

Planning Applications Sub-Committee – 20 March 2023-

Addendum for Agenda item 4.

Planning application 22/01155/FULEIA 85 Gracechurch Street London EC3A 0AA

1. Letter of representation from Leadenhall Tenants Association

An email has been received in support of the application. The Email states:

“Dear Mr Gagen,

With regards to the Planning ref 22/01155/FULEIA - 85 Gracechurch Street, London, EC3V 0AA, I am writing on behalf of the Leadenhall Tenants Association, to state our support for the application.

Kind regards”

2. St Peter Upon Cornhill have withdrew their objection

“A further letter from St Peter Upon Cornhill has been received, they state they wish to withdraw the holding letter and previous letter, which was registered as an objection. The letter states:

I am writing on behalf of The PCC of St Peter upon Cornhill (the ‘PCC’) with regards to the proposals for a development at 85 Gracechurch Street, London EC3V 0AA.

On 12 January 2023 we submitted a holding letter to the City of London Corporation regarding the proposed development. Since then, we have been in dialogue with the developer’s consultants with respect to various aspects given our position as a near neighbour including neighbourly matters during the construction process and also with respect to the likely increased use of St Peter’s churchyard.

The outcome of those discussions has been constructive and as a result we are content to withdraw our holding letter of 12 January 2023 albeit our own property rights and interests remain reserved.

As I indicated in my previous letter, we are a city positive organisation. We welcome this new development and are supportive of the benefits the development could bring to the area where we exercise our mission as a church.”

3. Comment in support from Greene King

A comments has been received in support of the application. The comment states:

“I am writing on behalf of Greene King in support of the planning application for the redevelopment of 85 Gracechurch Street.

As the operator of the New Moon and Langbourne restaurant 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 our business, and surrounding area, by bringing a new and more diverse footfall throughout the week and into the weekends. We believe the additional space that the public hall will provide will complement Leadenhall Market by providing opportunities for complementary public uses and events including opportunities for Greene King to have a pop-up stall showcasing our latest products.

I welcome the proposed cultural uses on the fifth floor level and hope that the City of London Corporation will approve the proposals.”

4. Amendment to Conditions 27 part k, 66, 67 and 69

There are minor errors contained in the following draft conditions, the amendments deletions or additions are highlighted in red:

- 27: (k) details all party wall treatments, **including ventilation and extraction solution**;
- 66: ~~With the exception of the public terrace at Level 5~~The terrace hereby permitted shall not be used or accessed between the hours of 22:00 (or nautical dusk, whichever is later) on one day and **08:00 Monday-Friday, 09:00 Saturdays, Sundays and Bank Holidays**, other than in the case of emergency. *REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.*
- 67: *No live or recorded music shall be played on the level 5 terrace between the hours of 22:00 on one day and 08:00 **Monday-Friday, 09:00 Saturdays, Sundays and Bank Holidays. on the following day.*** *REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.*
- 69: Live or recorded music shall not be in excess of 65dBA (**15 minute**) at the Gracechurch Street or Lime Street Passage entrances and the edge of the terrace at level 5. *REASON: To safeguard the amenity of the adjoining premises and the area, generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3*

5. Additional conditions

Two further conditions in relation to safeguarding the amenity or nearby residents are proposed:

1. Prior to occupation, a scheme in the form of an acoustic report compiled by a qualified specialist shall be submitted to and approved in writing by

the Local Planning Authority specifying the materials and constructional methods to be used so that the noise level in the bedrooms of neighbouring residential occupiers does not exceed NR30 attributable to the development. The development pursuant to this permission shall be carried out in accordance with the approved scheme and so maintained thereafter.

REASON: To protect the amenities of neighbouring residential occupiers from the commercial uses in the building in accordance with the following policies of the Local Plan: DM21.3, DM21.5.

2. Prior to the use of any external amenity area, a noise management plan to mitigate the impacts of the use shall be submitted and approved by the Local Planning Authority.

REASON: To protect the amenities of residential occupiers from the commercial uses in the building in accordance with the following policies of the Local Plan: DM21.3, DM21.5.

4. Amendment to Sustainability section paragraphs 648 and 660

Paragraph 648 is incorrect and is deleted.

An amendment to Paragraph 660 which is highlighted, should read:

*Over the proposed building's whole life-cycle, the embodied carbon emissions calculations at planning stage for the proposed building are slightly higher compared to the Greater London Authority's Standard Benchmark emissions target. This particularly is to be expected with regard to the upfront carbon emissions of a tower structure while the carbon emissions associated with operational energy use would be low. It is anticipated that during the detailed design stage further improvements can be achieved, in particular in the product stages A1 – A3 of the building's life-cycle by careful choice of low carbon materials and structural optimisation. **Details of the design and embodied carbon emissions of the proposed tower structure compared to current standards will be requested by condition before construction begins.** A detailed whole life-cycle carbon assessment incorporating improvements that can be achieved through the detailed design stage, and a confirmation of the post-construction results have been requested by conditions.*

5. A further letter from The Victorian Society

A further letter from the Victorian Society has been received, which stated:

"Following my previous letter of 26th January 2023, the City of London Corporation has adopted on the 7th March 2023, new guidance for developers in relation to considering alternatives to demolition- aimed at reducing the Square Mile's carbon footprint.

Developers are expected to carry out a detailed review of the carbon impact of development options. The City's new guidance promotes refurbishing existing buildings rather than demolition is here: <http://bit.ly/3LH1oX1>

In light of the adoption and apparent immediate effect of this policy, in addition to the comments in my previous letter, we are urging Hertshen Properties to follow this new guidance in relation to its proposal for the partial demolition of 85 Gracechurch Street and the erection of a 32 storey building.

The public benefits of improving the access to Leadenhall Market, if deemed necessary, could be achieved by refurbishing the existing building at a much lower carbon cost whilst causing much less harm to heritage.”

Officer Response: This has already been addressed within the Officer Report at paragraphs 627 – 629. The development has been arrived at following Whole Life Carbon Optioneering.

6. Further objections received

A further 12 objections have been received. The objections do not raise any new material planning considerations that haven't already been addressed within the officer report. The objections are:

1	I wish to object as it is against the planning guidelines for the area as it will impose on and have an enormous impact on Grade 1 listed Leadenhall Market and impact on right to light to other properties in the area
2	This proposal has a signifiant [sic] negative impact on the Grade II* Listed Leadenhall market and the surrounding conservation area. That conservation area was designed to protect against exactly this kind of development overshadowing the historic market. This tower is right next door to the market entrance on Gracechurch Street and significantly damages the appreciation of its character from the street. The existing pattern of building within the Conservation Area is 4-6 stories, making this development up to eight times taller. Allowing this proposal would bring about the effective end of the Leadenhall Market Conservation Area, setting a precedent that would render it utterly meaningless.
3	Unsuitable and unnecessary development. It destroys the environment around the market and it's historic alleyways , is massively out of scale and character.
4	Hideous development dwarfing its neighbours and out of context with regard to the historic Leadenhall Market.
5	Something of this height should not be built so close to the wonderful and historic Leadenhall Market. How many skyscrapers does the City need? This building will also surely add to the already ridiculous wind tunnels we have to put up with.
6	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 properties which are part of a conservation zone. Why would a

	32 storey new build be allowed inside a conservation zone and from what I understand, conflicts with the Local Plan policies: CS12, DM12.1 and DM12.2).
7	Given the nature of a beautiful Leadenhall market this proposal is significantly inappropriate. It will ruin a much loved space and only take away, not add anything anyone wants. There are enough ugly towers in the area, building another not in keeping with the existing buildings adds nothing, only subtracts. Would you build that on top of the Bank of England? Please stop towers for the sake of it, nobody wants them except developers looking for profit. Have some respect for heritage and beauty.
8	Why keep building these boring monstrosities, especially by leadenhall market, an historical building. We have enough offices, even more so now more people are working from home.
9	I am horrified that a much loved architectural building of merit will have its natural light taken away from it to which it is so famous for and the context of the area damaged due to this development. I object to our city being destroyed by lazy developers.
10	Crazy idea to dwarf one of London's finest antiquities. The views of Leadenhall Market from all angles must be preserved. If allowed, this would be deemed a catastrophe amongst my tour-guiding colleagues and its 'burial' would not be any advantage to visitors. So much of London's finest historical landmarks are being hidden by shorter-term development
11	This development will have a significant negative impact of the character of the area, particularly the listed Leadenhall Market and the conservation area. Conservation areas exist for a reason to protect areas from this sort of out of touch development which considerably diminish the historical value of the area. This tower will be right next door to the entrance of the market and completely dwarf it, and make the area much less pleasant to visit. The building pattern of the area has much lower building heights and the development will completely overshadow it. If this is permitted then it effectively shows that conservation areas are meaningless. :(
12	I urge you to reconsider plans to build a skyscraper above the Leadenhall Market. The proposed skyscraper is inappropriate in scale, location, and materials. It will completely hide the existing historic structure from view, rendering it invisible to the public, and thus destroying what is left of its historic context. Current description promoting the Listed Leadenhall Market notes that " Leadenhall Market now offers a spectacular Victorian setting with the roof, cobbles and buildings preserved. Crowning the many entrances are elaborate stone pediments carved with dragons, swags, shields and other devices, with a particular emphasis on City heraldry. They are variously sized to reflect the

	hierarchy of entrances, and the larger ones have the market's name and date inscribed upon them." These features will be overwhelmed by the planned skyscraper.
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