

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/05/2023 6:15 PM from Mr Eli Goldsmith.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Eli Goldsmith

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: Dear Planning,

I am appalled yet another pub has been allowed to take over this beautiful civic building and the square it sits upon.

Why have a pub company been allowed to open such an establishment here, it does not have planning permission and was never intended for such use.

I object to this planning application on the grounds that it does not serve the local area or its residents.

Eli Goldsmith

From: Brad Solomon < >
Sent: Monday, May 15, 2023 5:10 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Planning proposal - objection: 23/00255/FULL

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I wish to note my strong objection to the planning proposal relating to Portsoken Pavilion, 1 Aldgate Square, London, EC3N 1AF I noticed today

Public funds where used to transform this area and build the Pavillon.

There are 100+ pubs in the immediate local area already

I do not object to this company per se, i have used the Euston Tap on occasion, another 'Tap' from this chain, but this building was never intended to become a pub and its having a detrimental effect on the local area.

This is an abuse of the planning laws and i am shocked its been allowed to happen in what is usually the best run council in the UK

Best,

Brad Solomon

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/05/2023 1:04 AM from Miss Shannon Harrietsham.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Miss Shannon Harrietsham

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: Dear Sirs,

I wish to lodge an objection to the planning application made at Portsoken Pavilion, 1 Aldgate Square, London, EC3N 1AF

The application made by Aldgate Tap Ltd is not credible and full of information which is simply untrue.

The person and company behind this venture is Mr Jonathan Dalton of Bloomsbury Leisure, which is a bar/pub company, Aldgate Tap Ltd is small cog in this group of companies

<http://www.bloomsburyleisuregroup.com>

While the Aldgate Tap does not yet have an official website due to the lack of planning consent one assumes, the other 'Tap' bars, which clearly show the nature of this business and brand under which it operates, they have websites such as:

<https://eustontap.com>

<https://piccadillytap.com>

<https://waterlootap.com>

This is very clearly a wet led bar/pub business.

The application paints a picture that except Thursday nights, the main business is food, this is simply not true - any check on the business will confirm this falsehood.

Mr Dalton could easily furnish verified sales reports that would show the food sales, a 60/40 food/drink split would be the minimum ratio to support his claims, but the report is likely to show food sales of below 10% of sales.

The application also states an investment of £2,000,000 (two million) which is ludicrous and a complete fabrication, the true number is below £100,000. Can the investment of Two Million be supported by verified accounts?

The application also states the community coffee focussed business failed due to an over supply of coffee shops in the city - another fallacy, it failed due to Covid and the actual permitted and intended use of the building would be a great success at the site.

Businesses taking on sites and trading them without proper consent surely is not something City of London should be encouraging or allowing?

It's unfair on local businesses who play by the rules and encourages dishonesty in applications to the council.

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/05/2023 2:46 AM from Mr Richard Bartois.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Richard Bartois

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: This pub has ruined the Square - the patrons are often drunk and rowdy.

This square and the beautiful building publicly funded sitting on it were never intended to house yet another pub

This is plain wrong and an abuse of planning regulations and also public funds

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/05/2023 12:42 AM from Mr Mark Hatch.

Application Summary

Address:	Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal:	Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.
Case Officer:	Tony Newman

[Click for further information](#)

Customer Details

Name:	Mr Mark Hatch
Email:	
Address:	

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Noise- Other- Residential Amenity- Traffic or Highways
Comments:	<p>Dear Planning,</p> <p>This is a travesty.</p> <p>This screams of council corruption or simply negligence</p> <p>Another pub opened on the cheap without proper consent in a beautiful building built to benefit the community.</p> <p>This pub is causing a public nuisance with its drunken customers outside in the public space of the Square.</p> <p>I am appalled that local school children of all diverse faiths must witness this on daily basis in an area that was meant to beautify and enhance the local area.</p> <p>Plainly and wholly wrong</p>

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/05/2023 12:21 AM from Dr richard Hammersham.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Dr richard Hammersham

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Noise
- Other
- Residential Amenity

Comments: Dear Planning,

150+ people outside this establishment this evening causing horrendous noise and anti social behaviour

This property does not have planning permission to be a bar and should not ever receive it, moreover it should not be trading as is currently without it.

What has happened in The City of London where business can abuse the system like this!?

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/05/2023 4:24 PM from Mrs Monique Goodwin.

Application Summary

Address:	Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal:	Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.
Case Officer:	Tony Newman

[Click for further information](#)

Customer Details

Name:	Mrs Monique Goodwin
Email:	
Address:	

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Noise- Residential Amenity- Traffic or Highways
Comments:	Hello,

I frequent the EC3 area for work and have often enjoyed the lovely Aldgate Square, particularly since its refurbishment as a beautiful public space

I see the venue on the square has changed from a cafe to a pub

I would however like to object to two things:-

1. The fact that it is currently operating without the correct license. This seems to me rather inappropriate. Surely a venue should first ask and go through the planning process before assuming all is OK and trading as a pub? My manager regularly drinks in the area and has heard from licensee's that the Aldgate Tap is owned by the

corporation and has been treated favourably, not least to be able to trade without a license.

2. I believe that a licensed premise has conditions placed on it around furniture outside, numbers of people, serving glassware, playing loud music... Recently I have witnessed large crowds of 50 or more people, drinking outside from glassware at vertical drinking tables and indeed spreading further onto the square and quite frankly taking it over, leaving glasses and cigarette butts everywhere. At least twice, I have heard some pretty choice language from large groups of gents, I believe discussing football as early as 3/4pm when the children are still in or leaving the school opposite. There appears to be no limit to the space they can take up, nor the noise and mess they can make or indeed how they behave. I tried to make a phone call from the square as I often do and my client couldn't even hear me!

There appears to be a total lack of management from the venue.

So although I have no objection in principal to it being a pub, I do feel the city is a very safe and civilised place and there should be sensible demarcation, control and management of outside drinkers in their number and location which would hopefully assist with a decrease in noise, smoke, choice language and making sure there's comfortable space for other users of the square especially on a sunny afternoon.

Kind regards

From: Andrew Wallace
Sent: Tuesday, June 20, 2023 5:27 PM
To: Pln - CC - Development Dc <PLNDev@int.cityoflondon.gov.uk>
Subject: 23/00255/FULL - Aldgate Tap - Planning Application - OBJECTION

THIS IS AN EXTERNAL EMAIL

Dear City of London,

My apologies for the late submission of my comments on the above referenced planning application. I hope my comments can still be put forward for consideration with the application.

Aldgate Square is a beautiful public square, between a church and a primary school. It is one of a very limited number of spaces in the City that offers local residents and the broader City community somewhere safe and attractive to gather, play, picnic, and relax. My daughter is a pupil at The Aldgate School, and it's an absolute joy to watch her and the other children playing in the square and its fountain.

With that as a background I was horrified to see the pavilion being used as a pub, and Aldgate Square being used as a huge beer garden with large numbers of drinking and drunk office workers carrying and depositing beer glasses all over the square, smoking, swearing, shouting.

There are literally thousands of places for city workers to get drunk, the creation of yet another space for this activity is completely unnecessary, especially when it involved the destruction of a public space.

The foreseeable consequences of granting this planning application, and turning the pavilion onto a 'drinking establishment' are:

- Aldgate Square will become littered with broken glass, cigarette stubs, etc.
- One of the school children, or someone else enjoying the square and the fountain, will be injured by broken glass - potentially seriously
- The church yard will be used as a public toilet
- This fabulous public space will be lost to the public

I urge the City of London to reject this planning application.

Andrew Wallace

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/07/2023 3:30 PM from Mrs Alessandra Alivernini.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Alessandra Alivernini

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: To Whom it May Concern,

My daughter goes at The Aldgate School and we like to spend extra time with friend at the square after school. The fountain over the days of hot weather were a must.

It is however concerning the change of use of the pavillion, the glasses left on the floor or around the square from which kids can drink or harm themself. It is a shame how a small pub without a defined outdoor space took ownership of the square, careless of the community.

I urge the City of London to reconsider this planning application.

Regards,
Alessandra Alivernini

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/07/2023 4:22 PM from Mr Joe Tilley.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mr Joe Tilley

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: When the pavilion reopened, I was open-minded about the transformation into a bar. I was sad to lose the cafe but also happy to see the building brought back into use. Having experienced it as a bar now for several months, I do not think that it works very well with its surroundings. Previously, the square was very busy after school finished (my child attends the Aldgate School). Now, fewer parents and children tend to congregate in the Square, as it tends to be filled with people visiting the Aldgate Tap instead.

The cafe and its associated lavatories were such a lovely addition to the Square, and it was unfortunate that Kahaila was not able to reopen quickly at the end of lockdown, following the terrible vandalism of the windows.

Kahaila did serve beer and wine, along side cake, sandwiches and soft drinks and I wonder if there is space for this mixed-use to come back? If, pragmatically, it is only viable to operate as a bar, would it be possible to restrict outside drinking until 5.00pm, when most of the children have left school, and people would be leaving their offices? Perhaps it could operate like Slug and Lettuce, for example, which is

more of a restaurant during the day, and then becomes more of bar-style venue in the evening?

Equally, whatever the building operates as, could its use as a local public lavatory be retained and made more obvious, so that people realise they can use the loos without needing to buy a drink?

Kind regards

From: Wynne Lawrence
Sent: Monday, July 3, 2023 4:37 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Aldgate square

THIS IS AN EXTERNAL EMAIL

Good day

I live (petticoat lane) and work locally (st botolph building) and my son goes to the Aldgate school child centre. I am writing to ask that the city reject any planning application that would make the aldgate tap drinking establishment permanent. The aldgate square is a special and unique green space for city children. They love running and playing there with their friends after school. This summer it has been overrun with adults drinking. Broken glass and bottles so they cannot take off their shoes to cool their feet in the fountain on a hot day. The grass is withered and they now cannot run and play amongst all the drinking people. If my son plays there I cannot have a good sightline to ensure he is safe.

There are so few spaces for city and local children. There is so little grass. There are literally hundreds of pubs and adult spaces in the city. Please leave this one spot for families and children of aldgate school and the city. The aldgate square is a unique space and wonderful amenity. Please preserve it for our local children and families. City workers can drink literally anywhere else. Please reject planning for another bar in our local square.

Thank you for your consideration.

Kind regards

Wynne Lawrence

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/07/2023 7:09 PM from Ms Andrea Lawrence.

Application Summary

Address:	Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal:	Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.
Case Officer:	Tony Newman

[Click for further information](#)

Customer Details

Name:	Ms Andrea Lawrence
Email:	[REDACTED]
Address:	Flat 11 Bernard House, Toynbee Street Toynbee Street LONDON

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Noise - Other
Comments:	<p>I live (petticoat lane) and work locally (st botolph building) and my son goes to the Aldgate school child centre. I am writing to ask that the city reject any planning application that would make the aldgate tap drinking establishment permanent. The aldgate square is a special and unique green space for city children. They love running and playing there with their friends after school. This summer it has been overrun with adults drinking. Broken glass and bottles so they cannot take off their shoes to cool their feet in the fountain on a hot day. The grass is withered and they now cannot run and play amongst all the drinking people. If my son plays there I cannot have a good sightline to ensure he is safe.</p> <p>There are so few spaces for city and local children. There is so little grass. There are literally hundreds of pubs and adult spaces in the city. Please leave this one spot for families and children of aldgate school and the city. The aldgate square is a unique space and wonderful amenity. Please preserve it for our local children and families. City workers can drink literally anywhere else. Please reject planning for another bar in our local square.</p>

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/07/2023 8:33 PM from Mrs Chantel Haron.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Mrs Chantel Haron

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I live in close proximity, and my daughter goes to the Aldgate school. I am writing to ask that the city reject any planning application that would make the Aldgate tap drinking establishment permanent. Aldgate square is a special and unique green space for city children. They love running and playing there with their friends after school. This summer it has been overrun with adults drinking. Broken glass and bottles so they cannot take off their shoes to cool their feet in the fountain on a hot day. The grass is withered and they now cannot run and play amongst all the drinking people. If my daughter plays there I cannot have a good sightline to ensure she is safe.

There are so few spaces for city and local children. There is so little grass. There are literally hundreds of pubs and adult spaces in the city. Please leave this one spot for families and children of Aldgate school and the city. Aldgate square is a unique space and wonderful amenity. Please preserve it for our local children and families. City workers can drink literally anywhere else. Please reject planning for another bar in our local square.

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/07/2023 8:16 PM from Ms Natalie Coe.

Application Summary

Address:	Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal:	Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.
Case Officer:	Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Natalie Coe

Email:

Address:

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: I live locally and my daughter attends the children's centre at Aldgate school. I am writing to object to the Aldgate Tap planning application as it stands. Aldgate Square is a special and unique open space for city children which creates a much needed sense of community and somewhere to play. I've always loved seeing the way children come together there to run and play imaginatively together after school while a diverse range of parents get to meet each other when they otherwise wouldn't linger. It's always felt safe and clean too.

This is not possible when the area is overrun with adults drinking. It's now very difficult to keep my children safe when leaving school - even walking through without stopping to play ie trying to keep close to my 3yr old whilst pushing a pram through the crowd.

I'm not against it being a bar per se if people are not allowed to spill out over the whole square or if timings are restricted to after eg 5/6pm when children have gone home. Giving the children an hour or two each day doesn't seem too imposing.

This is really essential in an area with very few open public spaces - particularly for children who mainly live in small flats.

Many thanks

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/07/2023 8:54 PM from Mr David Williams.

Application Summary

Address:	Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal:	Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.
Case Officer:	Tony Newman

[Click for further information](#)

Customer Details

Name:	Mr David Williams
Email:	[REDACTED]
Address:	5 St Andrew's Hill London

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Other- Residential Amenity
Comments:	<p>The spread of people drinking from this bar all over the square has totally transformed the area outside of the City's one effective child focussed environment (the school). My daughter has attended nursery since she was 1 and my youngest is now about to start. They will attend the school. I have worked in the city for 15 years and understand the need for space for adults to relax and wind down after a day of work, but this was one of very few which served the whole community, including children. There are many bars to vent in.</p>

This summer parents and kids have not been able to meet and play in the fountains as we have the last two years, mixing in groups of all ages, sharing picnic meals into the evening and embedding a sense of community in the city for those of us who choose to effectively build our whole lives here rather than just commuting in and out consuming it.

Drinkers have been slow to move for the kids passing through to leave the area, in some cases have been rude and in many cases

behaving in a way incompatible with children being in the vicinity. They stand right to the edge of the fountain footprint and make passing without walking through it or them impossible. The area outside the bar is more dirty and certainly more intimidating, particularly if you are 95cm tall and unused to the enthusiastic crass humour a liquid lunch encourages.

This amazing space has become somewhere which fails its community; the School and its parents need support and nurture, not more obstacles to family city living.

Even by limiting outside drinking strictly to the confines of the footprint of the building might not be effective given the difficulty in enforcement and revellers pushing the boundaries.

Please don't allow this use to persist, at very least say until 1800 when even on the balmiest of days the kids have played themselves towards sleep.

Kind regards

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/07/2023 10:00 PM from Ms Poorvi Dave.

Application Summary

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

[Click for further information](#)

Customer Details

Name: Ms Poorvi Dave

Email:

Address:

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Other

Comments: There are several places and drinking spots in the city however not many green spaces for local children. My family often walk to the square and it's nice to sit and enjoy the sunshine or the water and just have a bit of green space where parents can sit with children and babies in prams.

It's really important to conserve such green spaces that can be used for families. It's also right by the school and a known area with the water fountains which is important to the community.

We've also visited the nursery for baby community classes and I believe it's in the interest of the local families and children to avoid making the tap a permanent drinking place.

Kind regards

From: Laura Jorgensen
Sent: Wednesday, June 21, 2023 4:50 PM
To: Pln - CC - Development Dc <PLNDev@int.cityoflondon.gov.uk>
Subject: 23/00255/FULL Objection

THIS IS AN EXTERNAL EMAIL

Submitted via email as web portal currently notes 'Your connection is not private'

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF
Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

From:
The Parochial Church Council of the Ecclesiastical Parish of Saint Botolph, Aldgate and Holy Trinity, Minorities
St Botolph without Aldgate
Aldgate High Street
LONDON EC3 [REDACTED]
[REDACTED]

Commenter type: Neighbour / Other
Stance: Object
Reason for comment: Noise / Other

I write on behalf of the Parochial Church Council of St Botolph without Aldgate.

We object to the change of use proposal for the Portsoken Pavillion:

1. Insufficient Consultation: The church is a neighbouring property, but received no notification in writing of this application. We were not consulted about the change of use prior to the lease being granted in 2022, whereas we were consulted throughout the process of the development of the new public realm in Aldgate, during which we expressed concern about the size of the Portsoken Pavillion but were reassured it was a community asset and would provide 'active frontage' for the new square and the all important public toilets. Local stakeholders were also fully involved in the process to find the social enterprise to take on the Pavillion once finished. To have engaged so fully in consultation with the local community and to then make such a drastic change to the use without notification other than seemingly one A4 notice not on a major through-route is insufficient consultation.

We have had concerns for some time about the volume of drinkers outside with the warmer weather, and had looked at the City of London Licensing website during May and June, which noted the licence was 'suspended'. There were no signposts on that website that a change of use application had been made. We presume, also, that the Aldgate Tap have been operating under an incorrect licence to date. We have had to write this objection within a very short timeframe and without being able to take advice.

2. Removal of Community Amenity: Aldgate Square was designed as a place for community, an outdoor space for all the different layers of the Aldgate community to enjoy. Prior to the Aldgate Tap's use of the square, Aldgate Square would see through the day different demographic groups enjoying having a pleasant and much needed outside space. These included construction workers, office workers, elderly residents, school children and tourists. We found that the new Square was transformative to community life. Local families particularly valued it as a safe space for children to be able to run around and enjoy being outside - children enjoyed rolling down the grass, chasing round the Square on scooters and

bikes, and splashing in the play fountain. For many children this is the only grass they will see on a regular basis and was seen and valued as a safe outdoor space.. These were moments of real cross-community connection.

As the Summer has approached, the entire Square, particularly on a Thursday and Friday from lunchtime onwards has been filled from the Pavillion to the southern end of the Square with customers of the Aldgate Tap (see attached photo). Contrary to their application, the demographic attracted to the Portsoken Pavillion appears monocultural and does not reflect the diversity of the area.

Aldgate Square was designed to remove barriers between communities, particularly in such a multi-cultural, mutli-layered area at the City fringe. It is very clear that the community atmosphere of Aldgate Square which was so valued has all but disappeared, that local residents and others are not able to enjoy the amenity of the Square whilst surrounded by those drinking and smoking and music. We are concerned for our local residents who are Muslim, and for children with such conspicuous consumption of alcohol in a public square. The toilets, such an important part of the original scheme, are unlikely to be used by community members given the volume of people in the bar, and the change of use to a drinking establishment. The operating hours mean that the much-needed and promised public toilet provision is not available to those who use the square in the mornings and at weekends.

3. Space Management and Health and Safety: The Aldgate Tap appears not to control access to the outside space at all. Chairs and tables are taken onto the grass. Drinkers take their pint glasses to all areas of the Aldgate Square. There appear to be no limits to the number of customers served. The previous cafe tenants were very strict about where their table and chairs were placed, and all customers were seated.

When the Pavillion is shut, and there is space for the local community to use it, parents in particular are hesitant due to the possibility of broken glass, especially around the play fountains.

4. Information on the application: We note that the applicant states that the previous cafe did not succeed due to the number of similar establishments in the area. This is not correct. The previous tenant struggled with a building which had significant issues such as glass doors breaking and toilets regularly flooding.

To conclude, Aldgate Square was transformational to the local area, and the local community, local school and church congregation are now excluded from the only safe outdoor community space in the area, and we strongly believe it is an inappropriate use of the building set as it is between two community buildings.

The Portsoken Pavilion was conceived as a cafe for the benefit of the local community, enhancing the environment and creating healthy living. We hope that this application will be rejected, or at least more consultation and discussion be undertaken please before a decision is made.

--

The Reverend Laura Jørgensen

Rector of St Botolph's without Aldgate
Dean of Women's Ministry for the Two Cities Area

St Botolph without Aldgate
Aldgate High Street
London
EC3N 1AB

From: Alexandra Allan
Sent: Thursday, June 22, 2023 10:24 AM
To: Pln - CC - Development Dc <PLNDev@int.cityoflondon.gov.uk>
Subject: Objection to change of use proposal to Portsoken Pavillion

THIS IS AN EXTERNAL EMAIL

To Whom it May Concern,

I write on behalf of The Aldgate School, located in Aldgate Square.

I have become aware of the use of the Portsoken Pavilion as a pub currently (the Aldgate Tap) and have been made aware of the permanent plan for change of use of the Portsoken Pavillion.

Consultation process: I am concerned about the recent change of use and the lack of consultation around the permanent change. The change of use of the pavilion fundamentally changes the character of the square and the Portsoken area. I would ask that you undertake a full consultation before making any changes.

Community asset: The Aldgate Square, since its opening, has been a community hub and a key factor in removing barriers in this multicultural environment. Families from the school and far beyond use the square on a daily basis and children enjoy using the fountains and running on the real grass area. Unfortunately with the opening of the Aldgate Tap, this has quickly changed.

Culture and safety: The obvious and copious smoking and consumption of alcohol are of concern to our school community, a large proportion of whom are Muslim. It is a concern that the square is now full of individuals who are under the influence of alcohol and therefore the safeguarding of the children and families using the square is of concern. The patrons of the Aldgate Tap fill the square and are not restricted to the immediate area beside the pavilion, which leaves little space for others to enjoy the square.

There is also a concern around broken glass generated by the patrons of the Aldgate Tap which has rendered the fountains dangerous for the children to enjoy due to fear of injury.

In its previous iteration, the toilets in the Portsoken Pavilion were available for the public users in the square to use. This is no longer the case and therefore another limiting factor for people beyond the pub to use the square.

I do hope that you will consider carefully the views of the school, the immediate neighbours of the Portsoken Pavillion, before you make your final decision.

Kind regards,
Alexandra Allan

Headteacher
The Aldgate School and Children's Centre
St James' Passage
Duke's Place
EC3A 5DE

Tel:
www.thealdgateschool.org

Application Reference: 23/00255/FULL

Address: Portsoken Pavilion 1 Aldgate Square London EC3N 1AF

Proposal: Retention of a change of use of the premises from the lawful permitted use as Class E(b) (restaurant) to Sui Generis (drinking establishment) use.

Case Officer: Tony Newman

Written on behalf of the Aldgate School Community

The Aldgate School

St James's Passage

Dukes Place

London

EC3A 5DE

office@thealdgateschool.org

Commenter type: Neighbour / Other

Stance: Object

Reason for comment: Noise / Other

To whom it may concern

COMMENT:

- The consultation process - as a neighbouring property we are concerned about the recent change of use and the lack of notification in writing which we would normally expect with a planning consultation. We therefore feel insufficient consultation has been sought. The change of use of the pavilion has already altered the character of the square.
- The Portsoken Pavilion was conceived as a social enterprise for the benefit of the local community, enhancing the environment and creating healthy living. Regrettably our families are no longer able to use this space safely due to individuals being under the influence of alcohol.
- Safeguarding has now become an issue for our families using the square as the patrons of the Aldgate Tap fill a considerable area of the square and are not limited to the immediate area beside the pavilion. Our families now have a much smaller area to play and congregate in.
- Aldgate Square itself was designed to remove barriers between communities, particularly in creating public space for the area's multicultural residents. Since the square has opened our children and their families have benefitted enormously from using the fountains and the grassy area. That has all changed since the opening of the Aldgate Tap.
- There is a lack of cultural sensitivity in this change of use. A significant number of our community are Muslim. For those parents and their primary age children to see individuals under the influence of alcohol is inappropriate especially where it is to excess.
- The proposed retention of the change of use as a drinking establishment fails to take into account the pavilion's location in relation to its immediate neighbouring properties – the Aldgate school and a Church of England parish church

- From a safety perspective the hazard of broken glass to the public- particularly to children and animals – caused by damaged glasses being discarded by drinkers is a real risk.
- Potential for anti-social behaviour has risen as individuals react under the influence of alcohol.
- Surely there is an obligation for the community to have a safe and unimpeded route across the public square.

We do hope that you will consider carefully the views of the wider school community before you make your final decision.

From: Laura Jorgensen

Sent: Monday, November 20, 2023 1:33 PM

To: Newman, Tony [REDACTED]

Subject: Re: Portsoken Pavilion, 1 Aldgate Square, London EC3N 1AF (Planning Application 23/00255/FULL)

THIS IS AN EXTERNAL EMAIL

Dear Tony,

The PCC of St Botolph's met yesterday and discussed your email. We are not withdrawing our objection:

Our comment relating to the lack of consultation relates to the fact that we would have objected strongly to a bar being built in the new public realm scheme of 2018 - we only agreed then to something of the scale of the Portsoken Pavilion in a public square between two community buildings, The Aldgate School and St Botolph's as we were assured it would be of benefit to the whole community, rather than a bar, which impacts on local families, people of other faiths, and particularly on children. We believe that this building should never have been let as a bar, it is detrimental to a wide range of people.

There has been an increase in public urination since the opening of the bar. We have commented on this to Open Spaces and to the City of London Police. The Portsoken Pavillion has no signs saying that they are part of the community toilet scheme. You note that broken glass or other issues have not been reported - the channels through which to do this are unclear.

We acknowledge that the Aldgate Tap have made efforts to manage drinkers spilling out at certain times, but from 17.30 onwards in the summer when the whole Square is full of drinkers either from the bar, or attracted by the bar and have brought their own drink, and the music is very audible where are other people in the community supposed to go? That one business is able to take over a public square designed with all the local communities in mind - workers, residents, tourists and visitors, is one of our main issues with the bar - where is the space for those who aren't drinkers or can't afford to go out? The square was a fantastic and well appreciated addition to the local streetscape, and we were very grateful to the City of London Corporation for their investment in Aldgate, unfortunately it is now not a space where people who are not bar users want to be.

Kind regards,

Laura

From: Wynne Lawrence

Sent: Friday, October 20, 2023 8:49 PM

To: Newman, Tony [REDACTED]

Subject: Re: Portsoken Pavilion, 1 Aldgate Square, London EC3N 1AF (Planning Application 23/00255/FULL)

THIS IS AN EXTERNAL EMAIL

Dear Tony

Many thanks. I'm glad that there is some accommodation and attempt at addressing local concerns but I really feel strongly that given the high number of drinking establishments in the City and surrounding areas and complete absence of safe green spaces for local children it is simply not appropriate to have a bar in the square. The measures taken thus far put large rust coloured metal eyesores in what is otherwise an attractive green and flowered space. Further they force local children, commuters and many others including scooters, skateboards and courier bicycles through a narrow gap which is now even more dangerous for children to be knocked over. The pub draws scores of drinkers all over the green grass on warmer days and continues to do so, pushing out the children. The children have very little space to run and play during the week. I urge the City to reconsider the zoning and tenancy of this central space in an important green space that was designed with the local community in mind and at great expense.

I am single parent and work full time as many do and I pick up my child at 5.30pm. Accordingly the imposition of the suggested restriction will have no impact on my concerns or ameliorate the day to day life of my son and his friends who stay later at school in tea club because their parents work.

I would be happy to provide further detail or discuss further with your team and am content for my concerns to be passed to the premises management.

Kind regards

Andrea

From: Andrew Wallace

Sent: Friday, October 20, 2023 10:42 PM

To: Newman, Tony <[REDACTED]>

Subject: Re: Portsoken Pavilion, 1 Aldgate Square, London EC3N 1AF (Planning Application 23/00255/FULL)

THIS IS AN EXTERNAL EMAIL

Dear Tony,

Thank you for your email and I appreciate your efforts, although they do not address my concerns.

The use of the square in the way suggested means the square will alternate from a playground to a bar and back again every day (in the warmer months).

If you have visited the square on a warm day after school finishes you will have seen young children using the square in the way they have done for years and the way, I suspect, it was designed to be used - playing barefoot in the fountain, running around, rolling around, falling over. The idea that the City of London would allow large numbers of - very possibly drunk - people to have use of the same square the night before as a bar is reckless beyond belief. Whatever the operator may promise, glasses will be broken and broken glass will be left on the square - and the next day a barefoot child will be running around the same area. There will be an accident - possibly a life changing accident - and the City of London will be responsible.

Please do not repurpose one of the very few beautiful public spaces in the City to create yet another place for people to get drunk.

Kind regards,
Andrew