have kept our neighbourhood thankfully free of this, but the plan for so many student residences represents a tsunami that will engulf us. Of course not all students behave in such a way, but it would be disingenuous to suggest none or very few do, and when

the proposed building will house nearly a thousand, this will be the inevitable consequence.

It was one of the happiest moments of my life when I was able to move to the City of London and take up residency here. I never dreamt I would effectively be forced to live within a student neighbourhood. I urge the Planning Committee not to allow this to come about.

So far, my objection has been about what would be the finished building in the dreadful event it would come about. However, the disruption and noise when creating the site, from demolition to construction, is unfathomable. Is any action being proposed by the developers to rehouse residents within the City while their plan is ongoing? Surely any approval (which I insist would be wrongly given) must be contingent on this happening?

Yours faithfully

Keith Mansfield

PS Please redact my contact details from this objection if it is to be posted publicly.

PPS I have been given two different email addresses to send comments on the application to. Given the devastating impact the development would have on my life, I can't risk the objection not being received, so I am sending to both addresses. Apologies for any inconvenience.

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Keith Mansfield

Flat 801

1 Pepys St

London EC3N 2NU



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Case Officer: Amy Williams

## Customer Details

Name: Mr Mark Henwood

Address: Flat 6 15 Trinity Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment:As a resident of the immediate area I strongly support the re-development of dated non-prime commercial space such as this building. The City as a whole is seeking to evolve into a mixed use area, and EC3N in particular is burdened with a legacy of dated buildings which are increasingly empty of workers now visibly leading to the disappearance of the few leisure/retail facilities that used to support them. A student population should help to support the remaining businesses and bring much needed diversity to the area.

## **Letter of Objection - Noise and Disturbance, Traffic Implications**

[22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE

Dear Sir/Madam,

It is with great distress that we have reviewed this application to build a 780+ capacity student accommodation in the heart of Tower ward.

Whilst we find the current noise level just about tolerable in the evenings and overnight, we are extremely concerned that the additional noise caused by 780+ students and their requirements would prevent us from quietly enjoying our home. Two of the students' three "key travel journeys" and their access to two of the three "green spaces" mentioned in this application go directly past our home on 1 Pepys Street, and groups of students travelling (particularly late at night) will likely be disruptive and increase the amount of litter on the pavements. At the weekend, we are fairly regularly woken up by shouting from inebriated patrons of the Munich Cricket Club and surrounding establishments, and those en route to Fenchurch Street Station and Tower Hill Station. Students' routines are very different to those of the other residents who currently live in the area, and we are extremely concerned that we will have to deal with this kind of disruption on a daily basis. This application includes no information about additional trips made by the students at night, but if the additional 1,000+ trips in the day cited are anything to go off, it would likely be a lot.

Numerous rooftop spaces which face towards our home are included in the building design. Students congregating in these open area will likely create noise. Given the planned height of the building there would be nothing to muffle the noise before it reaches our home and this would be particularly disruptive overnight.

The students will move in and out of the accommodation multiple times per year. We understand from this application that 390+ students are expected to arrive by car in a short timeframe, resulting in extreme congestion in an area with narrow streets and the suspension of parking otherwise available to the local community has been proposed. We also understand that 25+ "principal" deliveries would be needed to the accommodation each day resulting in more HGVs and similar traversing the narrow streets of our ward increasing pollution of every kind and causing even more congestion.

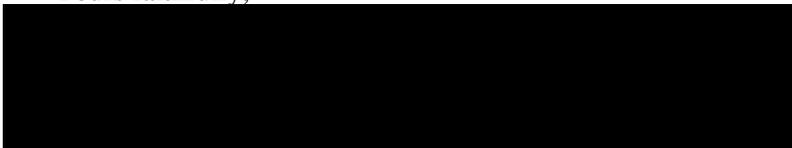
As a young couple, we moved to Tower ward to build our life in a global business centre with a carefully balanced numbers of residents, businesses, and tourists. We have bought into the corporation's vision for the City to be the place for business opportunity and a destination for tourism, and this application couldn't be further from that. There are already two student accommodation buildings with c. 1,600 beds on the fringe of Tower ward and this application would risk turning our local area into a student quarter, with social infrastructure principally targeted at students' needs. Although we acknowledge that investment post-covid is required, this is wrong type. Attracting new companies into a refurbished office building or a business hotel would encourage the opening of restaurants and return of the shops targeted at businesses which closed during the pandemic and would increase our quality of life.

We understand that the current residential population of Tower ward is c. 350 people. Introducing 780+ students would triple the population, render students the largest demographic and place undue pressure on local services. It is often already difficult to get a GP appointment or to find common groceries in the handful of small supermarkets in the ward, and it feels like this would become impossible if three

times as many people were trying to do so. There are limited “green spaces” in the ward and we fear they would become extremely crowded and littered.

This application details how the students will be protected from the local community but gives no thought to how the local community will be protected from the impact of the students. We and our neighbours were shocked to learn of the developer’s plans only a few weeks before this application was submitted. Being open-minded, we visited a couple of the new, high-end student developments in Aldgate and were upset at what we found there; empty alcohol containers and other litter all over the streets, urine and vomit stains on the pavements and walls, and groups of students noisily drinking in large groups. It would be simply devastating to see our ward and home become like this, and it is not what we had understood the City to be about when we moved here.

Yours faithfully,



*Flat 705, 1 Pepys St, London, EC3N 2NU*

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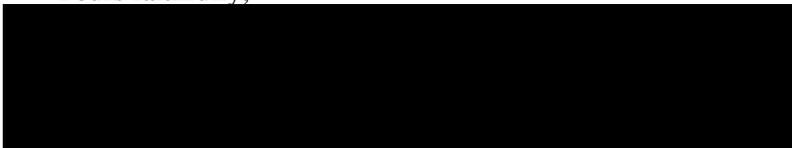
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Case Officer: Amy Williams

## Customer Details

Name: Dr Jayne Evans

Address: Flat 4 26 Savage Gardens 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 this application. 780 new residents would be a disaster for our area. There is just not enough space. There are not enough infra structure, (public transport, GP services, pavement and road space or green space, community spaces, proper shops).

If there were an emergency on CF or surrounding area, emergency services could not get through ( the road is already tiny and cramped).

The effect if such a large increase in residents would mean that the area would become even more dirty. The area near my home (on Savage Gardens) is already on the Corporation's hot spot list for litter, unsanitary pavements etc. Adding more residents will make this worse.

Before adding to the residential population, the Corporation needs to provide the following: a low cost supermarket for residents ( a coop mini store is not sufficient, I can't do a weekly shop there)! New premises for a GP surgery, the pressure on our only GP surgery is already at breaking point. Money and services to ensure the streets are not covered in litter, human waste, cigarette butts etc. A decent public transport system serving this area (since lockdown our buses have been cut

drastically and you need to lobby the government to get this sorted). Green spaces which everyone can use and which are diverse and support wildlife. A community space for all residents and local workers. An assurance that local residents and workers in the area are provided with businesses which serve them not just the needs of a student population (see my point above re GPs, supermarkets, community and green spaces).

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Case Officer: Amy Williams

## Customer Details

Name: Miss Gaelle Yamdjeu Tiabo

Address: 1 Pepys Street Flat 603 London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: I object to the demolition of the existing building and building of a new one

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Case Officer: Amy Williams

## Customer Details

Name: Mr Ivan Morozov

Address: Flat 607 1 Pepys street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Hello, I would like to object the proposal on the grounds on the new premises changing the nature of the area from the business district to the student area. I am also concerned about the increased level of both foot and car traffic in particular on the moving in and out days as well as the level of noise and littering from the neighbouring premises such as Munich Cricket Club.

## Begum, Shupi

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**From:** Alan Perrin [REDACTED]  
**Sent:** 26 October 2022 11:10  
**To:** PLN - Comments  
**Subject:** Objection To Planning Application - 22/00882/FULMAJ |

THIS IS AN EXTERNAL EMAIL

Dear Sir, Madam,

**Ref:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms).

I urge the Committee to reject this application in its entirety. The rationale for objection includes the following:

1. **Sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **Litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board, bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.

7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
  
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

Yours sincerely,

Alan Perrin

Owner – Flat 503  
1 Pepys Street  
EC3N 2NU

Sent from [Mail](#) for Windows

## Begum, Shupi

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**From:** Gilles Leroy <[REDACTED]>  
**Sent:** 26 October 2022 13:54  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board , bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world’s finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation’s Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.

5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Giles Leroy

1 Pepys Street  
EC3N 2NU

**From:**   
**To:**   
**Cc:**   
**Subject:** OBJECTION RE: 22/00882/FULMAJ  
**Date:** 26 October 2022 10:15:18

THIS IS AN EXTERNAL EMAIL

Dear Committee Members,

**OBJECTION RE: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE**

Rationale for objection includes the following:

1. **Sound Pollution** – which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **Litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board, bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.

6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Giordano Suergiu

Flat 511  
1 Pepys Street  
EC3N 2NU

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** OBJECTION RE: 22/00882/FULMAJ  
**Date:** 26 October 2022 10:03:05

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis) (+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board , bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.

6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.

7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.

8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

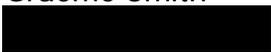
I urge the Committee to reject this application in its entirety.

Yours sincerely

Graeme Smith  
Leasholder, Flat 609, 1 Pepys Street  
EC3N 2NU

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Graeme Smith



## Begum, Shupi

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**From:** James O'Doherty [REDACTED]  
**Sent:** 26 October 2022 10:43  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE: 22/00882/FULMAJ** | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
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4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
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defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.

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I urge the Committee to reject this application in its entirety.

Yours sincerely

1 Pepys Street  
EC3N 2NU

**James O’Doherty**  
**Solution and Database Architect**



31 Leconfield Road  
Highbury  
London N5 2RZ



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Company No: 9906521. Registered office: 31 Leconfield Road, Highbury London N5 2RZ

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## Begum, Shupi

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**From:** Tizi [REDACTED]  
**Sent:** 26 October 2022 13:52  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE: [22/00882/FULMAJ](#)** | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
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4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.

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8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Tiziana Salta

1 Pepys Street  
EC3N 2NU

## Begum, Shupi

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**From:** [REDACTED]  
**Sent:** 26 October 2022 14:48  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE: [22/00882/FULMAJ](#)** | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
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I urge the Committee to reject this application in its entirety.

Yours sincerely

Flat 310  
UNIBOSS LTD  
1 Pepys Street  
EC3N 2NU

# Comments for Planning Application 22/00882/FULMAJ

## Application Summary

Application Number: 22/00882/FULMAJ

Address: Friary Court 65 Crutched Friars London EC3N 2AE

Proposal: Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works.

Case Officer: Amy Williams

## Customer Details

Name: Mr Calum Clow

Address: Flat 804, 1 Pepys Street, London EC3N 2NU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:RE: 22/00882/FULMAJ | Friary Court 65 Crutched Friars London EC3N 2AE

I am resident at Apt. No. 804, 1 Pepys Street, Tower Hill, EC3N 2NU.

I join with my fellow residents in objecting strongly to the proposed development listed above. I must reiterate the objections made by my fellow tenants, based on all the points below....

Rationale for objection includes the following:

sound pollution, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and

tourists.

litter - after an inspection of other nearby student housing developments, bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.

Repurposing - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.

Destination City - the repurposing of Tower and the negative effects such change will br

## Begum, Shupi

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**From:** [REDACTED]  
**Sent:** 26 October 2022 13:20  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board , bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world’s finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation’s Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.

5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

We urge the Committee to reject this application in its entirety.

Yours sincerely

Mrs H Mason and Rev C O Mason

Leaseholders of Flat 111

1 Pepys Street

London EC3N 2NU

Flat 2, 25 Savage Gardens, London, EC3N 2AR  
07881 780678

Planning Department  
Corporation of The City of London  
The Guildhall  
P O Box 270  
London EC2P 2EJ

26<sup>th</sup> October 2022

Subject: Planning application 22/00882/FULMAJ

The subject application gives cause for considerable concern by residents as under. The location lies not only in a Conservation Area but also an area of very considerable historical and cultural interest.

1. Sound pollution will be an issue during construction and after completion; particularly between 1800-2400 hrs. and probably longer. It will also intrude on the peaceful nature of the area at weekends.
2. Light pollution will blight the area as in item 1 above.
3. There is already a litter issue which can only be made worse by having a large number of transient dwellers who have no affinity to the area.
4. My understanding is that students and their accommodation receive extremely favourable Council Tax treatment in that such taxes are minimal if any. Surely this is unfair to those who live in close proximity and pay normal council taxes.
5. The proposed construction is a few meters from Trinity House (Grade 1 - built 1796; re-constructed post 1946) and Trinity Square. The square is home to one of the most important World War 1 and 11 memorials. Namely to the 36,070 Merchant Navy and Fishing Fleet personnel who gave their lives defending Britain. I have a relative recorded there. This special area is already under constant threat from visitors to The Tower of London & Tower Bridge in terms of litter and sometimes drunken/inappropriate behaviour. IT MUST BE PROTECTED AT ALL TIMES REGARDLESS OF COST.
6. Residents of the immediate area already suffer from regrettable behaviour from visitors and those coming out of the local bars and public houses. There is frequently broken glass on the pavements; foul and abusive language is heard; people vomit on the pavements and roads. The presence of several hundred students may make matters worse. Given that the proposal is for student accommodation I would suggest that any approval requires that there NO ALCOHOL be sold or served on the premises.

In conclusion one asks why such a special area is in any way suitable for mass student use? If this application were to receive approval the Corporation must brace themselves for issues relating to the concerns aforementioned.

Yours faithfully

  
Mr R N G Robinson

## Begum, Shupi

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**From:** David Walsh [REDACTED]  
**Sent:** 27 October 2022 10:15  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE: [22/00882/FULMAJ](#)** | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board , bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world’s finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation’s Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.

5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
  
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
  
7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
  
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

David Walsh  
Apartment 103  
1 Pepys Street  
EC3N 2NU

## Begum, Shupi

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**From:** Kurt van der Linde [REDACTED]  
**Sent:** 27 October 2022 10:10  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members,

We are a serviced apartment company that has been operating at 1 Pepys Street, EC3N 2NU for the last 10 years - the proposed development is going to have a direct negative impact on our business as per the reasons below.

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board , bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.

3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
  
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
  
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
  
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.
  
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8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Kurt van der Linde

1 Pepys Street

EC3N 2NU

**Kurt van der Linde**

Managing Director



## Begum, Shupi

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**From:** Mike Attwood [REDACTED]  
**Sent:** 27 October 2022 11:14  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

As the owner of Flat 5, 25 Savage Gardens, EC3N 2AR, I object to the planning application above. You will have seen the comments of 1 Pepys Street.

They have analysed the concerns in respect of this planning application very thoroughly and I have nothing to add.

I therefore reproduced their comments below which have my full support.

Many thanks for your consideration,

Stephen Sutcliffe

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

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and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.

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I urge the Committee to reject this application in its entirety.

Yours sincerely

Stephen Sutcliffe

Timothy Jordan  
Flat 1  
25 Savage Gardens  
London EC3N 2AR

27 October 2022

City of London Planning Committee

Dear Committee Members,

**OBJECTION RE: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building | Friary Court 65 Crutched Friars London EC3N 2AE**

I have just become aware of the proposed development, and I would like to register my objection on the current application based on its negative impact to the area, and its existing residents.

Some of the factors I believe make the development in its current form untenable are as follows:

**Significant increase in residents not contributing to Council Tax.** I understand that the proposed development will introduce up to 780 students. This new in-flow will outnumber the permanent residents of the area. As students do not pay council tax, they will dilute the already minimal, but vital local services that exist for this small population of permanent residents. Services for residents already pale significantly compared to other nearby boroughs, such as Tower Hamlets, Hackney and Camden; which will be amplified by a large number of non-contributing residents. Whilst reports provided in the application downplay the strain on local services such as medical practices, the reality is that it is very difficult to secure an appointment with a GP as it is, and only gets worse over time.

**Micro-environmental and antisocial behaviour factors reducing livability in the local area.** The surrounding area is already subject to a number of concerns that are only increasing, and really affect the integrity of the area for residents. Litter, public urination, noise pollution from drunken patrons of local pubs/bars, vomit, blatant drug use (particularly cannabis and nitrous oxide); are already frustrating residents, and will be compounded by introducing a large number of students into an already busy area.

**Works Disruption.** The demolishment of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise and air pollution created from

City of London Planning Committee

27 October 2022

Page 2

the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

In short, I really do not want to live in "Student Central". I have experienced it before whilst working in Coventry for a couple of months, and it is awful. Would you subject your family to live in this type of environment? There have already been a large number of student accommodation developments built in the past couple of years in the City, Aldgate and Aldgate East. It really is getting out of control and should be subject to sensible and reasonable limits by the City Planning Committee.

Sincerely,

Timothy Jordan

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

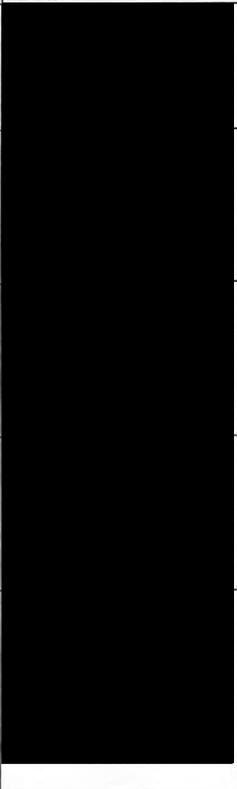
We, the undersigned, object to the application: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE.

Our concerns regarding the above application include:

- increased pedestrian and motor traffic overnight throughout the week, exacerbating the noise pollution and littering already caused by patrons of the Munich Cricket Club and other similar establishments;
- extreme congestion on the days students move into and out of the accommodation each term, an estimated c. 390 students will arrive by car and there are proposal to suspend public parking;
- increased pressure on the local social infrastructure, more difficult to get doctor's appointments and overcrowding of green spaces such as Trinity Square Gardens; and
- changing the nature of the area from a business district to a student city, the student population would become the largest segment in the area and local businesses would be targeted at their needs rather than those of a business district and the local community.

We call on the City of London Planning and Transportation Committee to:

- reject the above application; and
- fully consult with local residents on any similar applications in the future.

	Name	Address & Postcode	Signature
1.		Flat... <i>G.D.S.</i> 1 Pepys Street, London, EC3N 2NU	
2.		Flat... <i>G.O.S.</i> 1 Pepys Street, London, EC3N 2NU	
3.		Flat... <i>S.O.4.</i> 1 Pepys Street, London, EC3N 2NU	
4.		Flat... <i>7.0.3</i> 1 Pepys Street, London, EC3N 2NU	
5.		Flat... <i>G.O.S.</i> 1 Pepys Street, London, EC3N 2NU	

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

We, the undersigned, object to the application: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE.

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	Name	Address & Postcode	Signature
6.	[REDACTED]	Flat... <u>210</u> 1 Pepys Street, London, EC3N 2NU	[REDACTED]
7.	[REDACTED]	Flat... <u>409</u> 1 Pepys Street, London, EC3N 2NU	[REDACTED]
8.	[REDACTED]	Flat... <u>409</u> 1 Pepys Street, London, EC3N 2NU	[REDACTED]
9.	[REDACTED]	Flat... <u>207</u> 1 Pepys Street, London, EC3N 2NU	[REDACTED]
10.	[REDACTED]	Flat... <u>207</u> 1 Pepys Street, London, EC3N 2NU	[REDACTED]

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

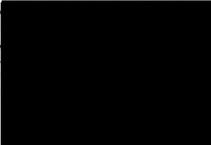
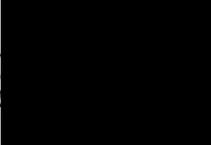
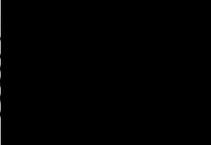
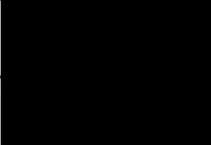
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Our concerns regarding the above application include:

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- extreme congestion on the days students move into and out of the accommodation each term, an estimated c. 390 students will arrive by car and there are proposal to suspend public parking;
- increased pressure on the local social infrastructure, more difficult to get doctor's appointments and overcrowding of green spaces such as Trinity Square Gardens; and
- changing the nature of the area from a business district to a student city, the student population would become the largest segment in the area and local businesses would be targeted at their needs rather than those of a business district and the local community.

We call on the City of London Planning and Transportation Committee to:

- reject the above application; and
- fully consult with local residents on any similar applications in the future.

Name	Address & Postcode	Signature
11.	Flat..7...0.b. 1 Pepys Street, London, EC3N 2NU	
12.	Flat...4.e.f. 1 Pepys Street, London, EC3N 2NU	
13.	Flat..8.0.l. 1 Pepys Street, London, EC3N 2NU	
14.	Flat...6.0.2.... 1 Pepys Street, London, EC3N 2NU	
15.	Flat...6.0.5 1 Pepys Street, London, EC3N 2NU	

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

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- reject the above application; and
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	Name	Address & Postcode	Signature
16.		Flat.....208 1 Pepys Street, London, EC3N 2NU	
17.		Flat.....208 1 Pepys Street, London, EC3N 2NU	
18.		Flat.....208 1 Pepys Street, London, EC3N 2NU	
19.		Flat.....209 1 Pepys Street, London, EC3N 2NU	
20.		Flat.....202 1 Pepys Street, London, EC3N 2NU	

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

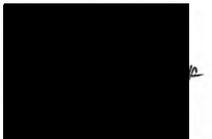
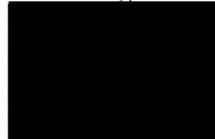
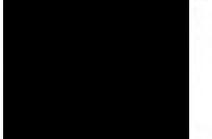
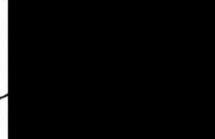
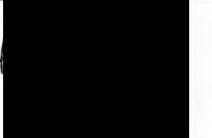
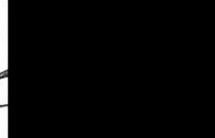
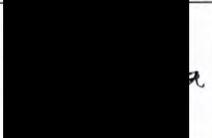
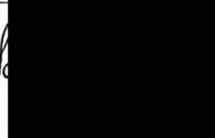
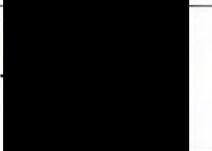
We, the undersigned, object to the application: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE.

Our concerns regarding the above application include:

- increased pedestrian and motor traffic overnight throughout the week, exacerbating the noise pollution and littering already caused by patrons of the Munich Cricket Club and other similar establishments;
- extreme congestion on the days students move into and out of the accommodation each term, an estimated c. 390 students will arrive by car and there are proposal to suspend public parking;
- increased pressure on the local social infrastructure, more difficult to get doctor's appointments and overcrowding of green spaces such as Trinity Square Gardens; and
- changing the nature of the area from a business district to a student city, the student population would become the largest segment in the area and local businesses would be targeted at their needs rather than those of a business district and the local community.

We call on the City of London Planning and Transportation Committee to:

- reject the above application; and
- fully consult with local residents on any similar applications in the future.

	Name	Address & Postcode	Signature
21.		Flat... <sup>102</sup> 1 Pepys Street, London, EC3N 2NU	
22.		Flat... <sup>401</sup> 1 Pepys Street, London, EC3N 2NU	
23.		Flat... <sup>101</sup> 1 Pepys Street, London, EC3N 2NU	
24.		Flat... <sup>409</sup> 1 Pepys Street, London, EC3N 2NU	
25.		Flat... <sup>109</sup> 1 Pepys Street, London, EC3N 2NU	

## PETITION TO THE CITY OF LONDON PLANNING AND TRANSPORTATION COMMITTEE

We, the undersigned, object to the application: 22/00882/FULMAJ | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | Friary Court 65 Crutched Friars London EC3N 2AE.

Our concerns regarding the above application include:

- increased pedestrian and motor traffic overnight throughout the week, exacerbating the noise pollution and littering already caused by patrons of the Munich Cricket Club and other similar establishments;
- extreme congestion on the days students move into and out of the accommodation each term, an estimated c. 390 students will arrive by car and there are proposal to suspend public parking;
- increased pressure on the local social infrastructure, more difficult to get doctor's appointments and overcrowding of green spaces such as Trinity Square Gardens; and
- changing the nature of the area from a business district to a student city, the student population would become the largest segment in the area and local businesses would be targeted at their needs rather than those of a business district and the local community.

We call on the City of London Planning and Transportation Committee to:

- reject the above application; and
- fully consult with local residents on any similar applications in the future.

	Name	Address & Postcode	Signature
26.	[REDACTED]	Flat 302... 1 Pepys Street, London, EC3N 2NU	[REDACTED]
27.	[REDACTED]	Flat...506 1 Pepys Street, London, EC3N 2NU	[REDACTED]
28.	[REDACTED]	Flat 305... 1 Pepys Street, London, EC3N 2NU	[REDACTED]
29.	[REDACTED]	Flat.....509, 1 Pepys Street, London, EC3N 2NU	[REDACTED]
30.	[REDACTED]	Flat..... 1 Pepys Street, London, EC3N 2NU	[REDACTED]

## Begum, Shupi

---

**From:** Keith Mansfield [REDACTED]  
**Sent:** 28 October 2022 13:12  
**To:** PLN - Comments  
**Subject:** Re: OBJECTION 22/00882/FULMAJ Friary Court 65 Crutched Friars London EC3N 2AE

THIS IS AN EXTERNAL EMAIL

Dear Amy

Thank you for the acknowledgement of my comments regarding the above planning application. I hope it is possible to ammend my observations, adding the following additional material in [blue](#), which you will see I have also added below in the hope you can use this as a revised single objection.

In addition, a unique characteristic of the City of London is the long-termism it engenders. The streets we walk today, with evocative names such as Crutched Friars, echo the centuries that have gone before. I was thrilled to be able to engage recently with the consultation over the City's flood defences, the plan put forward stretching nearly a century hence. Residents and Planners must all have the long-term future of this historic yet future-focused area at their heart. Enter a vast, transient residential population who would not even consider this their main present home, let alone their long-term one, and the entire nature of the population is skewed in a different way: from a deep concern for the area, to effectively no concern at all. Giving approval would be as if the City Planning Committee wanted to destroy the nature of this place from within.

Happily, I am given to understand that the proposal is not policy compliant because the area in question is designated for office use, so I trust and expect the Planning Committee will refuse permission.

I hope that's clear and you can simply lift the full text below. Let me know if it's not clear or if you have any questions.

Sincerely

Keith

---

**From:** Keith Mansfield [REDACTED]  
**Sent:** Sunday, October 23, 2022 10:01 PM  
**To:** [REDACTED]  
**Cc:** Fredericks, Marianne [REDACTED]  
**Subject:** OBJECTION 22/00882/FULMAJ Friary Court 65 Crutched Friars London EC3N 2AE

To the City of London Planning Committee

With horror and dismay, I have discovered the plans to build a 20-storey student accommodation tower outside of my windows. I would like to object in the strongest possible terms.

I own a north-facing apartment at the top of the 8-storey residential building at 1 Pepys St, looking directly across the Fenchurch St Station viaduct to the plot in question at 65 Crutched Friars. Our building of 90 flats is the most

significant residential building within this extraordinarily tranquil neighbourhood, largely comprising office space. We enjoy a peaceful evening and weekend oasis within the City of London. It is a major reason to live here.

Somewhat peculiarly, the planning documentation supplied for the proposed construction of a massive new building to house students, has ignored our own building in many of its maps, such as the Noise Planning Report and the Sunlight reports - when ours is a nearby residential building that will be very heavily impacted. At the moment I look out over and above 65 Crutched Friars with unobstructed views into the distance. From the plans, I estimate that the proposed development will completely block 45 degrees or more than one-quarter of my roughly 160-degree skyline. In the planning documentation drawings I am yet to find an artist's impression that shows the very top, because it is simply just so incredibly tall. Instead of open space I will be faced with a gigantic tower full of almost 800 student apartments, many of them overlooking mine and other people's rooms within my building, noise blaring out from the individual student premises and a selection of open roof terraces. Surely this cannot be allowed? Where are the noise reports for our building and especially the evening/nighttime impact? I see none. Where are the light measurements? Likewise there is nothing. This appears a dereliction of duty by the developers.

Within London you must expect some building and new developments, but not those that entirely re-engineer and transform neighbourhoods in one fell swoop. The proposed building would not be a new addition to our neighbourhood; it would dramatically redefine it, sweeping all else away and turning us into a student quarter. It would be a betrayal of existing City residents.

If, for some reason, student accommodation must be built across the viaduct from us, then it would ideally be restricted to the current 5-storey level, along with the neighbouring buildings of Crutched Friars in this direction. That could be an acceptable compromise, diversifying the neighbourhood through evolution and not a dramatic revolution. It would be extremely disappointing were it to rise any higher.

Head anywhere further east from Tower Ward into the student areas of Whitechapel and signs of drug taking and antisocial behaviour are everywhere, for instance the streets littered with the silver nitrous oxide cartridges and associated carnage from groups of youths partying, the air thick with cannabis. We have kept our neighbourhood thankfully free of this, but the plan for so many student residencies represents a tsunami that will engulf us. Of course not all students behave in such a way, but it would be disingenuous to suggest none or very few do, and when the proposed building will house nearly a thousand, this will be the inevitable consequence.

It was one of the happiest moments of my life when I was able to move to the City of London and take up residency here. I never dreamt I would effectively be forced to live within a student neighbourhood. I urge the Planning Committee not to allow this to come about.

In addition, a unique characteristic of the City of London is the long-termism it engenders. The streets we walk today, with evocative names such as Crutched Friars, echo the centuries that have gone before. I was thrilled to be able to engage recently with the consultation over the City's flood defences, the plan put forward stretching nearly a century hence. Residents and Planners must all have the long-term future of this historic yet future-focused area at their heart. Enter a vast, transient residential population who would not even consider this their main present home, let alone their long-term one, and the entire nature of the population is skewed in a different way: from a deep concern for the area, to effectively no concern at all. Giving approval would be as if the City Planning Committee wanted to destroy the nature of this place from within.

Happily, I am given to understand that the proposal is not policy compliant because the area in question is designated for office use, so I trust and expect the Planning Committee will refuse permission.

So far, my objection has been about what would be the finished building in the dreadful event it would come about. However, the disruption and noise when creating the site, from demolition to construction, is unfathomable. Is any action being proposed by the developers to rehouse residents within the City while their plan is ongoing? Surely any approval (which I insist would be wrongly given) must be contingent on this happening?

Yours faithfully

Keith Mansfield

PS Please redact my contact details from this objection if it is to be posted publicly.

PPS I have been given two different email addresses to send comments on the application to. Given the devastating impact the development would have on my life, I can't risk the objection not being received, so I am sending to both addresses. Apologies for any inconvenience.

\*\*\*\*\*

Keith Mansfield

Flat 801

1 Pepys St

London EC3N 2NU



## Begum, Shupi

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**From:** [REDACTED]  
**Sent:** 30 October 2022 16:42  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Committee Members

**OBJECTION RE:** [22/00882/FULMAJ](#) | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 / sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
2. **litter** – after reports of an inspection of other nearby student housing developments by the Pepys Street RTM Company Limited board, bottles, cigarette butts, sweet wrappers, takeaway boxes and vomit was witnessed. Student housing will therefore lead to massive and rapid degeneration of this small Ward. This will detract local businesses from moving into Tower and also business travellers and tourists from staying here.
3. **Repurposing** - Tower Ward and its conservation area has for centuries been established as a centre for insurance business and commerce. The world's finest hotels choose Tower as their location because of the delicate balance Tower Ward maintains in its number of residents, tourists, business travellers and city workers. 780 students will outnumber the current residents. The sheer number of students will entice pubs and bars to cater for student lifestyle. This development will transform the character of this historic quarter of the City irreversibly.
4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation's Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
6. **Architectural Interest** – Friary Court, which the applicant proposes to demolish, has special architectural interest and it is valued and admired by local residents who view it as a landmark that defines Crutched Friars and its historical and cultural links to the insurance industry of the City of London. Demolishing it in place for a plain looking structure will radically change the look and feel

of Crutched Friars which local residents, tourists, business workers and, indeed, film production companies enjoy.

7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.
8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Adrian Taylor & Carol Hall  
Flat A 26 Savage Gardens  
London EC3N 2AR

## Begum, Shupi

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**From:** Jack Warren [REDACTED]  
**Sent:** 01 November 2022 09:43  
**To:** PLN - Comments  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

THIS IS AN EXTERNAL EMAIL

**Jack Warren**  
Property Acquisitions Manager

**PORTLAND BROWN**  
Your Global Provider of Corporate Accommodation



Portland Brown, Zetland House, Unit E, 5-25 Scrutton Street, London, EC2A 4HJ



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**From:** Paul Pavlou [REDACTED]  
**Sent:** 24 October 2022 13:33  
**To:** [REDACTED]  
**Subject:** OBJECTION RE: 22/00882/FULMAJ

Dear Committee Members

**OBJECTION RE: [22/00882/FULMAJ](#)** | Demolition of existing building and redevelopment of the site for a new building comprising basement, ground plus 20 upper floors (+74.9m AOD) for purpose built student accommodation (780 rooms) and associated amenity space (Sui Generis); flexible cultural / community use at part ground, first and second floor levels (Use Class F1 / F2 /

sui generis)(+3101sqm GIA); hard and soft landscaping; ancillary plant and servicing; and associated works. | [Friary Court 65 Crutched Friars London EC3N 2AE](#)

Rationale for objection includes the following:

1. **sound pollution**, which is a problem for Tower Ward. Increasing the population in the immediate vicinity by housing 780 students will make it intolerable. Students who are housed in nearby halls already frequent the bars in Tower. Every shout, scream and jeer is heard and amplified because of the tall buildings huddled together in the vicinity. Car engines and doors being slammed are heard also. Uber rides and Deliveroo deliveries will increase in huge numbers resulting in Tower becoming an incredibly noisy corner of the City. This will impact local residents, businesses and tourists.
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4. **Destination City** – the repurposing of Tower and the negative effects such change will bring is at stark odds with the Corporation’s Destination City vision. The resulting degeneration this change will bring will dissuade visitors from Tower, so having the opposite effect that Destination City was seeking to achieve.
5. **Council Tax** - students do not pay council tax which is required for keeping vital local services going. This proposal, if approved, would result in the largest demographic in the Ward being exempt from contributing to vital local services, putting disproportionate burden and strain on the small permanent resident minority.
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7. **Climate Change** - the demolition of Friary Court will contribute towards climate change. More recently the government has agreed with engineers who advise that replacing buildings was bad for the climate due to emissions being created from the manufacturing of steel, cement, brick, glass, aluminium, and plastics. Demolishing and rebuilding creates double the emissions by necessitating the manufacture of two lots of construction materials.

8. **Works Disruption** – The demolition of an unblemished structure and its redevelopment will result in massive disruption during the works period. The noise created from the demolition and the ensuing build such as pile driving, lorries arriving and leaving, hammering and shouting will have a negative effect on the mental and physical health of local residents; all for a development they are against.

I urge the Committee to reject this application in its entirety.

Yours sincerely

Jack Warren

1 Pepys Street  
EC3N 2NU

### **Disclaimer**

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Amy Williams  
City of London Corporation  
Guildhall  
EC2P 2EJ

Thursday, 01 December 2022

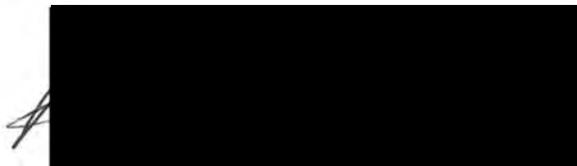
Dear Ms Williams,

**65 Crutched Friars, London, EC3N 2AE - Planning Application**

I write regarding Dominvs Group's planning application at 65 Crutched Friars (ref: 22/00882/FULMAJ). I can confirm that we have met with Dominvs as part of the public consultation, where they presented their proposals.

I would be grateful if you could please keep me informed of the application over the coming weeks.

Your sincerely,



Anthony Mellalieu MRICS  
Development Director



Planning Department  
City of London Corporation



December 15<sup>th</sup> 2022

Dear City Planning Administration,

**Re. Planning Application Consultation for Friary Court, 65 Crutched Friars, London EC3N 2AE:  
22/00992/FULMAJ**

We are writing to object to the planning application which seeks to demolish the existing building at 65 Crutched Friars and the redevelopment of the site for a new 780-room student accommodation. Our objection is focused on the developer's, Dominvs', intent to change the use of Friary Court from office space to student accommodation.

Office accommodation is needed in the City. The Corporation has noted that the lack of office space is a justification for its proposals on the old Museum of London site, and we fail to understand how a proposal to lose office space is in keeping with the Corporation's stated aims. This is why the Corporation is seeking to introduce more office space when the London Wall West site is regenerated after the Museum of London is rehoused.

Friary Court is in the area where many international insurance businesses and 5-star and 4-star hotels are based; and close to areas that already enjoy residential housing and student accommodation. Increasing student housing in an area which already has 1,000+ student rooms is not helpful to the area as student participation and economic activity is not the same as workers and residents, it would reduce interest in any further investment by hospitality, and leisure which supports workers and existing residents.

In addition, given that the developer intends to demolish the building at 65 Crutched Friars, which has been a landmark for local residents, there are sustainability and climate impacts to consider during both the demolition and rebuilding which are not wholly aligned with the City's Net-Zero Climate Action Strategy.

We also believe that this application for student housing does not contribute or fulfil the Corporation's 'Destination City' vision which focuses on tourism and leisure and attracting

workers, UK and international visitors to the Square Mile. The area is a beacon for tourism given its proximity to the Tower of London and Tower Bridge, which are visited by millions every year, this has justified the number of hotels in the ward, but is not helped with a change of use to student accommodation.

Furthermore, the developer, Dominvs, has no history in successfully developing student accommodation although it has secured planning consent for student housing within the last year (now in development), including 61-65 Holborn Viaduct, having successfully changed existing planning consent for hotel or residential developments to student accommodation, in some cases.

We stand alongside our business and residential community, who are predominately working professionals in the City or nearby, against yet more student accommodation being built in the area, especially at this scale. If this application is accepted, we expect this will lead to more viable office space being turned into student accommodation across the Square Mile.

## **Overview of Current Situation**

### Tower Ward

Tower Ward, where Friary Court, 65 Crutched Friars is situated, has been the established focal point for insurance firms in the Square Mile and is home to multinational corporations such as AIG, Zurich UK, Marsh and Thomas Miller. It is also the natural and main hub for business travel – domestic and international – with high-quality hotels that suits every traveller's need; it is where luxury 5-star hotels such as the Four Seasons Hotel at Ten Trinity Square and 4-star hotels including Double Tree Hilton, Leonardo, Novotel and Apex are based. Each hotel attracts high-calibre, high spending clientele and offers facilities which are suited for business custom and are used by firms situated in the area and their clients.

### Existing Student Accommodation

There are five student accommodation buildings already located in Tower and neighbouring area. These buildings have upto 650 rooms with starting prices for a single, private room with shared kitchen and bathroom at 275 GBP per week / 1,200+ GBP per month. They are managed by different providers including Urbanest (Tower Bridge and City), IQ Student Accommodation, Unite Students and Chapter Living. At full capacity, they would house thousands of university students from universities across London.

### **Negative Impact on the Square Mile**

Local businesses have contacted us to confirm that they are not supported by student customers and need more businesses workers to support the area. Our engagement with the student population already in the area confirms that they rarely use hospitality businesses (restaurants, bars etc.) in the vicinity of their accommodation and spend the majority of their time at university and student focus establishments away from the ward. There is real concern among local businesses / SMEs and us that if more student accommodation be approved, this will deter any multinationals from opening offices or existing businesses from expanding, preferring to move elsewhere. Additionally, if the application for yet more student accommodation is accepted, there is real concern that further applications for student accommodation on sites with potentially viable office space will be forthcoming across the Square Mile and not limited to just the “fringes” of the City and the Square Mile itself could slowly become a “Student City”.

### **Change of use for office space**

The City of London Corporation has committed to meet the needs of the City of London as primary global business centre. The building at 65 Crutched Friars very much is part of that offering. The Corporation is showing confidence that demand for office space will increase in the coming years, most notably demonstrated by the Corporation’s proposed plans for London Wall West, which seeks to deliver approximately c. 40,000m<sup>2</sup> of office space. It is strange

The Corporation’s ‘Destination City’ agenda has fuelled confidence in the existing leisure and hospitality businesses based the City; our hotels are contributing to the first event on 15 October. Student housing developments are likely to cause similar businesses with no footprint in the City who are considering making the area their home, to look elsewhere.

The market analysis states that if 65 Crutched Friars was situated closer to Liverpool Street station, the building would be more viable given the opening of the Elizabeth Line. However, 65 Crutched Friars is c. 8-10 min walk from Liverpool Stret station and is a short walk 1-2 min walk from Tower Hill underground station (District and Circle Lines) and Tower Gateway DLR station and Fenchurch Street national rail station. It is also a commutable distance from London Bridge

station. We agree that the amenities and offerings can be enhanced, but this will be more unlikely to happen should more student housing be built.

## **Other Considerations**

### Cultural Offer

The cultural offer that the developer proposes is welcome and it is illustrative of business and wider cultural interest and intent that the Migration Museum believes it can benefit from being based in the area. However, we believe can easily be incorporated in a refurbishment / redevelopment of the building and is perhaps better suited to being part of an office development than one with student housing.

### Students are not Residents

There is a misconception that the students will be quasi long-term residents in the area and will therefore be invested and form community in the area. Current experience with the students at the 600+ room student housing on Vine Street tells the opposite story. Student accommodation contracts from such providers are normally for one-year-terms (September-July) and students will generally spend their holidays at home during the Christmas, Easter holidays.

However, students will have similar expectations as residents from the Corporation for local services including GP, sexual health, mental health and wellbeing as well as supermarkets which are priced effectively for students. We also note that the next door building has recently been given planning permission to be redeveloped as a boutique hotel for business travellers and clients. Indeed, safety implications should be considered for students given a hotel being situated next door.

We therefore urge the City planning administration and Committee to object to this application given the points we have outlined above.

Yours faithfully,

***Rt. Hon. Lord Mayor    James Tumbridge CC    Jason Groves CC    Aaron D'Souza CC***  
***Nicholas Lyons***

#### Distinguished friends

Maria Adebowale-Schwarte  
Sukhpal Singh Ahluwalia  
Riz Ahmed  
Sughra Ahmed  
Sir Keith Ajegebo  
George Alagiah OBE  
Professor Claire Alexander  
Professor Peter Atkins  
Julian Baggini  
Zelda Bayestock  
Richard Beswick  
Professor Dinesh Bhugra CBE  
Karan Bilimoria (Lord Bilimoria of Chelsea CBE DL)  
Sir Geoffrey Bindman QC  
Karen Blackett OBE  
Sir Nicholas Blake  
Sir Ian Blatchford  
David Blunkett (Lord Blunkett)  
Achim Borchardt-Hume  
Mihir Bose  
Alain de Botton  
John Bowers QC  
Stephen Briganti  
Des Browne (Lord Browne of Ladyton)  
Rickie Burman  
Mukti Jain Champion  
Paul Canoville  
Saimo Chahal QC  
Reeta Chakrabarti  
Shami Chakrabarti (Baroness Chakrabarti) CBE  
Stephen Claypole  
Professor Robin Cohen  
Professor Linda Colley CBE  
Professor David Crystal OBE  
Angélica Dass  
Prakash Daswani  
Navnit Dholakia (Lord Dholakia)  
CLr Ibrahim Dogus  
Sir Lloyd Dorfman CBE  
Alf Dubs (Lord Dubs)  
Sir John Dyson (Lord Dyson)  
Damien Egan  
Althea Efunshile  
Shreela Flather (Baroness Flather)  
Daniel Franklin  
Dr Edie Friedman  
Manjit S Gill QC  
Teresa Graham CBE  
Susie Harries  
Naomie Harris  
Professor James Hathaway  
David Hencke  
Sophie Herxheimer  
Afua Hirsch  
Michael Howard (Lord Howard of Lympne) CH QC  
Clive Jacobs  
Kevin Jennings  
Sir Adrian Johns KCB CBE DL  
Shobu Kapoor  
Jackie Kay  
Ayub Khan-Din  
Professor Turi King  
Professor Francesca Klug OBE  
Sir Hans Kornberg FRS  
Professor Tony Kushner  
Rt Hon Kwasi Kwarteng MP  
Kwame Kwei-Armah OBE  
David Kynaston  
Dr Brian Lambkin  
Mark Lewisohn  
Joanna Lumley OBE  
Michael Mansfield QC  
Sue McAlpine  
Neil Mendoza (Lord Mendoza)  
David Miles CBE  
Hashi Mohamed  
Abigail Morris  
Hugh Muir  
Dr Tessa Murdoch  
Sandy Nairne CBE  
Bushra Nasir CBE  
Susheila Nasta  
Eithne Nightingale  
John O'Farrell  
Sir Kenneth Olisa OBE  
Kunle Olulode  
David Olusoga OBE  
Julia Onslow-Cole  
John Orna-Ornstein  
Herman Ouseley (Lord Ouseley)  
Ruth Padel  
Professor Panikos Panayi  
Bhikhu Parekh (Lord Parekh)  
Nikesh Patel  
David Pearl  
Caryl Phillips  
Dr Mike Phillips OBE FRSL FRSA  
Trevor Phillips OBE  
Sunand Prasad  
Aubrey Rose  
Michael Rosen  
Dr Cathy Ross  
Sir Salman Rushdie  
Dr Jill Rutter  
Professor Philippe Sands QC  
Sir Konrad Schiemann  
Richard Scott (Duke of Buccleuch) KBE  
Rt Hon Sir Stephen Sedley  
Dr Maggie Semple OBE  
Saira Shah  
Babita Sharma  
Nikesh Shukla  
Professor Arun Singh  
Jon Snow  
Robert Sonig  
David Spence  
Dr Danny Sriskandarajah  
Stelio Stefanou OBE DL  
Lord Dick Taverne QC  
Professor Robert Tombs  
Rumi Verjee (Lord Verjee) CBE  
Patrick Vernon OBE  
Edmund de Waal OBE  
Iqbal Wahhab OBE FRSA  
Yasmin Waljee OBE  
Sayeeda Warsi (Baroness Warsi)  
Sir David Warren KCMG  
Iain Watson  
Dr Debbie Weekes-Bernard  
Henning Wehn  
Nat Wei (Lord Wei)  
Janet Whitaker (Baroness Whitaker)  
Gary Young  
Benjamin Zephaniah

30 January 2023

Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
EC2P 2EJ

Dear Ms Robinson,

### Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)

I write on behalf of the Trustees of the Migration Museum in support of the above planning application that presents a unique and exciting opportunity for us to deliver Britain's missing museum – a moving and inspiring landmark new cultural destination that puts the long, rich and complex story of the movement of people, both to and from these shores over thousands of years, right at centre stage, where it belongs, as a celebrated and essential strand of our national consciousness.

Migration is a story that connects every one of us - for we all have migration stories, whether of immigration or emigration, if we dig into our family past - and the museum will provide a calm, stimulating and enjoyable backdrop and context for conversations about migration, race and Britain's colonial past and beyond that often in the public sphere can be so heated and polarising. The museum will deliver a powerful education offer for schools and other learners, helping to equip a generation of young people with the knowledge and skills they require to become active and tolerant citizens. We will offer a vibrant cultural programme of exhibitions, events, creative workshops and opportunities for building skills and career pathways, particularly within the creative industries, as well as for corporate training and events.

We cannot think of a more fitting or resonant location for the Migration Museum than the Eastern edge of the City of London: globally at the heart of historic and contemporary stories of travel, trade, movement and displacement (the Roman city and walls, Hanseatic League, Old Jewry, medieval Italian bankers, London's first coffee house, the world's oldest Dutch Protestant church, Reuters, the Fen Court Slavery memorial – the list is endless), a stone's throw from the richly diverse residential and corporate communities we aim to serve and adjacent to the offices of the Portal Trust with whom we have many shared objectives. The City has a proud history of support for cultural institutions and activities and a Migration Museum is a fitting tribute to the long and embedded history of migration that has been critical to the City's success in attracting talent and conducting business. The Migration Museum will attract diverse, representative



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[ALL OUR STORIES](#)

audiences from across London and beyond, including a large proportion who do not regularly engage with traditional arts and culture, as well as destination visitors from across London, the UK and internationally all of whom will contribute to and benefit the area's economy.

Our Migration Museum in the City of London is poised to deliver:

- A unique destination attracting 140k visitors annually, presenting a stimulating and varied programme that will draw repeat visits by local residents and workers, as well as a compelling cultural offer for visitors from further afield including 15% from outside London and 15% international tourists for whom the museum will have strong relevance and appeal.
- Annual economic impact of £8m including £6m direct and £2m indirect impact.<sup>1</sup>
- National and global reach and relevance: the London Migration Museum will lie at the heart of a national museum 'ecosystem' that includes pop-ups in retail centres nationwide; and the museum actively drives and participates in both national and international Migration Museum Networks.<sup>2</sup>
- Stylish, cutting-edge curation and a platform for the museum's extensive creative community of artists and story-tellers; producing lively, topical exhibits as well as an immersive experience exploring the long sweep of Britain's migration history.
- Vibrant daytime and evening events - from discussions to dance, comedy nights to cookery classes and fashion to football - animating the museum as a constantly living space.
- Audiences that are younger and much more ethnically and socio-economically diverse than the average for London museums.<sup>3</sup>
- A highly relevant offer for more than 12k visiting school children each year as well as indirect reach to tens of thousands more through the museum's established programme of teacher training and partnerships with all major examination boards.<sup>4</sup>
- A high-profile annual competition for young people to design exhibits that will be co-created with our artistic community and actually displayed in the museum.
- Skills-building workshops, mentoring and opportunities for young people to drive pathways to employment in the creative industries, through engagement with local residents (eg Mansell Street estate) and schools (eg The Aldgate School).
- A welcoming, resonant stimulus and backdrop for corporate training to reflect the richness of diverse workforces through facilitated Diversity, Equity and Inclusion training, team building, away days and events.
- A destination café in which all food and drink is part and parcel of the migration story.
- A curated concept shop in which all products are made by migrant-led brands and associated makerspace for drop-in creative workshops during the day and at weekends.
- Lively external spaces for installations, performances and more, merging the outside with the inside, increasing vibrancy and accessibility for all.

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<sup>1</sup> Calculated according to the Association for Independent Museums Toolkit August 2021 and HM Treasury Green Book 2022

<sup>2</sup> Since 2017, the Migration Museum has convened a popular national knowledge and skills sharing Migration Network involving hundreds of museums and heritage organisations across the UK, steered by the National Trust, Museums Association, Oxford University's Centre on Migration Policy and Studies, Horniman Museum and other partners, and since 2020 has participated in the international Migration Museums Network convened by the International Coalition of Sites of Conscience.

<sup>3</sup> The Migration Museum's audiences in Lewisham are much more representative of London's population than the average for London museums: 48% Black and minority ethnic compared with just 16% London museums and 29% from groups classified as 'low arts-engaged' compared with 15% London museums according to evaluation by The Audience Agency.

<sup>4</sup> A [2021 survey](#) of 500 teachers by the House of Commons Petitions Committee that found that 70% believe the curriculum does not reflect the diversity of modern Britain and 85% want training to assist with how to teach cultural diversity, which many see as a 'difficult' or 'sensitive' subject. All major exam boards now offer migration modules at GCSE History, in response to increasing calls for pupils as well as teachers for more and better teaching about migration and related issues. [Government statistics](#) show that British classrooms are increasingly diverse with 34% of primary school children having a minority ethnic (non-White British) background, compared with 19% of the general population. 19% of all British school pupils have a first language that is not English.

We believe that a permanent and significant Migration Museum is an important and long-overdue addition to Britain's cultural landscape, and our partnership with Dominvs has generated the first truly appropriate and realistic opportunity in the 10 years that we have existed to deliver it at scale. Though increasingly we drive income through sales we are, as a charity, also largely reliant on donations (from trusts, government and private individuals). Not only does Sukhpal Ahluwalia, founder of Dominvs, have a strong migration story (he arrived in Britain as refugee from Uganda 50 years ago) but he is also a philanthropist who is personally invested in delivering the Migration Museum that Britain so richly deserves. We have negotiated Heads of Terms with Dominvs that will guarantee the Migration Museum at least 2.4k sq m of space over three floors, rent and service-charge free for a term of 60 years, plus a guarantee to underwrite the museum's first three years' operating costs. Dominvs has further undertaken to support the museum's capital fundraising campaign (likely £11-13.5m for fit out) with an initial donation of £0.5m - a hugely enabling step that will permit the museum to engage a first-class fundraising team. On top of all that, the partnership with Dominvs affords the museum the considerable benefit of moving into a purpose-built space that it can co-design and is properly fit for its requirements, including an eye-catching triple-height entrance and ground floor exhibition spaces visible from the street as well as more intimate spaces suitable for smaller events and education workshops.

It is difficult to overstate what all of this means for the Migration Museum. Truly it feels like a once in a lifetime opportunity to deliver a cutting-edge, state-of-the-art Migration Museum, built to the museum's requirements, that is also financially secure and viable. A refurbished existing building, without the opportunity to create flexible, purpose-built spaces, would likely be more costly and unlikely to offer anything like the same opportunity to deliver the high-calibre museum to which we aspire. We are confident that the interest that the entire Ahluwalia family has expressed in actually enabling delivery of a Migration Museum that succeeds and is viable is genuine, and we welcome the news that Dominvs proposes to retain this development once completed. We know that Dominvs has experience of delivering significant projects, and an understanding of the tourist market, running hotels across the capital including the Hilton 'Lost Property' hotel by St Paul's in the City of London. The fact that Dominvs will be our landlords and neighbours, as well as our partners, inspires great confidence about the success of our joint project both now and in decades to come.

Over the past two years the Migration Museum has significantly developed its board to enhance its profile and incorporate an impressive array of skills. As Chair of both the Guardian Media Group and Oxfam GB, I bring significant experience in the media and not-for-profit sectors, and I have good knowledge of the cultural landscape as a trustee of English Heritage and former deputy Chair of the National Trust, and I, as well as others on the board, have significant commercial expertise. Our board contains leading historians Professor David Olusoga OBE and Professor Margot Finn; BBC broadcaster George Alagiah OBE; Eric Langham, founder of leading cultural consultancy Barker Langham with vast experience of planning for and delivering leading cultural attractions; Sarah Caplin, co-founder of Childline; Mohan Mansigani OBE, former CFO of Costa Coffee and Chairman of Bob and Berts, a chain of coffee shops; Ayesha Hameed, who leads on community engagement for the GLA; best-selling author Robert Winder; and Kuljit Dhillon head of strategy at the General Medical Council who has experience of working in government, including at the DCMS.

In addition, we are supported by nearly 150 distinguished friends - eminent people from all walks of life and across the political spectrum who support our aims and are frequently prepared to become practically involved with the work of the museum. I am confident that with our trustees, distinguished friends, talented executive team and in particular the bespoke support offered to us by Dominvs, we are capable of delivering a project on this scale. Enabling

support, of the type offered to us by Dominvs is, quite simply, critical to our ability to deliver the permanent Migration Museum successfully and we could not do so without it. The time is now right for there to be a permanent Migration Museum for Britain and we have momentum and the necessary partnerships to deliver it on our side. Delay could significantly damage our ability to deliver this project and, as I have already mentioned, it is extremely rare for an organisation like ours to have such an offer as is now on the table and nothing similar has presented itself to us since our inception over 10 years ago.

In response to the particular objections raised by the Lord Mayor and Councillors from Tower Ward in their letter of 15 December 2022, we would observe as follows:

- Whilst we understand that provision of office accommodation is a priority for the City, we note that this proposed development is within the demographically more mixed Eastern area, closely adjacent to significant residential communities for whom the museum will provide a particularly strong and relevant offer to support education, training and skills, within a few minutes' walk. We believe that the museum will present a strong offer for a more diversified use, population and visitor base for the City.
- Through varied and imaginative programming, the museum will deliver a significant cultural and educational programme that is highly accessible and free to enter, but also exhibits, performances and events that are tailored for a highly arts-engaged and high-spending clientele, including international business travellers and tourists for whom the museum's subject matter will have particularly strong resonance and appeal. We anticipate high demand from local businesses, including insurance companies, for corporate partnerships, training, team-building and venue hire.
- We trust that the museum supports the 'Destination City' vision in that it will attract new, younger and more diverse audiences into the City, whilst at the same time drawing international tourists and providing a powerful cultural, educational and training offer for local workers and residents. Given its location, a matter of minutes' walk away from a number of very high-profile tourist destinations, we would expect to be able to market the Migration Museum as a significant new addition to the City of London's cultural map.
- The proposal will help diversify the City's land use base, increasing its attractiveness to investors, visitors and businesses, positively varying the City's socioeconomic demographic. This accords with the City's London Recharged and Destination City objectives and reflects the City's Development Plan objectives for the Aldgate/Tower Area of Change.
- International students are a good fit conceptually for the museum (and indeed constitute up to 10% of the museum's current visitors and many of its volunteers and student placements) and are likely consumers of the museum's cultural and educational programmes, visitors to its shop and café and participants sharing their stories.

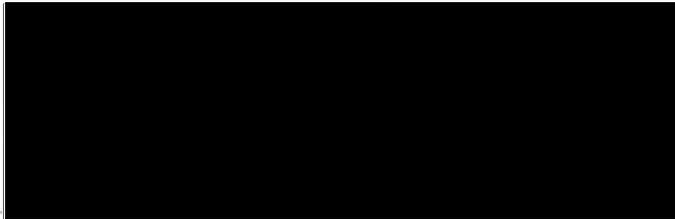
We hope that you will agree that the present planning application represents a unique opportunity to deliver a permanent Migration Museum in the City of London, enhancing the City's reputation as a cultural destination and reinforcing its history as a place where the world comes to do business. The new museum would be adjacent to the offices of the Portal Trust with whom we have many shared objectives.

Taking account of all of the above, I urge you to support this ambitious and exciting scheme that will deliver a ground-breaking new Migration Museum whose subject matter lies at the heart of national debates that could not be more relevant or important, at the same time shining a vivid spotlight on the City of London which will be its home.

I should welcome the opportunity to discuss this with you should be delighted to host you and any colleagues at our temporary home in Lewisham so that we can tell you more. Please let me know if there is a convenient time that would suit you to visit with the next couple of weeks.

I very much look forward to hearing from you.

Yours sincerely



Charles Gurassa, Chair of Migration Museum

Cc Chris Hayward (Chair of Policy and Resources Committee)  
Wendy Hyde (Chair of Culture, Heritage and Libraries Committee)  
Planning Applications Sub-Committee Members  
Tower Ward Members



Amy Williams  
Department Of Planning and Transportation  
City Of London Corporation  
PO BOX 270  
Guildhall  
London  
EC2P 2EJ

Dear Ms Williams,

Ref: 65 CRUTCHED FRIARS LONDON EC3 (APPLICATION REF 22/00882/FULMAJ)

I write on behalf of the EC Business Improvement District (the EC BID) this being the BID for the Tower Cluster area of the City of London, as officially launched in April 2022, to work with and for the long term benefit of occupiers in the area in collaboration with the City of London Corporation.

Whilst the subject site falls out-with the geographical footprint of the BID itself it does nevertheless fit into the hierarchy of buildings and physical spaces which all contribute to this part of the City; as such we see the redevelopment of the site as being a key part of the long term regeneration of the area.

As is widely recognised the consequences of COVID on the City of London have been particularly severe as the multiple lockdowns, coupled with numerous public transport strikes over recent months, have all impacted the commuting and working patterns in the area.

The advent of a curtailed working week - the Tuesday, Wednesday and Thursday phenomenon - has seen a major downturn in the fortunes of many of the independent F&B businesses throughout the area. When the impact of energy price inflation is added to this equation we expect further stress throughout 2023 as the hybrid working patterns which have emerged since COVID look set to perpetuate.

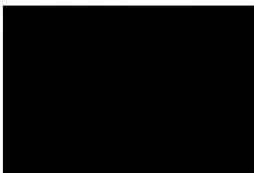
For this reason we are pleased to see the proposed mix of uses for the subject site which we believe if approved will play an integral part in the redefinition of the City of London. This will build upon the emerging diversification of the immediate area which already benefits from a significant number of hotels which serve both the business community and the major tourist attractions at the Tower of London and Tower Bridge. A broadening of the area's population mix to build upon other emerging education related projects of this ilk is a great positive for the area.

Evidently both the weekday and weekend populations of the area could be significantly increased by the proposed development with consequential benefits in increased business opportunity for the local eco-system; the incorporation of the supporting cultural facility of the proposed Migration Museum and indeed the proposed pocket park feature can only reinforce this trend to diversify.

Overall we see that the proposed development can form a key element in supporting the City Corporation's Destination City Initiative to make the City a more attractive and diverse place to work, live, learn and visit.

We are therefore pleased to offer our support for the proposed scheme.

Yours sincerely,



Andrew J Reynolds  
Chair

**Eastern City Business Improvement District**  
EC BID, 15 Bishopsgate, London EC2N 3AR

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W





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Patron HRH The Duchess of Cambridge

By email: Jessica Robinson, Principal Planning Officer at the City of London Corporation  
[jessica.robinson@cityoflondon.gov.uk](mailto:jessica.robinson@cityoflondon.gov.uk)

2 February 2023

Dear Jessica Robinson,

**Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)**

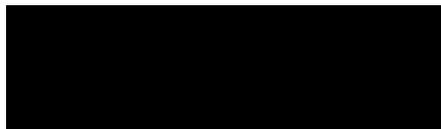
I am writing in support of the above application for planning consent that will afford the Migration Museum the opportunity it deserves to establish a long-overdue permanent home. I am a long-term friend and supporter of the Migration Museum and I strongly support their vision and mission to deliver a permanent institution that foregrounds the rich and complex story of migration that is such an important part of who we are, where we have come from, and where we are going. We need an institution like the Migration Museum to provide a lively, accessible and welcoming context for conversations about migration that can be so heated and polarising, and where a wide range of people can feel that they are represented and belong. I have seen at first hand the quality of the museum's exhibitions, their compelling and thoughtful events (including a competition that I judged for young people to actually design a museum exhibit) and their innovative approach to public engagement attracting audiences new to and unusual for museums. The Migration Museum is an energetic and inspiring organisation and I know that they will bring their committed and fresh approach to all they do in their permanent home.

As Director of the forthcoming V&A East I have a strong personal commitment to making collections accessible, engaging young people and building creative skills that enable people to flourish. Much of our work in developing V&A East chimes with the values and aspirations of the Migration Museum and I can imagine many ways in our organisations will be able to work together, particularly in engaging East London communities in creative new ways. I believe that the Migration Museum would be an asset to the City's cultural offer, as well as to London and the nation. I know that the Migration Museum's team is highly collaborative and will welcome partnerships and co-delivery across a wide range of cultural and community organisations.

As stated in the letter from the museum's trustees, opportunities like the present for cultural organisations are extremely rare and it is testament to the Migration Museum's tenacity, skill and expertise that they now have a realistic, viable option on the table. I wholeheartedly support this application and look forward to continuing my support and collaboration with the Migration Museum long into the future.

Yours sincerely,

Gus



**Dr Gus Casely-Hayford, Director of V&A East, Professor of Practice, SOAS, University of London**

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Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
London EC2P 2EJ

3<sup>rd</sup> February 2023

Dear Jessica

**Re: Development Proposals at 65 Crutched Friars, City of London, EC3N 2ES (application ref: 22/00882/FULMAJ)**

I am writing in my capacity as Director of Development at Derwent London to support the above application. In my view the Migration Museum is an inspiring organisation, and a permanent Migration Museum will be a valuable and long-overdue addition to Britain's cultural map in the heart of the City which could not be more a resonant or appropriate place for it

I have taken a long-term interest in the Migration Museum and can attest to the high quality of their exhibitions and events and the importance of their wide-ranging education programme for schools and other learners. I have been particularly impressed by their value as a place-maker for local communities, driving local well-being, participation, inclusion and pride in the local area, and their role as a stimulus both for skills-building driving pathways into the creative industries and also as a resonant backdrop for corporate DEI training. I anticipate that business and residential tenants in Derwent London properties close to Fenchurch Street are likely to engage with the museum for entertainment, education, training and skills.

I was proud to play an important role in supporting the museum's search for a permanent home and advising on the planning and property processes and anticipate continuing to support the museum in this way for many years to come.

The Migration Museum now has a game-changing once in a lifetime opportunity to create a permanent museum that is both deliverable and viable in the City thanks to support from Dominvs founder Sukhpal Ahluwalia who was a refugee to Britain, with a remarkable story of his own. From my own experience, I am aware that opportunities such as this come along only rarely, and I urge the Planning Sub-Committee to approve this application.

Yours sincerely

  
Richard Baldwin  
**Director of Development**

Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
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8 February 2023

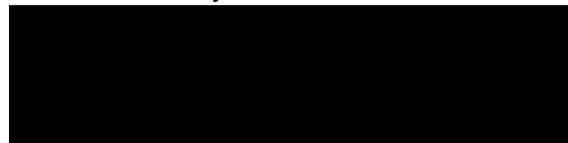
Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES  
(application ref: 22/00882/FULMAJ)**

I am writing in strong support of the above proposals. I have known the team at the Migration Museum for many years and have been impressed by the progress they have made from very small beginnings to now delivering a vibrant cultural offer in the heart of Lewisham Shopping Centre. As near neighbours our two institutions have much in common and we have worked together on shared exhibits, expertise and learning. The Horniman (currently the Art Fund Museum of the Year) has also been involved since inception as a founding partner of the museum's Migration Network that successfully links hundreds of organisations across the UK to bring out and share best practice in migration story-telling nationwide.

Telling migration stories has been a long-term personal passion of mine, and I curated what was at the time a ground-breaking exhibition about migration in the Capital three decades ago in 1993 at the Museum of London where I was then Head of the Department of Early London History and Collections. I believe that it is high time that we recognised the central importance of migration in all our lives and I cannot think of a more appropriate or exciting location for a permanent Migration Museum to celebrate this story than in the heart of the City of London where so many of those stories have their origins. I welcome the museum's innovative plan to complement the London site with pop-ups in shopping centres nationally and look forward to continuing to work in partnership for many years to come.

Yours sincerely



Dr Nick Merriman  
Chief Executive and Content Director





Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
London EC2P 2EJ

10 February 2023

Dear Ms Robinson,

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)**

I am writing to confirm the Museum of London's support for The Migration Museum relocating to the City of London.

I have known about the Migration Museum for many years and have watched their progress from small pop-ups and collaborations to now delivering a vibrant cultural offer in the heart of Lewisham Shopping Centre. Many of my colleagues at the Museum of London have worked with the Migration Museum on several projects and we have been impressed by their approach to authentic storytelling and public engagement which sees them welcoming a wide range of audiences who are new for museums.

This important story and this great organisation will make a valuable contribution to the City as a destination and as a superb facility for learning.

We hope that the vision and plans will be realised enabling the story of migration which is the essential story of London to be expressed.

Sincerely,



Sharon Ament  
Director, Museum of London

# Professor Philippe Sands KC

10 February, 2023

Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
London EC2P 2EJ

Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES  
(application ref: 22/00882/FULMAJ)**

- I have been a supporter and friend of the Migration Museum for many years. Indeed, I spoke at the museum's very first event back in 2013 about my research into my legal hero, an immigrant to Britain named Hersch Lauterpacht, who played a key role in prosecuting the Nazis at Nuremberg and who later became the subject of my best-selling book East West Street.
- I believe the Migration Museum is a genuinely important institution for Britain and I support it unreservedly. The museum will make a vital contribution, reminding us of the richness and diversity of our country, and of a world in constant flux and movement, with all the benefits, challenges and risks posed. It seems to me that this opportunity to create a permanent Migration Museum is truly a one-off, which should be embraced as delivering a tremendously positive addition to the City of London's cultural offer, as well as supporting the City's commitment to increasing and diversifying footfall and relevance for a broad range of people. Really
- I strongly support this application for planning consent.

Yours sincerely

**11KBW**

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SIR LLOYD DORFMAN CVO CBE

Jessica Robinson  
Principal Planning Officer  
City of London Corporation  
Guildhall  
London EC2P 2EJ

9 February 2023

*By Email & Post*

Dear Ms Robinson,

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)**

I am writing in strong support of the above planning application. It offers a truly unique opportunity for the Migration Museum to establish what I passionately believe is a much overdue and vital cultural institution for this country – an institution to educate and celebrate the pivotal role that migration has played in its history. The home for that institution should absolutely be in the City of London.

I have been following the progress of the Migration Museum over a number of years and have supported them both financially as well as in an advisory capacity.

As someone of Jewish immigrant descent, I also have a personal interest in seeing Britain's migration story told. Furthermore, as a strong supporter of the arts, I believe the Migration Museum will make a significant addition to the City's cultural offering - drawing in new daytime and evening visitors, adding vibrancy and diversifying footfall. I own two office properties very close to this proposed development - in Lloyd's Avenue and Throgmorton Street - and believe the Migration Museum will also play an invaluable role in supporting diversity, equality and inclusion training for workers in and around the area at a time when awareness of such issues could not be more pressing or important.

I know some of the trustees of the Migration Museum well and have also been impressed by the museum's executive team and what they have achieved to-date in building this ground-breaking institution from scratch and without a permanent home. The support now offered to deliver the Migration Museum from Sukhpal Ahluwalia and Dominvs Group is remarkable and effectively means that this permanent home can now be both delivered and sustained.

I strongly urge the Planning Sub-Committee to support this application which, if granted, will provide the City of London with a ground-breaking and exciting major new cultural destination. It will embody a story of both national and global significance. It will also attract visitors from near and far at a time when the City of London needs to do everything it can to revitalise activity after the pandemic.

Kind regards.

Yours sincerely,

  
Sir Lloyd Dorfman CVO CBE

IQBAL WAHHAB OBE

59 Ling's Coppice, London SE21 8SX

 07501729452

Jessica Robinson

Principal Planning Officer

City of London Corporation

Guildhall

London EC2P 2EJ

February 12, 2023

Dear Ms Robinson

**Re: Development Proposals at 65 Crutched Friars, City of London EC2N 2ES (application ref: 22/00882/FULMAJ)**

I am the founder of London restaurants The Cinnamon Club and Roast and a former High Sherriff of Greater London.

I have been a supporter and contributor to the Migration Museum's creative output for many years. I have also taken a particular interest in the museum's search for a permanent home including the possibility that this might incorporate a destination curated restaurant or cafe based on the extremely rich variety of food now available in Britain largely as the result of migration.

The prospect of the museum finding a permanent home at 65 Crutched Friars is a very exciting one. The City has been an incubator of so many successful careers for migrants over time and so the location is in many ways perfect place to not just celebrate the achievements of many who have made Britain their home and contribute to its strength, but also to act as a place of inspiration for more recent migrants and allow The City to be even more of a beacon of inclusion.

I wholeheartedly support this planning application on the basis that the Migration Museum is a really important institution that deserves a permanent home and it seems the partnership with Dominvs is a realistic way to make sure that it is actually delivered in viable fashion.

Yours sincerely

