

Addendum report to Agenda Item 4: 1 Undershaft, London, EC3A 8EE	
Committee	Date
Planning Applications Sub Committee	02 July 2024

1. **Conservation Area**

Officers wish to correct a factual error in the published Committee Report. As illustrated on the plan at page 9 of the Committee Report, a minute sliver of the northern edge of the application red line boundary falls within the southernmost boundary of the St Helen's Place Conservation Area. Statements in the Committee Report that the application site is not within a Conservation Area are therefore incorrect in a strictly technical sense. However, no works are proposed in this area except remedial works to the small area of pavement concerned that are required following realignment of the Undershaft road.

Officers are satisfied that the clarification of this point does not change their assessment or conclusions in respect of the effect of the proposed development on the character, appearance and significance of the St Helen's Place Conservation Area.

2. **Planning Permission 16/00075/FULEIA**

The report makes reference to a 2016 permission, 2019 permission and the extant permission. Officers wish to highlight that these references all refer to the same planning application (16/00075/FULEIA); this application was submitted in 2016 and the decision notice was issued in 2019. For the avoidance of doubt, this planning permission has not been implemented to date as is set out in the planning history section of the report.

3. **Clarifications on height**

The height of the consented scheme is ground plus 72 storeys.

The height of the proposed scheme is ground plus 73 storeys.

4. **Report Amendments and Clarifications**

- The report makes reference to both St Helens Square and St Helens Plaza, for the avoidance of doubt, these names refer to the same space (the public realm to the south of the proposed building).
- In the summary on page 2, the second paragraph on that page refers to the existing consent as a 73-storey office tower this should be replaced with ground, plus 73 storey office tower.
- In the summary on page 2, within the last paragraph on this page, it is clarified that within the podium levels of the building 400sqm of affordable floorspace is proposed, equating to 50 desks.

- Paragraph 193: Clarify the solid spandrel panels and brise soleils are both proposed to be of vitreous enamel.
- Paragraph 244: Replace “2.4m balustrade” with “2.5m balustrade”.
- Paragraph 278: Replace “The proposals would have a viewing gallery entrance, the museum entrance and the cycle hub entrance as active frontages” with “The proposals would have the office entrance, the viewing gallery and education centre entrance, the podium garden entrance and the cycle hub entrance as active frontages”
- Paragraph 329: Amend to insert in bold reference (THVIA **May** 2024) not (THVIA December 2023).
- Paragraph 340: Insert in bold first sentence “...(THVIA December 2023 Views 17.2 and 17.3 and THVIA Addendum May 2024 **View 17.1**).
- Paragraph 501: Insert in bold “The proposal would be **almost** entirely concealed by 22 Bishopsgate and **122 Leadenhall** along Fleet Street and Ludgate Hill and there would be no challenge to the primacy of the Cathedral. (THVIA December 2023 Views 28, A12, B7-11) “ consistent with paragraph 645 in the report.
- Paragraph 512: Insert in bold reference THVIA December 2023 **B22**
- Paragraph 515: Insert in bold reference December 2023 THVIA Views **B15** and **B16**
- Paragraph 532: Amend last sentence to delete C11 and C22 and insert a reference to View 22.
- Paragraph 591: Replace [resurfacing] “with Yorkstone” with [resurfacing] “in accordance with the City of London Technical Palette of Materials”.
- Paragraphs 840, 847, 854,861: Delete the first sentences and insert “The GLA identify a low degree of less than substantial harm to the designated heritage asset.” Delete the penultimate sentences and insert “This is a departure from the 2016 permission when the GLA raised no concerns.”
- Paragraph 939: Delete beginning of second sentence “A similar objection...” and insert “A similar assessment of harm...”
- After Paragraph 941 insert a new paragraph: “The proposed development would not harm the setting or significance of the non-designated heritage asset”.
- Page 311 paragraph 1059 refers to three Blue Badge Bays this is corrected to two Blue Badge Bays.
- Page 312, paragraph 1062, ‘The existing car-parking area located within the Undershaft are proposed to be removed and replaced by disabled parking and cycle parking’ is replaced with ‘The existing car-parking area located within the existing building, will be removed, and replaced by 2No Blue Badge bays’.
- Page 323 paragraph 1106, the sentence which states ‘In the winter receptors 133, 174 and 175 are one category windier than the target with the other receptors meeting the target. All of the receptors meet the target in the summer’ should be replaced with ‘In the winter

receptors 133, 174 and 177 are one category windier than the target with the other receptor meeting the target. All of the receptors meet the target in the summer’.

- Page 325 paragraph 1113 should include this an additional sentence which states ‘In the winter receptor 59 is also one category windier than the target condition’.
- Page 337, paragraph 1168 the sentence which states ‘Where there is *proportionally* a less than 20% change (in VSC, NSL or APSH) the effect is judged as to not be noticeable. Between 20-40% it is judged to be minor adverse, 30-40% moderate adverse and over 40% major adverse’ should be replaced with ‘Where there is *proportionally* a less than 20% change (in VSC, NSL or APSH) the effect is judged as to not be noticeable. Between 20-29.9% it is judged to be minor adverse, 30-39.9% moderate adverse and over 40% major adverse’.
- Page 341 paragraph 1182, the reference to 5 Wormwood Street is corrected to 25 Wormwood Street.
- In the Daylight section of the report (pages 340 to 359) it is clarified that the BRE guidance notes that bedrooms are less important in relation to daylight matters generally.
- Page 346, paragraph 1210 should be replaced to read ‘Ten of the affected windows for VSC would serve bedrooms where daylight generally may be considered less important as noted in BRE Guidelines. The remaining 11 affected windows for VSC serve either kitchens or living rooms. All of the windows serving living rooms affected for VSC would comply with the NSL criteria. The three kitchens affected for NSL are less than 13m² in size and alterations to NSL may be difficult to avoid. The remaining five rooms affected for NSL are bedrooms where daylight may be considered less important as noted in BRE Guidelines’.
- Page 347, paragraph 1217, 1.6% is replaced with 1.8%.
- Page 365, paragraph 1326, it is clarified that the additional impacts in the cumulative scenario compared to the proposed is as a result of surrounding cumulative development coming forward.
- Page 366, paragraph 1327, 56% is replaced with 67%.
- Page 367, paragraph 1337, paragraph 12.323 is replaced with paragraph 12.232.
- Page 368, paragraph 1340 the reference to 78 Bishopsgate (St Ethelburgas Centre) is deleted.
- The table on page 377 the text for the Solar Glare in the effects of proposed scheme (current application) is amended to read Negligible and instances of Minor Adverse.
- Page 399, paragraph 1519, the reference to ‘redevelopment audit’ is replaced with ‘pre-redevelopment audit’.
- Page 407, paragraph 1553, the first bullet point is amended to Alternate CLT slabs and the sixth bullet point is amended to read Reclaimed raised access floor

5. **A10 Contribution**

As is set out in the consultations section of the report at page 26 onwards, TfL have requested improvements to the A10 corridor.

The 'City's Planning Obligations' section of the report in paragraphs 1629, page 436 is amended with the following obligation inserted:

- TfL A10 Contribution

The TfL A10 Contribution is for the provision of improvements to Bishopsgate and mitigation of increased footfall from the development. Works may include;

- Junction safety improvements
- Works for improved safety and security at night
- Footway widening and construction in permanent materials
- Loading bay and other crossover resurfacing to reflect new kerblines
- Resurfacing of the carriageway
- Drainage works
- Widening and relocation of existing crossings (where necessary)

The amount is to be confirmed in consultation with TfL subject to the Planning and Development Director being satisfied that the tests in Regulation 122(2) of the CIL Regs are met (i.e. the amount of the contribution must be necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development).

6. **Cultural Contribution**

Following ongoing development of the scheme's cultural offer, it is proposed that a contribution of £500,000 would be made to the City for the planning and facilitation of cultural events to be held on the site.

This contribution is considered to constitute a public benefit in terms of the paragraph 208 balancing exercise as is set out in paragraphs 1610 to 1622 of the report. Notwithstanding, the inclusion of the contribution would not change the level of weight afforded to the benefits.

The 'City's Planning Obligations' section in paragraphs 1629, page 436 is amended as follows:

- City Events and Cultural Contribution (£500,000, subject to indexation).

7. **Correction of office space figures**

The percentage uplift in office floorspace reported (13%) of the required 1.2 million sqm of office floorspace, considered the total office floor space to be provided without deducting the current office floor space provision on the site. The existing text at paragraphs 97, 98 and 99 should therefore be replaced with the following. The scheme would provide 8.75% of the 1.2 million sqm (net) of floorspace:

97. Adopted Local Plan policy CS1 seeks to deliver 1,150,000 sqm of additional office floorspace between 2011 and 2026. Between 2011 and 31 March 2022, 959,190sqm of additional floorspace was delivered, leaving a requirement for a further additional 190,810sqm over the plan period (up to March 2026). This site would be unlikely to be completed by March 2026; demand for future years is discussed below in paragraph 99. The adopted local plan also seeks to retain a pipeline of at least 750,000sqm gross office floorspace with permission but not yet commenced. As at 31 March 2023, there was 431,340 sqm of gross office floorspace with permission but not commenced – including the previously approved 1 Undershaft application.

98. The City Plan 2040 seeks to deliver a minimum of 1.2m sqm of additional office floorspace between 2021 and 2040. This is based on evidence derived from a study conducted by ARUP/Knight Frank for the City Corporation, which identified a demand for 1.2m sqm on a 'hybrid peak' model of workplace attendance, and demand for 1.9m sqm where there was a 'return to in-person'.

99. The Offices Topic Paper as part of the evidence base for the City Plan 2040 looks at capacity modelling within areas of the City for an increase in office floorspace. The Site is within the 'City Cluster' category, which is modelled at being able to achieve an office floorspace uplift of 630,000 – 770,000 sqm. The proposed development would deliver an uplift of 105,063 sqm of additional floorspace, a significant amount - 8.75% - of the minimum office floorspace (1.2 million sqm net) to be delivered by 2040 as required by the City Plan 2040. The site is central to the City's growth modelling.

Referencing throughout the report to 13% should be replaced with 8.75%.

8. Section 106 Monitoring Charge

Due to additional contributions set out in sections 4 and 5 of this addendum, The City of London's Section 106 monitoring charge on paragraphs 1628, 425 has increased to £7,000 from £6,500.

9. Representations

One letter of representation has been received from the Chairman of Lloyd's. The content of the letter can be summarised as follows:

- There is concern over the loss of open space that would result from the proposed development. The current open space is an important convening space.
- The compensatory offer of the public amenity space on the 11th floor would not address this and the necessary security requirements would make the level 11 space significantly less attractive than the space that it would replace.
- It is urged that the plans are rejected.

The representation is appended in full to this addendum. It does not raise any new issues. The loss of open space and the provision of the level 11 terrace is covered in full in the report.

10. Conditions

Additional Conditions:

83 Relocation of existing benches

Prior the affected works, a plan must be submitted and approved in writing by the Local Planning Authority showing the relocation of the existing benches at Receptor 74 (Wind Tunnel Testing) to an area shown in the Wind Tunnel Testing that is suitable for testing. The relocated benches shall be retained thereafter.

Reason: To ensure that the provision of benches are in acceptable microclimatic conditions and to comply with Policy DM10.1 of the Local Plan 2015 and policies S8 and DE2 of the Draft City Plan 2040.

84 Demolition and Construction Methodology and Structural Assessment

Prior to the commencement of development a Demolition and Construction Methodology and Structural Assessment (prepared by a Heritage Accredited Structural Engineer), assessing implications of the demolition and construction phase, as well as any medium and longterm structural and non-structural implications for the listed buildings St Andrew Undershaft (Grade I) and St Helens Bishopsgate (Grade I), including a detailed methodology and specification of works which seek to mitigate any damage, shall be submitted and approved in writing by the Local Planning Authority and those relevant works carried out in accordance with the approved details.

REASON: In order to safeguard the structure and the special architectural or historic interest of the listed buildings at St Andrew Undershaft and St Helens

Bishopsgate in accordance with the following policies of the Local Plan: CS12, DM12.1.

Reword the following conditions with the amended wording in bold:

1. Time Limit

The development hereby permitted shall be begun before the expiration of **five** years from the date of this permission.

Reason: To ensure compliance with the 91 of the Town and Country Planning Act 1990.

46. Ground floor lobby entrances to podium terrace and education centre and viewing gallery entrance (heading of condition updated)

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:

Details of the internal ground floor southern and north-western lobby entrance spaces including the lifts, elevations, soffits layout, samples of materials, artwork, signage, canopies and lighting and interface details with the public realm.

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: CS10, DM10.1

18 and 19 to be merged to a single condition to read as follows:

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The WSI will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policy of the Local Plan: DM12.4.

43. AOD Height of Building

The maximum height of the approved building shall be as follows: to the uppermost point 309.6m AOD,

REASON: In the interests of visual amenity and heritage protection in accordance with the following policies of the Local Plan: DM10.1, CS12 and CS14.

45. Crown of Undershaft

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:

Detailed drawings of the external 'crown' of the building, comprising the upper 4 floors, including samples of all proposed materials and colour finishes for the panoramic glazing and shading fins, a 1:1 mock up samples **(or alternative scale as agreed in writing)** of typical bays to include dichroic coating treatment and palette of materials and finishes.

Reason: 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: CS10, DM10.1

49 Hanging garden elevation (heading of condition has been updated)

Before any works thereby affected are begun, further details of all the proposed 'hanging wall' on the western elevation and any other proposed green walls shall be provided which shall include full details of the proposed irrigation and additional work to demonstrate the fire safety of the green walls shall be submitted to and approved in writing with the local planning authority, in consultation with the Greater London Authority and London Fire Brigade.

REASON: To ensure that the development incorporates the necessary fire safety measures.

50. Mock up sample panels

Before the works thereby affected are begun, mock up 1:1 sample panels **(or alternative scale as agreed in writing)** of agreed sections of the facades shall be built, agreed on-site **(or alternative agreeable location)** 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.

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.

58. Wayfinding (heading of condition has been updated)

Prior to commencement excluding demolition, a signage and wayfinding strategy, highlighting and signposting destinations, accessible routes and facilities, cycle parking, cultural uses and any other relevant uses or historic sites shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To support inclusion, public access, legibility and wayfinding in accordance with the following policies of the Local Plan: CS10, DM10.1, DM10.4, DM10.8, CS11, DM16.2 and DM16.4.

65. Restricting Hours of deliveries and servicing

No deliveries and servicing trips to the premises shall be carried out between the hours of 7:00 to 9:00, 12:00 to 14:00 and **16:00-18:00**, Monday to Sunday, including Bank Holidays.

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: CS16, DM15.7, DM16.2, DM 16.1, DM21.3.

80. Offices

The areas shown on the approved drawings as Offices and as set out in Condition **floor area condition** of this decision notice, shall be used for those purposes only and for no other purpose (including any other purpose in Class E) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020).

REASON: To ensure that the development does not give rise to environmental impacts that are in excess of or different to those assessed in the Environmental Statement and that public benefits within the development are secured for the life of the development.

11. Informatives

The following informative is to be added:

9. The current design team or an equivalent team in quality and experience shall be retained for the construction and completion stage of the development to meet London Plan D4 (F) part 4.

Bruce Carnegie-Brown
Chairman

1 July 2024

Chief Planning Officer
City of London Corporation
Guildhall EC2P 2EJ



Dear Chief Planning Officer

1 Undershaft

I write to add my voice to those who have expressed concern about the loss of open space which would result from the proposed re-development of 1 Undershaft.

The City of London has a commendable record of opening up additional public space at street level whenever new development plans are approved. For the first time in recent memory, the plans for 1 Undershaft would rob the City of a really important convening space. The compensatory offer of public amenity space on the 11th floor of the new building does not address this and I believe the necessary security requirements would make outdoor space on the 11th floor significantly less attractive than the space it would replace.

I urge you to reject these plans as currently presented.

Yours faithfully

