

Planning Applications Sub Committee 26th January 2024 – Addendum

Agenda Item 4 – 30-33 Minorities and Writers House (23/00365/FULMAJ)

1. Figures missing from rows 12 and 13 of the application cover sheet:

12. REGULATED OPERATIONAL CARBON SAVINGS	Improvements against Part L 2021 : 18% GLA requirement: <u>35%</u> <i>(GLA acknowledges that 35% regulated carbon reduction is very challenging for non-residential schemes at present)</i>
13. OPERATIONAL CARBON EMISSION	Over 60 years absolute: <u>20,186 tonnes CO2</u> Over 60 years per square meter: 758 kg CO2

Please also note the following minor changes to the figures on the application cover sheet:

1. FLOORSPACE GIA (SQM)	USES	EXISTING	PROPOSED	
	Office	11,349 sqm	Office	24,313 sqm
	Restaurant and Café	402 sqm	Town centre Uses including Retail / Restaurant, Café and bar/ Leisure, Recreation and Fitness	1,099 sqm
			Town centre uses including Retail/Restaurant, Cafe and bar/ Leisure, Recreation and Fitness or Office	898sqm
	Drinking Establishments	810 sqm		
	Cultural / Community Use	0 sqm	Cultural/ Community Use	337 sqm
	TOTAL	12,561 sqm	TOTAL	26,647 sqm
			TOTAL UPLIFT:	14,086 sqm
2. OFFICE PROVISION IN THE CAZ	Existing: 11,349 sqm Proposed: 24,313 sqm Office uplift: 12,964 sqm (53.3% uplift)			
3. VEHICLE/CYCLE PARKING	EXISTING		PROPOSED	
	Car parking spaces	26 although only 15 now accessible due	Car parking spaces	1 blue badge parking space to be secured by condition (reduction of 15 general parking bays)

		to addition of cycle parking and waste storage.		
	Cycle long stay	23	Cycle long stay	305 (policy compliant)
	Cycle short stay		Cycle short stay	41 (policy compliant)
	Lockers	0	Lockers	293 (exceeding policy compliant requirements)
	Showers	0	Showers	29 (31 policy compliant showers to be provided subject to condition)
	Changing facilities	0	Changing facilities	Yes

Please also note that the following paragraphs shall reflect the abovementioned change in the floor area uplift:

- Summary section
- Paragraph 15
- Paragraph 98
- Paragraph 99 – the development would deliver 2.3% instead of 2.2% of the remaining floorspace target.
- Paragraph 550

2. Amendments to paragraphs

Paragraphs 462. and 488. –

Original text:

Assessment 1: Light refurbishment – minor internal alterations only, a baseline highlighting the current energy performance of the existing building, 100% retention of substructure and 95% retention of superstructure by mass.

To be amended to:

Assessment 1: Light refurbishment - retention of tower and podium, small-scale extensions, retention and upgrade of facades, new services, finishes and fittings. 100% retention of substructure and 95% retention of superstructure by mass.

3. Highways and Transport.

A Transport Assessment Addendum has been submitted at the request of the Highways Officers, including additional information addressing the following matters:

- Loss and gain of public highway and public realm.
- Impact of vehicle access to St Clair Street

- Proposed alterations to St Clare Street
- Additional details on long stay cycle parking

It is considered that the additional information submitted with are sufficient to address the above matters and are acceptable and in line with the assessment in the main report.

Please note the following correction on paragraph 307:

The proposal would provide one cycle lift and a staircase with wheeling ramp, instead of two lifts, which is considered acceptable.

4. Daylight, Sunlight, Overshadowing

It is noted that since the publication of the agenda report, additional information regarding the daylight and sunlight impact on 122 Minorities, a residential development that is currently under construction, have been submitted.

43 windows serving 12 habitable rooms were analysing facing the proposed development. Results suggest that 38 windows would meet the vertical sky component. Due to the presence of a recessed balconies, the windows located on the return of the main façade at first to fifth floor will experience a disproportionate reduction in daylight. These windows are secondary to six other windows that remain BRE compliant. It is noted that each window experiences very low daylight in the existing situation due to the balcony. Overall change in daylight as measured by NSL is negligible with BRE complaint alterations in daylight distribution.

In relation to sunlight, all main living rooms will experience BRE complaint alterations. Therefore, the overall sunlight amenity after development is considered acceptable.

It should be also noted that since the publication of the agenda, a corrected version of the third-party review in terms of daylight and sunlight has been received. This includes the following changes to the assessment of the daylight and sunlight impact on the following properties:

- 27 Minores: In terms of daylight distribution the result suggest that there are five instead of four rooms that would not meet the daylight distribution guidelines. However, these rooms would be four bedrooms and a kitchen, and therefore, the assessment of the impacts on the nearby occupiers remain unaltered.
- Fenchurch House: The development would impact nine instead of two rooms which would fail to meet the guidelines in terms of daylight distribution. The percentage area able to receive direct skylight would be reduced to as low as 46%, corresponding to relative reductions of up to 52%, respectively, compared to the 20% guideline. This is assessed as moderate adverse rather than minor to moderate as set out in the main report. Given that the rooms affected are mainly bedrooms, that require less light in accordance with the BRE standards and considering the context of the City and the fact that the flats when considered as a whole would still maintain a good level of light, it is considered that the moderate impact would be acceptable, and it would maintain a good level of living standards to the occupiers.

- St John's House: It is noted that four instead of two rooms would be affected in terms of daylight distribution, reduced to 37% corresponding to relative reductions of up to 43% compared with 20% guidelines. The impacts are still considered minor adverse. Therefore, the overall assessment of the impacts remains unaltered.
- Guinness Court: In the Guinness Court 48 instead of 12 rooms would fail to meet the guidelines of daylight distribution. Some of those affected rooms appear to be served by windows under an overhang or balcony. The impact on the Guinness Estate is still considered minor adverse as in the main report.
- Emperor House: 31 instead of 12 room would fail to meet the guidelines in terms of daylight distribution. 19 are bedrooms and would experience relative reductions in the area able to receive direct skylight of up to 32%, compared to the 20% guideline. The other 12 affected rooms are combined living/kitchen/dining rooms and in their case the percentage area able to receive direct skylight would be reduced to 17%, corresponding to relative reductions of up to 72%, compared to the 20% guideline. However, these rooms are single aspect and greater than 5m deep. In such cases, the BRE Report acknowledges that "a greater movement of the no sky line may be unavoidable." Therefore, it is considered that the main factor in these reductions is existing room layouts rather than the size of the new obstruction. Overall, the impact is still considered as minor adverse and therefore, the assessment of the impact has not changed from the that in the agenda report.

In light of the above, it is considered that the conclusions of the main report, in terms of daylight and sunlight, remain unaltered, except for the impacts on Fenchurch House, which are assessed as moderate. For the reasons stated above, it is considered that the impact of the development on daylight and sunlight would be acceptable and that the impact on the living conditions of the occupiers of these properties would be limited and not such that would warrant refusal of the application on those grounds. The development would still provide sufficient daylight and sunlight and acceptable living standards to the nearby occupiers.

5. Planning Obligations and Community Infrastructure Levy

Please note the following change to the Heads of Terms.

- Residential Amenity space for the nearby residents.
6. Please note the following changes/additions to the imposed conditions

Condition 15 Information detailing how the developer intends to divert the water main / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your

workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

Condition 22

The ground and lower ground floor uses hereby permitted shall only be open to customers during the following hours:

- Between 06:00 and 23:00 hours for E(a) use class - Display or retail sale of goods, other than hot food
- Between 06:00 and 00:00 hours for E(b) use class - Sale of food and drink for consumption (mostly) on the premises
- Between 05:00 and 23:00 hours for E(d) use class - Indoor sport, recreation, or fitness
- Between 07:00 and 00:00 hours for Sui generis use class - bars or drinking establishments and
- Between 07:00 and 23:00 hours for F1(a-e)/F2(b) use class – education, display of arts, museum, public library, public hall and halls or meeting places for the principal use of the local community.

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. Condition 32 - The following condition is to be deleted due to duplication and replaced with the following condition. Any oversailing shall have a minimum clearance height of 5.7 metres.

REASON: To ensure that the development does not impact on existing public highway in accordance with the following policy of the Local Plan: DM16.1.

Condition 36

The roof terraces and balconies hereby permitted shall not be used or accessed between the hours of 21:00 on one day and 07:00 on the following day and not at any time on Sundays or 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.

Condition 47

Prior to the commencement of the Section 278 design works a Pedestrian Comfort Level Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall meet City of London Transport Strategy guidelines in order to confirm the impact of the development prior to agreeing highways mitigation.

REASON: To ensure that pedestrian movement is facilitated by the provision of suitable pedestrian routes around the site in accordance with the following Local Plan policies: DM 16.1 and DM 16.2.

Condition 53

A minimum of 31 showers and 204 lockers shall be provided adjacent to the bicycle parking areas and changing facilities and maintained throughout the life of the 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 55

Details of a Servicing Management Plan demonstrating the arrangements for control of the arrival and departure of vehicles servicing the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The building facilities shall thereafter be operated in accordance with the approved Servicing Management Plan (or any amended Servicing Management Plan that may be approved from time to time by the Local Planning Authority) for the life of the building.

REASON: To ensure that the development does not have an adverse impact on the free flow of traffic in surrounding streets and to protect the occupiers of existing and adjoining premises and public amenity in accordance with the following policies of the Local Plan: DM10.1, DM15.7, DM16.1 and DM21.3.

Condition 66

Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- (a) particulars and samples of the materials to be used on all external and semi-external faces of the building and surface treatments in areas where the public would have access, including external ground and upper level surfaces;
- (b) details of the proposed new external and semi-external facades including details of a typical bay detail the development for each façade including jointing where appropriate;
- (c) mock up sample of the glazing system to test solar glare
- (d) details of the rooftop including any plant equipment and the roofscape;
- (e) details of ground and first floor elevations including all entrances, façade materials and columns;
- (f) full details of the of the ground floor public spaces, including flooring, entrances, fenestration, planters, seating, lighting, soffits, drainage, irrigation, vehicle lifts, roller shutters and any infrastructure required to deliver programmed and varied uses;
- (g) full details of all elevations, surface treatments, planters, seating, lighting, soffits, drainage, irrigation and any infrastructure required to deliver programming and varied uses;
- (h) details of soffits, hand rails and balustrades;
- (k) details all party wall treatments;

- (l) details of the integration of window cleaning equipment and the garaging thereof, plant, flues, and other excrescences at roof level including within the plant room;
- (m) details of all drainage, irrigation and rainwater harvesting;
- (n) details of the integration of M&E and building services into the external envelope;
- (p) typical of any masonry details, including jointing and any necessary expansion/movement joints.
- (q) details of the supporting columns including the interface at ground level
- (r) details of the escalators and entrances into the office lobby and
- (s) details of all proposed entrances including lifts

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DMI0.1, DMI0.5, DM12.2.

Condition 67

Prior to occupation of the building the following details relating to signage shall be submitted to and approved in writing by the Local Planning Authority and all signage placed on the development site shall be in accordance with the approved details:

- (a) A Signage strategy for the retail units within the development shall be submitted; All signage relating to the public viewing gallery, platform area and cultural space (as approved in the signage strategy) must be erected and in place on the development site prior to occupation of the building.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DMI0.1, DMI0.5, DMI0.8, DM12.1, DM12.2 and DM15.7.

Condition 75

A revised air quality neutral assessment for building emissions that assesses the generator and diesel sprinkler emissions must be submitted to and approved in writing by the Local Planning Authority prior to the construction of the development. The development shall be carried out in accordance with the approved details.

REASON: In order to ensure the proposed development does not have a detrimental impact on air quality and reduces exposure to poor air quality in accordance with the following policies: Local Plan policy DM15.6, Policy HL2 of the draft City Plan, Policies SI1 Improving Air Quality Part B(2)(a) and E of the London Plan.

Condition 77

All combustion flues must terminate at least 1m above the highest roof in the development in order to ensure maximum dispersion of pollutants, and must be located away from ventilation intakes and accessible roof gardens and terraces.

REASON: In order to ensure that the proposed development does not have a detrimental impact on occupiers of residential premises in the area and to maintain local air quality and

ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10 and 2.5, in accordance with the City of London Air Quality Strategy 2019, Local Plan Policy DM15.6 and London Plan policy SI1.

Condition 84 – To be deleted and replaced with the following.

The premises shall only be serviced between 07:00 and 23:00 hours from Monday to Saturday and no servicing shall be allowed on Sundays and Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building. REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM16.1, DM21.3.

Condition 88

The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission:

1623-PLP-ZZ-00-DR-A-01100
1623-PLP-ZZ-00-DR-A-02100
1623-PLP-ZZ-01-DR-A-02101
1623-PLP-ZZ-02-DR-A-02102
1623-PLP-ZZ-03-DR-A-02103
1623-PLP-ZZ-04-DR-A-02104
1623-PLP-ZZ-05-DR-A-02105
1623-PLP-ZZ-06-DR-A-02106
1623-PLP-ZZ-07-DR-A-02107
1623-PLP-ZZ-08-DR-A-02108
1623-PLP-ZZ-11-DR-A-02111
1623-PLP-ZZ-14-DR-A-02114
1623-PLP-ZZ-00-DR-A-03100
1623-PLP-ZZ-00M-DR-A-03100
1623-PLP-ZZ-01-DR-A-01101
1623-PLP-ZZ-02-DR-A-01102
1623-PLP-ZZ-03-DR-A-01103
1623-PLP-ZZ-04-DR-A-01104
1623-PLP-ZZ-05-DR-A-01105
1623-PLP-ZZ-06-DR-A-01106
1623-PLP-ZZ-07-DR-A-01107
1623-PLP-ZZ-08-DR-A-01108
1623-PLP-ZZ-09-DR-A-01109
1623-PLP-ZZ-01-DR-A-03101
1623-PLP-ZZ-02-DR-A-03102

1623-PLP-ZZ-03-DR-A-03103
1623-PLP-ZZ-04-DR-A-03104
1623-PLP-ZZ-05-DR-A-03105
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1623-PLP-ZZ-08-DR-A-03108
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1623-PLP-ZZ-11-DR-A-01111
1623-PLP-ZZ-11-DR-A-03111
1623-PLP-ZZ-11M-DR-A-03111
1623-PLP-ZZ-12-DR-A-01112
1623-PLP-ZZ-12-DR-A-02112
1623-PLP-ZZ-13-DR-A-01113
1623-PLP-ZZ-13-DR-A-02113
1623-PLP-ZZ-14-DR-A-01114
1623-PLP-ZZ-B1-DR-A-03098
1623-PLP-ZZ-LG-DR-A-01099
1623-PLP-ZZ-LG-DR-A-02099
1623-PLP-ZZ-LG-DR-A-03099
1623-PLP-ZZ-RF-DR-A-01115
1623-PLP-ZZ-RF-DR-A-03112
1623-PLP-ZZ-ZZ-DR-A-01200
1623-PLP-ZZ-ZZ-DR-A-01201
1623-PLP-ZZ-ZZ-DR-A-01202
1623-PLP-ZZ-ZZ-DR-A-01203
1623-PLP-ZZ-ZZ-DR-A-01204
1623-PLP-ZZ-ZZ-DR-A-01205
1623-PLP-ZZ-ZZ-DR-A-01300
1623-PLP-ZZ-ZZ-DR-A-01301
1623-PLP-ZZ-ZZ-DR-A-01310
1623-PLP-ZZ-ZZ-DR-A-02202
1623-PLP-ZZ-ZZ-DR-A-02203
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1623-PLP-ZZ-ZZ-DR-A-02205
1623-PLP-ZZ-ZZ-DR-A-02300
1623-PLP-ZZ-ZZ-DR-A-02301
1623-PLP-ZZ-ZZ-DR-A-02310
1623-PLP-ZZ-ZZ-DR-A-03200
1623-PLP-ZZ-ZZ-DR-A-03201
1623-PLP-ZZ-ZZ-DR-A-03202 Rev 01

1623-PLP-ZZ-ZZ-DR-A-03203 Rev 01
1623-PLP-ZZ-ZZ-DR-A-03204 Rev 01
1623-PLP-ZZ-ZZ-DR-A-03205 Rev 01
1623-PLP-ZZ-ZZ-DR-A-03300
1623-PLP-ZZ-ZZ-DR-A-03301
1623-PLP-ZZ-ZZ-DR-A-03310
1623-PLP-ZZ-ZZ-DR-A-31401
1623-PLP-ZZ-ZZ-DR-A-31402
1623-PLP-ZZ-ZZ-DR-A-31403
1623-PLP-ZZ-ZZ-DR-A-31404
1623-PLP-ZZ-ZZ-DR-A-31405
1623-PLP-ZZ-ZZ-DR-A-31406
1623-PLP-ZZ-ZZ-DR-A-31407
(01)050 REV A
(01)100REV B
(01)150 REV A
652010853-SWE-00-DR-TP-0005
652010853-SWE-00-DR-TP-0006
652010853-SWE-00-DR-TP-0007 Rev P03

REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

Please also note the following additional background papers:

BRE Client Report, Report Number: P126532-1000 Issue:2
Daylight and Sunlight Addendum – 30 Minorities, dated 19th January 2024