

Planning Applications Sub Committee 20th November 2023 Addendum

Agenda Item 4 – 55 and 65 Old Broad Street (23/00469/FULEIA and 23/00966/LBC)

1. Consultation and recommendation:

It's been brought to the City Corporation's attention that as a result of an administrative error, the application had against it the wrong closing date for consultation responses online, giving a closing date after the date of this committee. Officers have confirmed that all of the consultation letters sent out included the right date, the consultation period has in fact expired and the online system was updated to show the correct closing date on 10th November 2023 which was 5 working days in advance of the committee meeting. In light of this and the significant number of consultation responses received, it is considered that it's unlikely anyone has been prejudiced or that any additional responses would give rise to any material considerations not already taken into account. As such officers are of the view that it would be disproportionate to withdraw the item from the agenda. However, officers would recommend that the resolution is changed to the below to allow the Planning and Development Director to take account of any consultation responses received after the date of this committee and before the issue of the permission, along with any other material considerations that change during this time. This will also allow the Planning and Development Director to consider any additional weight which should be given to the City Plan 2040 after the date of this committee but before the permission is issued, because the weight to be given to the draft plan is likely to change as it proceeds through the statutory process.

To amend the recommendation at page 28 to read:

1. That, subject to the execution of a planning obligation or obligations in respect of the matters set out under the heading 'Planning Obligations' the Planning and Development Director be authorised to issue a decision notice granting planning permission and listed building consent for the above proposal in accordance with the details set out in the attached schedules.
2. That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 of the Town and Country Planning Act 1990 and any necessary agreement under Section 278 of the Highway Act 1980 in respect of those matters set out in the report: and
3. That your Officers be authorised to provide the information required by regulations 29 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, and to inform the public and the Secretary of State as required by regulation 30 of those regulations.
4. That you agree in principle that the land affected by the building which is currently public highway and land over which the public have right of access may be stopped up to enable the development to proceed and, upon receipt of the formal application, officers be instructed to proceed with arrangements for advertising and (subject to consideration of consultation responses) making of a Stopping-up Order for the area

shown marked on the Stopping-up Plan annexed to this report under the delegation arrangements approved by the Court of Common Council.

2. Additional Comments

- Attached is an additional comment from the Surveyor to St Paul’s Cathedral dated 3rd November 2023 maintaining their concerns with the submitted applications. These comments do not raise any new issues that are not already covered in the Committee Report.
- Since the publication of the Committee Report a further 162 comments were received objecting to the proposed scheme and 42 in support of the proposed scheme were received after the Committee Report was published and up until the Committee date of the 20th November 2023. Attached are the additional third-party comments received. The objections received predominantly relate to the proposed works to the Listed Bath House and its setting. The further comments received do not collectively raise any new issues that have not already been addressed in the Committee Report.

3. Amendments to Paragraphs

Paragraph 610 and 836 -

The scope of the fully funded works are (but not limited to):

- A raised pedestrian crossing on Wormwood Street in line with the new [north-south pedestrian route through the east of the site, subject to the results of the City of London Wall Corridor Study.](#)
- Reconstruction of the footways fronting the application site in Yorkstone Paving
- Widening of the Old Broad Street eastern footway in Yorkstone paving
- Associated drainage works, to accommodate the new raised table [and footway widening on Old Broad Street.](#)
- Associated road markings to suit the new road layout
- Relocation/removal of street furniture to suit new layout
- A raised [signalised](#) crossing on Old Broad Street, connecting New Broad Street with the Site.
- Resurfacing the carriageways fronting the applicant’s site
- Installation of loading [pads](#), subject to traffic orders and road safety audits

Paragraph 833 – Final two rows of table updated as follows:

S106 Monitoring Charge	£5,750.00	£0	£5,750.00
Total liability in accordance with the City of London’s policies	£4,820,912.00	£4,692,225.00	£128,686.00

Paragraph 834 -

- Legible London [Signage](#)

Paragraph 580 and 834 -

The Bath House/Cultural/event space (Visitor Management Plan)

- Provision of space to be available free of charge for qualifying users 10am-6pm Monday- Friday and 12pm-10pm Saturdays, subject to allowances within these hours for private hire of no more than 25% of the space for 18 hours a week, as well as an additional 10 full days a year for all of the space, and private hire allowed outside of these hours.

Paragraph 834 -

Affordable Retail Space

- Provision of 112 sqm of affordable retail space to be made available to qualifying users at a discounted market rent (no more than 70% of market rent) at ground level.

4. Additions to paragraphs

Paragraph 834 -

- Reprovision of public house (at no less than 420sqm GIA).

Paragraph 834 -

- Rescind the City Walkway over Wormwood Street.

Paragraph 609 –

To be approved in consultation with Transport for London.

5. Amendments to Conditions (and re-numbering as required).

- Condition 31 omitted as no green walls are proposed.
- Condition 36 amended to remove reference to green walls.
- Condition 47 relating to party wall noise omitted.
- Condition 62 amended to reflect correct proposed shower and locker numbers as follows:

Unless otherwise agreed in writing by the Local Planning Authority a minimum of **42** showers and **389** lockers shall be provided adjacent to the bicycle parking areas and changing facilities and maintained throughout the life of the 314 building for the use of occupiers of the building in accordance with the approved plans. REASON: To make travel by cycle more convenient in order to encourage greater use of cycles by commuters in accordance with the following policy of the Local Plan: DM16.4.

- Condition 73 updated as follows:

No live or recorded music that can be heard outside the premises of 65 Old Broad Street and the Bath House shall be played between the hours of 20:00 on one day and 08:00 on the following day and not at any time on Sundays or Bank Holidays.

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.