

BY HAND

City of London Council  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

14 December 2022

Dear Sirs

**PLANNING APPLICATION REFERENCE 22/01155/FULEIA  
83-87 GRACECHURCH STREET (KNOWN AS 85 GRACECHURCH STREET)**

With regards to the above planning application, I write as owner of the residential property, Flat B, 4 Bull's Head Passage. I have owned the property for 10 years and as a long-standing owner and resident of Leadenhall Market am deeply concerned about the proposed development and its impact on my property and that of my neighbours at Flats A and C at 4 Bull's Head Passage. The proposed development is likely to have a serious impact on our health, wellbeing and lives and as such I object to the development in the strongest possible terms.

**Summary**

I have set out a fuller explanation below but in summary I **object to the proposals** on the following grounds:

- I am the owner of a residential property which is immediately adjacent to the proposed site of demolition and construction of a 32 storey building. The demolition and construction programme lasting at least three years will have a serious impact on my wellbeing and mental and physical health and that of my neighbours and the impacts may be so unbearable as to render our properties uninhabitable;
- The proposed development will have a shared party wall with the flats at 4 Bull's Head Passage blocking the windows, light and ventilation to one side of our properties, changing their nature and character drastically and no consideration has been given by the owners of the site or their advisers to the impact of this on me or my neighbours;
- The financial value, character and saleability of my property and that of my neighbours is likely to be severely impaired by a development of this scale just feet away;
- The owner of the site and their advisers have made no material attempt to address these concerns and the plans submitted (most notably the Health Impact Assessment) do not even acknowledge the existence of residential neighbours to the site or give due consideration to the impact of the development on residents at 4 Bull's Head Passage. I consider it likely that the authors of the Health Impact Assessment were not aware of the proximity of residential neighbours to the construction site and the Health Impact Assessment is therefore inadequate.

**Background**

By way of background, I have owned Flat X for approximately 10 years. I purchased the property because of its unique historic and characterful location at Leadenhall Market and because the

property itself is historic in character, enjoying traditional brick construction, open fireplaces and original and characterful windows. My fellow neighbours at Flats A and C also bought their properties at similar times and we have enjoyed the benefits of our unique location. Alongside the freeholder for 4 Bull's Head Passage, we have continued to invest in the preservation and character of our properties through an annual and periodic maintenance programme to ensure that the character and value of our residential properties are preserved.

#### **Engagement with owners of the site and proposed party wall with 85 Gracechurch Street**

We recently became aware of the proposed development at 85 Gracechurch which, in simple terms, seeks to demolish the existing building and construct a 32 storey building (with basement floors) just a few feet away from our flats. Furthermore, the proposed new building seeks to share a party wall with our properties which would totally eliminate the windows, light and ventilation from one side of our building, affecting three rooms in my property.

Despite the proximity and proposed party wall with our property, we were not contacted directly by the owners of 85 Gracechurch Street, Hertshten Properties (the Owner), and instead were forced to seek to join the public consultation exercise. Upon realising we had done so, we were then invited by the advisers (the Advisers) to the Owner to a private meeting (on 13 October) at which I (together with my neighbours from Flats X and X) explained more about our properties and raised our immediate concerns. Specifically, on hearing that the proposals included a party wall with 4 Bull's Head Passage, we immediately explained that the wall concerned includes both windows and ventilation for bathrooms and utility rooms/space in all three properties.

Whilst the Advisers have been courteous throughout, there has been no attempt to address the concerns we raised in the call on 13 October despite the passage of two months. In a further call on 12 December, the Advisers explained the boundary issues in more detail to me and my neighbours, but in doing this simply confirmed the plans for the party wall without offering any further explanation or proposals as regards the fact that this will block an entire wall of our properties from windows, light and ventilation. In this call we again raised the same concerns as previously about the impact of the demolition and construction on our lives, health and wellbeing as residential owners and again no further explanation was offered other than to say a detailed Construction Management Plan would be drawn up to mitigate the impacts. I have set out below why this gives me grave cause for concern.

#### **Health Impacts on residents**

Before even considering the impact of the finished building on my own and my neighbours' properties, I have grave concerns about the demolition and construction process and the detrimental impact it will have on the quality of life in the flats at 4 Bull's Head Passage. It is virtually impossible to see how the demolition and construction of a 32 storey building just feet away from the flats will not render them extremely difficult to live in, possibly even uninhabitable. According to the Advisers, the demolition, groundworks and then construction programme is likely to take in the order of three to four years, during which time residents of the flats at 4 Bull's Head Passage would be expected to have to endure some or all of the following issues and possibly others:

- Extensive noise pollution
- Vibration and drilling effect
- Dust, air pollution and poor air quality
- Wind effects
- Construction traffic and its associated polluting effects (noise and air)

- Noise nuisance from generators and site works
- Cranes, high work, debris and falling risks
- Working at anti-social hours
- Inability to open our windows or properly ventilate our properties
- Lack of privacy and potential overlooking of our properties during site works
- Increased security risks during site works
- Risk of cracking and vibration damage to the interior of our properties such as plasterwork

The combined effect of the above over a sustained period is likely to have a serious impact on the mental and physical health of myself and residents of the flats at 4 Bull's Head Passage. Impacts are likely to include:

- Disturbed sleep/sleeplessness
- Stress
- Anxiety
- Poor mental health
- Reduced/restricted light with associated health effects
- Breathing problems through poor air quality/reduced ventilation
- Reduced privacy
- Fear of injury
- Inability to walk or exercise in the environs of our property

#### **Inadequate Health Impact Assessment**

In particular, it is noted that the Health Impact Assessment (Environmental Statement 3, Appendix: Health) addresses at Page 29 the question *'Does the proposal minimise the construction impacts for those living or working in the area?'* for which the assessment is 'neutral'.

This statement does not address the fact that the construction site is adjacent/attached to three residential properties and gives no consideration to the impact on us as residents. Anyone who was aware that there were residential neighbours at 4 Bulls Head Passage could not reasonably have concluded that the impact of the construction on such neighbours would be "neutral". I am therefore extremely concerned that the authors of the report were not aware of the proximity of residential neighbours and as a result their report cannot be considered adequate.

There is no detailed Construction Environmental Management Plan or Dust Management Plan which addresses these issues for us as residents which was confirmed by the Advisers in a call with me and my neighbours on 12 December. This is not acceptable and gives us serious cause for concern over our mental and physical health.

Furthermore at page 15 of the Health Impact Assessment at the question *'Has engagement been carried out with the local community and voluntary sector?'* the response is described as 'positive' and yet no mention is made of engagement with myself and my neighbours as residents. Again, it seems highly likely that the authors of the report were not aware of the existence of residential neighbours or it is otherwise difficult to see how a 'positive' assessment could have been arrived at, especially in the light of the concerns raised with the Advisers.

#### **Financial Impact**

Whilst my primary concern is for my health, wellbeing and enjoyment of life at 4 Bull's Head Passage, it is undoubtedly the case that the proposed development will also have serious financial implications on my property and that of my neighbours. These are unquantifiable given that our

properties occupy such a unique and historic site and there are no comparable properties in the City (e.g. unlike the Barbican where there are numerous similar properties). However, it is highly likely that the value and saleability of our properties will be impaired for a significant period and possibly permanently so.

As residential owners we have been invested in Leadenhall Market for a significant period of time and due consideration has not been given to our position by the Owner and the City of London.

#### **Summary**

As noted above, I **object to the proposals** on the grounds set out.

I look forward to receiving details of future consultation on the proposed development which should be sent to me at my correspondence address above and by email at [REDACTED]

Yours faithfully

A large black rectangular redaction box covering the signature area.

Miss E J Baylis

By HAND

City of London Council  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

14 December 2022

Dear Sirs

**PLANNING APPLICATION REFERENCE 22/01155/FULEIA  
83-87 GRACECHURCH STREET (KNOWN AS 85 GRACECHURCH STREET)**

With regards to the above planning application, I write as owner of the residential property, Flat A, 4 Bull's Head Passage. I have owned the property for 8 years and as a long-standing owner and resident of Leadenhall Market I'm deeply concerned about the proposed development and its impact on my property and that of my neighbours at Flats B and C at 4 Bull's Head Passage. The proposed development is likely to have a serious impact on our health, wellbeing, and lives and as such I object to the development in the strongest possible terms.

**Summary**

I have set out a fuller explanation below but in summary I object to the proposals on the following grounds:

- I am the owner of a residential property which is immediately adjacent to the proposed site of demolition and construction of a 32 storey building. The demolition and construction programme lasting at least three years will have a serious impact on my wellbeing and mental and physical health and that of my neighbours and the impacts may be so unbearable as to render our properties uninhabitable;
- The proposed development will have a shared party wall with the flats at 4 Bull's Head Passage blocking the windows, light and ventilation to one side of our properties, changing their nature and character drastically and no consideration has been given by the owners of the site or their advisers to the impact of this on me or my neighbours;
- The financial value, character and saleability of my property and that of my neighbours is likely to be severely impaired by a development of this scale just feet away;
- The owner of the site and their advisers have made no material attempt to address these concerns and the plans submitted (most notably the Health Impact Assessment) do not even acknowledge the existence of residential neighbours to the site or give due consideration to the impact of the development on residents at 4 Bull's Head Passage. I consider it likely that the authors of the Health Impact Assessment were not aware of the proximity of residential neighbours to the construction site and the Health Impact Assessment is therefore inadequate.

**Background**

By way of background, I have owned Flat A for approximately 8 years. I purchased the property because of its unique historic and characterful location at Leadenhall Market and because the property itself is historic in character, enjoying traditional brick construction, open fireplaces and original and characterful windows. My fellow neighbours at Flats B and C also bought their properties at similar times and we have enjoyed the benefits of our unique location. Alongside the freeholder for 4 Bull's Head Passage, we have continued to invest in the preservation and character

of our properties through an annual and periodic maintenance programme to ensure that the character and value of our residential properties are preserved.

#### **Engagement with owners of the site and proposed party wall with 85 Gracechurch Street**

We recently became aware of the proposed development at 85 Gracechurch which, in simple terms, seeks to demolish the existing building and construct a 32 storey building (with basement floors) just a few feet away from our flats. Furthermore, the proposed new building seeks to share a party wall with our properties which would totally eliminate the windows, light and ventilation from one side of our building, affecting three rooms in my property.

Despite the proximity and proposed party wall with our property, we were not contacted directly by the owners of 85 Gracechurch Street, Hertshten Properties (the Owner), and instead were forced to seek to join the public consultation exercise. Upon realising we had done so, we were then invited by the advisers (the Advisers) to the Owner to a private meeting (on 13 October) at which I (together with my neighbours from Flats B and C) explained more about our properties and raised our immediate concerns. Specifically, on hearing that the proposals included a party wall with 4 Bull's Head Passage, we immediately explained that the wall concerned includes both windows and ventilation for bathrooms and utility rooms/space in all three properties.

Whilst the Advisers have been courteous throughout, there has been no attempt to address the concerns we raised in the call on 13 October despite the passage of two months. In a further call on 12 December, the Advisers explained the boundary issues in more detail to me and my neighbours, but in doing this simply confirmed the plans for the party wall without offering any further explanation or proposals as regards the fact that this will block an entire wall of our properties from windows, light and ventilation. In this call we again raised the same concerns as previously about the impact of the demolition and construction on our lives, health and wellbeing as residential owners and again no further explanation was offered other than to say a detailed Construction Management Plan would be drawn up to mitigate the impacts. I have set out below why this gives me grave cause for concern.

#### **Health Impacts on residents**

Before even considering the impact of the finished building on my own and my neighbours' properties, I have grave concerns about the demolition and construction process and the detrimental impact it will have on the quality of life in the flats at 4 Bull's Head Passage. It is virtually impossible to see how the demolition and construction of a 32 storey building just feet away from the flats will not render them extremely difficult to live in, possibly even uninhabitable. According to the Advisers, the demolition, groundworks and then construction programme is likely to take in the order of three to four years, during which time residents of the flats at 4 Bull's Head Passage would be expected to have to endure some or all of the following issues and possibly others:

- Extensive noise pollution
- Vibration and drilling effect
- Dust, air pollution and poor air quality
- Wind effects
- Construction traffic and its associated polluting effects (noise and air)
- Noise nuisance from generators and site works
- Cranes, high work, debris and falling risks
- Working at anti-social hours
- Inability to open our windows or properly ventilate our properties
- Lack of privacy and potential overlooking of our properties during site works
- Increased security risks during site works
- Risk of cracking and vibration damage to the interior of our properties such as plasterwork

The combined effect of the above over a sustained period is likely to have a serious impact on the mental and physical health of myself and residents of the flats at 4 Bull's Head Passage. Impacts are likely to include:

- Disturbed sleep/sleeplessness
- Stress
- Anxiety
- Poor mental health
- Reduced/restricted light with associated health effects
- Breathing problems through poor air quality/reduced ventilation
- Reduced privacy
- Fear of injury
- Inability to walk or exercise in the environs of our property

#### **Inadequate Health Impact Assessment**

In particular, it is noted that the Health Impact Assessment (Environmental Statement 3, Appendix: Health) addresses at Page 29 the question *'Does the proposal minimise the construction impacts for those living or working in the area?'* for which the assessment is 'neutral'.

This statement does not address the fact that the construction site is adjacent/attached to three residential properties and gives no consideration to the impact on us as residents. Anyone who was aware that there were residential neighbours at 4 Bulls Head Passage could not reasonably have concluded that the impact of the construction on such neighbours would be "neutral". I am therefore extremely concerned that the authors of the report were not aware of the proximity of residential neighbours and as a result their report cannot be considered adequate.

There is no detailed Construction Environmental Management Plan or Dust Management Plan which addresses these issues for us as residents which was confirmed by the Advisers in a call with me and my neighbours on 12 December. This is not acceptable and gives us serious cause for concern over our mental and physical health.

Furthermore at page 15 of the Health Impact Assessment at the question *'Has engagement been carried out with the local community and voluntary sector?'* the response is described as 'positive' and yet no mention is made of engagement with myself and my neighbours as residents. Again, it seems highly likely that the authors of the report were not aware of the existence of residential neighbours or it is otherwise difficult to see how a 'positive' assessment could have been arrived at, especially in the light of the concerns raised with the Advisers.

#### **Financial Impact**

Whilst my primary concern is for my health, wellbeing and enjoyment of life at 4 Bull's Head Passage, it is undoubtedly the case that the proposed development will also have serious financial implications on my property and that of my neighbours. These are unquantifiable given that our properties occupy such a unique and historic site and there are no comparable properties in the City (e.g. unlike the Barbican where there are numerous similar properties). However, it is highly likely that the value and saleability of our properties will be impaired for a significant period and possibly permanently so.

As residential owners we have been invested in Leadenhall Market for a significant period of time and due consideration has not been given to our position by the Owner and the City of London.

#### **Summary**

As noted above, I object to the proposals on the grounds set out.

I look forward to receiving details of future consultation on the proposed development which should be sent to me at my correspondence address above and by email at [REDACTED]

Yours faithfully,

[REDACTED]

Mann Vergan

[REDACTED]



BY HAND

City of London Council  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

14 December 2022

Dear Sirs

**PLANNING APPLICATION REFERENCE 22/01155/FULEIA  
83-87 GRACECHURCH STREET (KNOWN AS 85 GRACECHURCH STREET)**

With regards to the above planning application, I write as owner of the residential property, Flat C, 4 Bull's Head Passage. I have owned the property for nearly 10 years and as a long-standing owner and resident of Leadenhall Market am deeply concerned about the proposed development and its impact on my property and that of my neighbours at Flats A and B at 4 Bull's Head Passage. The proposed development is likely to have a serious impact on our health, wellbeing and lives and as such I object to the development in the strongest possible terms.

**Summary**

I have set out a fuller explanation below but in summary I **object to the proposals** on the following grounds:

- I am the owner of a residential property which is immediately adjacent to the proposed site of demolition and construction of a 32 storey building. The demolition and construction programme lasting at least three years will have a serious impact on my wellbeing and mental and physical health and that of my neighbours and the impacts may be so unbearable as to render our properties uninhabitable;
- The proposed development will have a shared party wall with the flats at 4 Bull's Head Passage blocking the windows, light and ventilation to one side of our properties, changing their nature and character drastically and no consideration has been given by the owners of the site or their advisers to the impact of this on me or my neighbours;
- The financial value, character and saleability of my property and that of my neighbours is likely to be severely impaired by a development of this scale just feet away;
- The owner of the site and their advisers have made no material attempt to address these concerns and the plans submitted (most notably the Health Impact Assessment) do not even acknowledge the existence of residential neighbours to the site or give due consideration to the impact of the development on residents at 4 Bull's Head Passage. I consider it likely that the authors of the Health Impact Assessment were not aware of the proximity of residential neighbours to the construction site and the Health Impact Assessment is therefore inadequate.

## **Background**

By way of background, I have owned Flat C for approaching 10 years. I purchased the property because of its unique historic and characterful location at Leadenhall Market and because the property itself is historic in character, enjoying traditional brick construction, open fireplaces and original and characterful windows. My fellow neighbours at Flats A and B also bought their properties at similar times and we have enjoyed the benefits of our unique location. Alongside the freeholder for 4 Bull's Head Passage, we have continued to invest in the preservation and character of our properties through an annual and periodic maintenance programme to ensure that the character and value of our residential properties are preserved.

## **Engagement with owners of the site and proposed party wall with 85 Gracechurch Street**

We recently became aware of the proposed development at 85 Gracechurch which, in simple terms, seeks to demolish the existing building and construct a 32 storey building (with basement floors) just a few feet away from our flats. Furthermore, the proposed new building seeks to share a party wall with our properties which would totally eliminate the windows, light and ventilation from one side of our building, affecting four rooms in my property. My view into the current void would be bricked over, greatly reducing light into my living room, and generally making my apartment feel more enclosed.

Despite the proximity and proposed party wall with our property, we were not contacted directly by the owners of 85 Gracechurch Street, Hertshten Properties (the Owner), and instead were forced to seek to join the public consultation exercise. Upon realising we had done so, we were then invited by the advisers (the Advisers) to the Owner to a private meeting (on 13 October) at which I (together with my neighbours from Flats A and B) explained more about our properties and raised our immediate concerns. Specifically, on hearing that the proposals included a party wall with 4 Bull's Head Passage, we immediately explained that the wall concerned includes both windows and ventilation for bathrooms and utility rooms/space in all three properties.

Whilst the Advisers have been courteous throughout, there has been no attempt to address the concerns we raised in the call on 13 October despite the passage of two months. In a further call on 12 December, the Advisers explained the boundary issues in more detail to me and my neighbours, but in doing this simply confirmed the plans for the party wall without offering any further explanation or proposals as regards the fact that this will block an entire wall of our properties from windows, light and ventilation. In this call we again raised the same concerns as previously about the impact of the demolition and construction on our lives, health and wellbeing as residential owners and again no further explanation was offered other than to say a detailed Construction Management Plan would be drawn up to mitigate the impacts. I have set out below why this gives me grave cause for concern.

## **Health impacts on residents**

Before even considering the impact of the finished building on my own and my neighbours' properties, I have grave concerns about the demolition and construction process and the detrimental impact it will have on the quality of life in the flats at 4 Bull's Head Passage. It is virtually impossible to see how the demolition and construction of a 32 storey building just feet away from the flats will not render them extremely difficult to live in, possibly even uninhabitable. According to the Advisers,

the demolition, groundworks and then construction programme is likely to take in the order of three to four years, during which time residents of the flats at 4 Bull's Head Passage would be expected to have to endure some or all of the following issues and possibly others:

- Extensive noise pollution
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- Wind effects
- Construction traffic and its associated polluting effects (noise and air)
- Noise nuisance from generators and site works
- Cranes, high work, debris and falling risks
- Working at anti-social hours
- Inability to open our windows or properly ventilate our properties
- Lack of privacy and potential overlooking of our properties during site works
- Increased security risks during site works
- Risk of cracking and vibration damage to the interior of our properties such as plasterwork

The combined effect of the above over a sustained period is likely to have a serious impact on the mental and physical health of myself and residents of the flats at 4 Bull's Head Passage. Impacts are likely to include:

- Disturbed sleep/sleeplessness
- Stress
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- Fear of injury
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#### **Inadequate Health Impact Assessment**

In particular, it is noted that the Health Impact Assessment (Environmental Statement 3, Appendix: Health) addresses at Page 29 the question *'Does the proposal minimise the construction impacts for those living or working in the area?'* for which the assessment is 'neutral'.

This statement does not address the fact that the construction site is adjacent/attached to three residential properties and gives no consideration to the impact on us as residents. Anyone who was aware that there were residential neighbours at 4 Bulls Head Passage could not reasonably have concluded that the impact of the construction on such neighbours would be "neutral". I am therefore extremely concerned that the authors of the report were not aware of the proximity of residential neighbours and as a result their report cannot be considered adequate.

There is no detailed Construction Environmental Management Plan or Dust Management Plan which addresses these issues for us as residents which was confirmed by the Advisers in a call with me and my neighbours on 12 December. This is not acceptable and gives us serious cause for concern over our mental and physical health.

Furthermore at page 15 of the Health Impact Assessment at the question *'Has engagement been carried out with the local community and voluntary sector?'* the response is described as 'positive' and yet no mention is made of engagement with myself and my neighbours as residents. Again, it seems highly likely that the authors of the report were not aware of the existence of residential neighbours or it is otherwise difficult to see how a 'positive' assessment could have been arrived at, especially in the light of the concerns raised with the Advisers.

#### **Financial Impact**

Whilst my primary concern is for my health, wellbeing and enjoyment of life at 4 Bull's Head Passage, it is undoubtedly the case that the proposed development will also have serious financial implications on my property and that of my neighbours. These are unquantifiable given that our properties occupy such a unique and historic site and there are no comparable properties in the City (e.g. unlike the Barbican where there are numerous similar properties). However, it is highly likely that the value and saleability of our properties will be impaired for a significant period and possibly permanently so.

As residential owners we have been invested in Leadenhall Market for a significant period of time and due consideration has not been given to our position by the Owner and the City of London.

#### **Summary**



As noted above, I object to the proposals on the grounds set out.

I look forward to receiving details of future consultation on the proposed development which should be sent to me at my correspondence address above and by email at [REDACTED]

Yours faithfully,

[REDACTED]

William Ryan

**From:**   
**To:**   
**Subject:** 85 Gracechurch Street London EC3V 0AA - ref 22/01155/FULEIA  
**Date:** 17 December 2022 14:01:38

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THIS IS AN EXTERNAL EMAIL

For Attention of Kurt Gagen

We object to this application. We are residential occupiers ,at Jamaica Buildings St Michael's Alley,overlooking the graveyard of St Michael's Church.

This development would affect our daylight even more directly than other developments both existing and under development.

These include the adjacent development at One Leadenhall.

In addition we are concerned that another substantial development within this dense grouping on Gracechurch Street and the 'Eastern Cluster'

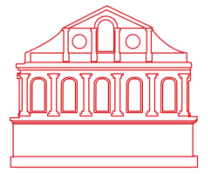
will put further strain on the utilities and facilities in the immediate area resulting in further digging up of the roads and resultant disturbance together with air pollution.

For the last two years we have suffered from the City of London permitting 24 hour working at 8 Bishopsgate . The contractor has repeatedly failed to meet noise limitations giving us sleepless nights. The COL seems unable to impose penalties or withdraw the permission. This development at 85 Gracechurch Street is even closer.

Kind regards  
Peter Rose

# The Parochial Church Council of St Peter upon Cornhill

c/o St Helen's Church Office, Great St Helen's, London, EC3A 6AT



FAO Kurt Gagen  
City of London Corporation  
The Environment Department  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

12 January 2023

**RE: Comments on Planning Application: 22/01155/FULEIA**  
**85 Gracechurch Street**

I am writing on behalf of The PCC of St Peter upon Cornhill (PCC) with regards to the proposals for a development at 85 Gracechurch St. We consider ourselves to be a city positive organisation whereby we welcome new developments in the area where we seek to exercise our mission as a church.

We note from the application that we are a key affected neighbour. Having reviewed the material submitted with the planning application we have certain reservations with regards to the impact on our assets and activities. We plan to submit a written representation on the application in due course, but at this time we continue to review the material submitted with the planning application. We will be referring any initial queries to our consultants and the applicant's Community Stakeholder team, whom we intend to meet on Friday 13 January, before submitting such a representation.

Given the complexity of the proposed scheme, it is unlikely that we will have answers to all our questions and comments before the culmination of the Statutory Consultation Period.

For the reasons set out above and pending further information and assessment of the impacts of the development, we may wish to register an objection. We would be grateful if this letter could be recorded setting out our interim position before full representations are made. We are hopeful we can have constructive discussions with the developer's consultants, and this will help inform a more detailed response in due course.

Please would you confirm that you will be prepared to receive further comments from the PCC in the coming weeks. In the meantime, please do not hesitate to contact me should you have any queries regarding the PCC's position. This letter is sent without prejudice to the church's property rights and interests, which are expressly reserved.

Yours sincerely,



Jason Barrington  
Operations Manager





Kurt Gagen  
City of London Corporation  
Department of Planning and Transportation  
PO Box 270, Guildhall  
London  
EC2P 2EJ

16 January 2023

Dear Mr Gagen,

**Museum of London and the 85 Gracechurch Street project (ref. 22/01155/FULEIA)**

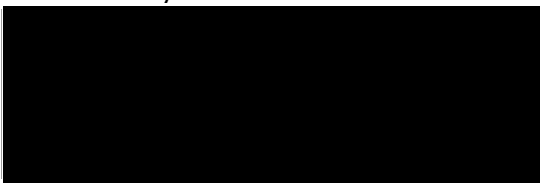
The Museum of London is was pleased to be contacted earlier this year by Shaw Corporation, on behalf of Hertshten Properties Ltd, about the planned redevelopment of the 85 Gracechurch Street site. We have since been engaged in a detailed and positive dialogue regarding the opportunity to partner with them on the proposed Cultural Plan for this site.

This partnership will be built around the proposed cultural offer at 85 Gracechurch Street, including a significant space on Level 05 dedicated to a 'Heritage Garden', which will provide a publicly accessible outdoor garden space and a heritage walkway, with open views across the intricate and stunning rooftops of the Leadenhall Market. Additionally, this new space will offer opportunity to celebrate the historical significance of the site, which was once home to the Roman Forum, through the potential display of finds from the archaeological investigations of the project, as well as the use of Virtual/Augmented Reality to allow visitors the opportunity to experience the site as it once was.

In our view, the benefits of such a partnership to the museum's audiences and the wider public, in both the short and long term, are very exciting. We are enthusiastic about, and supportive of, the 85 Gracechurch Street Cultural Plan, and the contribution it would make to the immediate neighbourhood around our future home in West Smithfield, and to the wider Culture Mile.

We look forward to continuing this conversation and working with Shaw Corporation, Hertshten Properties Ltd, and our close partners in the City of London.

Yours sincerely



**Douglas Gilmore**  
**Managing Director Docklands.**  
**Director, Museum of London (Trading) Limited**

cc. Kat Stobbs, Senior Development Manager, Museum of London

# BEAUGEMS

*Since 1949*

Mr Kurt Gagen  
City of London Corporation  
Department of Planning & Transportation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

19th January 2023

Dear Mr Gagen,

**85 Gracechurch Street, London, EC3V 0AA – Planning Reference: 22/01155/FULEIA**

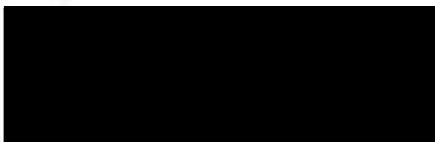
I am writing on behalf of Beau Gems in support of the planning application for the redevelopment of 85 Gracechurch Street.

As a trader in Leadenhall Market, we believe the proposals will help to create a complementary 7-day-a-week destination in the City of London that will benefit businesses in the Market, and surrounding area, by bringing a new and more diverse footfall to the area throughout the week and into the weekends. We have also been reassured that the curated offer in the proposed public hall will complement and not seek to compete with Leadenhall Market. We believe the additional space that the public hall will provide will complement Leadenhall Market by providing opportunities for complementary public uses and events.

More widely, the proposals for the new public hall and subsequent routes through the site, will strengthen the area's appeal and increase activity in and around Leadenhall Market. I also consider the introduction of the proposed cultural uses at the proposed fifth floor level, particularly in partnership with the Museum of London, will help to celebrate the area's heritage, broaden the diversity of visitors to the area, and the times in which they visit, in particular families and those visiting at weekends.

I welcome the proposed application in principle and hope that the City of London Corporation will approve the proposals, which I hope will make a unique contribution to long-term economic success of Leadenhall Market and this part of the City.

Kind regards,



Spencer Miserotti

Director





**From:** [PlnComments@cityoflondon.gov.uk](mailto:PlnComments@cityoflondon.gov.uk)  
**To:** [PLN - Comments](#)  
**Subject:** Comments for Planning Application 22/01155/FULEIA  
**Date:** 24 January 2023 11:06:01

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## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2023 11:05 AM from Dr chris Blatchley.

### Application Summary

Address: 85 Gracechurch Street London EC3V 0AA

Proposal: Partial demolition of existing building (Gracechurch Street frontage adapted) and the erection of a 32 storey (155.70m AOD) building plus basement levels including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); and Heritage Garden and Cultural Space at level 5 (sui generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works. [cr][cr] (The proposal would provide 37,098sq.m GEA of Class E offices, 946sq.m GEA of Public Hall, 892sq.m of Heritage Garden and Cultural space; total floorspace 39,557sq.m GEA; overall height 155.70m AOD). [cr][cr][THE PROPOSED DEVELOPMENT DOES NOT ACCORD WITH THE PROVISIONS OF THE DEVELOPMENT PLAN IN FORCE IN THE AREA IN WHICH THE LAND TO WHICH THE APPLICATION RELATES IS SITUATED].[cr][cr]The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Kurt Gagen

[Click for further information](#)

### Customer Details

Name: Dr chris Blatchley

Email: [REDACTED]

Address: [REDACTED]

### Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other  
- Residential Amenity

Comments: I wish to object to the scheme for two primary reasons  
1. it is against the planning guidelines for the area and will have an enormous impact on both Leadenhall Market, a nationally important Grade 1 listed building, and our property which is part of a conservation zone  
2. The impact on right to light of our property 2-4 Bulls Head Passage is enormous and way beyond the planning guidelines (this is the opinion of our advisors Delva Patman)

Kind regards

Kurt Gagen  
Department of Planning and Transportation  
City of London Corporation  
PO Box 270 Guildhall  
London  
EC2P 2EJ

Dear Kurt,

Ref: 85 GRACECHURCH STREET PLANNING APPLICATION (22/01155/FULEIA)

I am pleased to write as Chair of the EC Business Improvement District to confirm our support for the proposed mixed-use development of 85 Gracechurch Street as submitted under application number (22/001155/FULEIA).

The applicant's professional team has consulted extensively with the EC BID over the course of the last 18 months or so and has shared with us the evolution of the mixed-use elements of the design based on their extensive market research and the broader consultation process which they have undertaken.

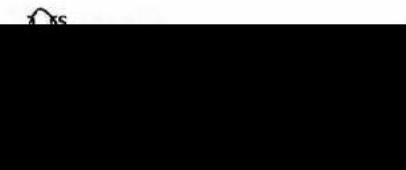
The impact of COVID and the consequent emergence of hybrid working has deeply impacted the City of London, its workforce patterns and its essential supporting 'ecosystem' of shops, cafes, bars and restaurants, all of which contribute to the intrinsic appeal of the City Cluster, itself the place where Roman London started many years ago.

The Leadenhall Market area itself specifically evidences the paradox of the City's return to work economy, namely the desire of major firms to acquire new Grade A, best in class office accommodation to both retain existing and attract new staff vs the seriously reduced retail and F&B offering due to so many smaller scale businesses having gone under, either during, or post COVID, with the extensive lockdowns followed now by the devastating impact on the Xmas trading period of the train strikes as well as labour shortages and significantly increased energy costs.

The many empty units in Leadenhall Market evidence this decline and the need for transformational change to the area at ground floor level to increase the diversity of the area's appeal and to encourage both 'dwell time' and spending. The popularity of the two pubs in Leadenhall Market on certain nights of the week simply does not underpin the broader offering which is needed if the area is to aspire to be a true part of the Corporation's Destination City initiative.

We are therefore pleased to see the proposals in the applicant's scheme design to create new links between their site and the Market itself which we believe will help to catalyse further visits to the area, not just during the now reduced working week of Tuesday, Wednesday and Thursday, but also for the extended opportunity to attract tourist visitors to the area, and to the Market itself, to dwell and to spend.

The partnership with the Museum of London can be significant in reinforcing this offering which will dovetail with Destination City and the other initiatives which the BID is promoting. The BID is therefore pleased to strongly support the proposed application design and looks forward to the change which its implementation, if consented, can contribute to the next evolution of the EC area.



Andrew Reynolds  
Chair

**From:** [REDACTED]  
**To:** [Environment - PLN Support](#)  
**Subject:** FW: Proposed development at 85 Gracechurch Street - clarifications and representations from residential owners at 4 Bull's Head Passage  
**Date:** 02 March 2023 10:48:05

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THIS IS AN EXTERNAL EMAIL

Dear Mr Gagen

Apologies, I understand that a previous attempt to send this email corrupted.

### **Sent on behalf of the owners of Flats A, B & C 4 Bull's Head Passage**

I am writing to you ahead of our meeting next week as it has come to our attention that the proposed developers of 85 Gracechurch Street have been providing information which is not wholly accurate regarding us, our residential properties at 4 Bull's Head Passage and our engagement with the them in relation to the proposed development. We therefore wanted to provide you and members of the Planning Committee (copied) with clarification on several matters so that you have a more complete picture ahead of the forthcoming planning meeting at which we will also be speaking.

### **Initial contact between us and the developer**

We are aware that the committee has been given the impression that the developer made initial contact with us and we also note that a copy of a letter dated 22 June 2022 was recently uploaded to the COL portal. This letter was never received and, as can be seen it is generically addressed "Dear neighbours" and is not even addressed to us or to our properties. **It was in fact us who first made contact with the developer** as can be seen from the attached email exchange on 4/5 October when we became aware of the public consultation and Will Ryan (Flat C) initially signed up to a public webinar on the subject on our behalf. Following this, the developer did make contact which led us into a series of direct engagements. However we wish to clarify that process was initiated by us and not by the developer. Please ensure that this additional information is also uploaded to the COL portal so interested parties have the complete picture.

### **Status of residential properties at 4 Bull's Head Passage**

We are also aware that we are being portrayed by the developer as absent landlords or infrequent occupiers of the properties with reference made to the nationality of one or more of us. This is both inaccurate and wholly inappropriate. Our properties **are all residential** and occupied as such with council tax paid to the City of London in common with any other residential property. We have the same rights which must be considered as any other residential owner. It is inappropriate for these references to be made as if our rights are somehow diminished. Furthermore Mann's status as a Canadian national and travel arrangements are wholly irrelevant to the matter at hand.

### **Engagement with the developer and their advisers**

We are also aware that the developer has given the impression that we have refused access to our properties or have otherwise been obstructive or unhelpful. We wish to clarify that the developer **has never requested direct access** to our properties. They did propose an in-person meeting to take place in December and briefly suggested our flats as a possible location however there was not a suitable date when all three of us were in London and therefore a virtual meeting was more appropriate to allow us all to participate. All of this can be seen in the attached emails.

However we did say that we felt it was not appropriate to hold the meeting in our flats and instead suggested we could come to 85 Gracechurch Street for the virtual call (with Mann dialling in remotely). This suggestion was declined so we are surprised to hear that the developer sees fit to portray us as somehow difficult or inflexible in not allowing access to our flats when not did they allow us access to 85 Gracechurch Street.

### **Nature of our objections**

To be clear, we are three residential owners who have owned and occupied our flats with over 10 years of quiet enjoyment. A developer now wishes to attach a 32 storey skyscraper to them. It is not wholly surprising we thought it inappropriate to conduct a meeting on the subject in our homes.

Since making initial contact with the developer last Autumn, we have engaged constructively and cordially with the developers and their representatives throughout. We have spent over 100 hours reviewing and digesting the numerous documents on the matter and the draft CEMP. There can be no question that we are somehow absent, disinterested or being obstructive.

However, we have repeatedly said to the developer that it is hard for us to get away from two fundamental issues:

1. The sheer proximity of the development which is just a few meters from our properties and the fact that, even with a comprehensive CEMP, it is difficult to see how occupation of our properties will not be extremely difficult at best and a danger to health at worst. For example the Equality Statement says [at 116] that *"during the demolition and construction significant local temporary and short term noise and/or vibration effects are anticipated to occur at 2-4 Bull's Head Passage"*. For these purposes, *"temporary and short term"* could mean up to **four years**.
2. The fact that the development will share a party wall with our properties, blocking a whole wall – three rooms in each property - from access to natural daylight and ventilation.

We are also aware that other local developments have repeatedly requested extensive out-of-hours working which would not be acceptable to us given our properties are residential.

We find it unlikely that members of the Planning Committee would be comfortable with either of these two matters if they were the owner/occupiers of the properties so we trust that we will be given due opportunity to raise our concerns both when we meet and at the forthcoming Planning Committee meeting.

If you have any questions before we meet, please let us know.

Emma (on behalf also of Mann Vergan and Will Ryan)

Emma Baylis

