

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

Representation from St Helen’s Bishopsgate

On the 1 July 2024 at 17:18 an additional representation was received from St Helen’s Bishopsgate. The representation is appended in full to this addendum and its content can be summarised as follows:

- The Churches wish to withdraw their objection to the scheme following constructive discussions between the churches, the applicant and development managers regarding measures to mitigate the likely impacts of the development.
- Measures to minimise the impact of the proposal on the churches would be secured through a Neighbourly Matters Agreement (NMA) (this sits outside of the planning process and is an agreement between the applicant and the Churches).
- Notwithstanding the above, the Churches request conditions in respect of the following are attached to any permission or obligations are added into the section 106 agreement:
 - Management protocols for the education centre need to be enhanced to ensure that large school groups do not lead to excessive noise during the church’s quiet period.
 - Use of an appropriately quiet road surface for Undershaft and a traffic management system to minimise traffic.

The letter refers to an email from Washbourne Consulting. A further email was received on 01 July 2024 from Washbourne Consulting (the Church’s planning agent) requesting the following in order manage the impacts of the development:

Insertion of new condition: to ensure that the composition and surface treatment for Undershaft shall be composed of the quietest material available and so maintained in the future (suitable wording required – this is a departure from the ‘standard reference’ to the Corporation’s Highways department’s materials palette).

Insertion of new condition: to ensure that effective traffic management proposals are drawn up and agreed with the objective of seeking to minimise traffic movement along Undershaft (suitable wording required).

Amended wording to condition 5: Wording broadened (suggested amendments in bold):

5 Amplified Music

*“No amplified or other music, **speeches or any noise** shall be played on the roof terraces, balconies or Level 11 Podium Garden. **Further, noise levels on the roof terraces, balconies or Level 11 Podium Garden shall be limited so as not to cause the noise level inside St Helen Bishopsgate to exceed the current noise level.***

*REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan **and to protect St Helen Bishopsgate from possible adverse impact:** DM15.7, DM21.3.*

Additional wording to condition 46:

“Arrangements for accessing, navigating and managing the ground floor lobby entrances to the podium terrace, public garden walkway, education and cultural attractions and the public viewing gallery and how these aspects of the development will handle visitors, site servicing, signage and wayfinding, group bookings, and people congregating, queuing, arriving and exiting such facilities will be carefully managed, especially to limit noise impacts and disruption e.g. from queues of people waiting outside and in proximity to St Helens Bishopsgate and St Andrew Undershaft”.

Involvement in the following heads of terms:

- a) *Public viewing gallery management plan;*
- b) *Level 11 public podium strategy;*
- c) *Education and Museum Space Management and Promotion Plan; and*
- d) *Delivery and Servicing Management Plan (including Consolidation).*

Addition of the following wording to the committee report at pages 426 – 427:

“St Helen’s Bishopsgate have requested that arrangements for accessing the public spaces in the building, including signage/wayfinding, queuing and booking arrangements, should be managed in a way to limit noise impacts and disruption to St Helen’s Bishopsgate and St Andrew Undershaft. These matters will be dealt with in the relevant management plans listed above. These management plans will also require ongoing monitoring and review of the operation of these spaces and an ability for the City to request amendments to the relevant management plan if necessary”.

Officer comment: Management plans for the level 11 podium, viewing gallery and education space would be secured through S.106 obligation, the Churches would be engaged in the formulation of the plans. The management plans would cover noise management.

Through the section 278 agreement officers would seek to achieve surface materials that minimise noise.

From: Mike Washbourne [REDACTED]
Sent: Monday, July 1, 2024 11:04 AM
To: McBirney, Georgia [REDACTED]; Delves, Gemma [REDACTED]; Elizabeth Christie [REDACTED] >; Paul Conolly [REDACTED]; Jeremy Anderson [REDACTED]
Cc: Chris Skelt [REDACTED]; Richard Tett [REDACTED]
Subject: 1 Undershaft - St Helens Bishopsgate and St Andrew Undershaft
Importance: High

THIS IS AN EXTERNAL EMAIL

Dear Georgia,

Thank you for our discussion this morning.

You have taken a note of the points we ran through and will be discussing these with colleagues, in order to confirm the Corporation's position.

I have explained my client's position with regard to SHB's intention to write to your department ahead of tomorrow morning's planning committee, to confirm the churches' position in terms of the proposed development / the planning application.

We have agreed to speak again at 3 / 3.30pm this afternoon and you are kindly going to let me know which time.

As I explained, my client SHB and SAU have over the past few days had productive meetings with Aroland and Stanhope.

Most issues have been resolved and the Neighbourly Matters Agreement (NMA) is nearing conclusion for co-signatures. You have suggested that we send the latest version ASAP, for the Corporation's understanding and for context. In that respect, I am copying in those most closely involved at SHB with the NMA and we will advise again very shortly.

I queried whether the NMA would be referenced in the S106 and you are seeking instructions in that regard.

The most important outcome for SHB from discussions at the end of last week is that both parties wish to enable the s106 funds (£500k) to be used for the fabric of the church, as well as for the churchyard. I understand this has Aroland's full support – and I am copying in Liz Christie (to whom I hope to speak later this morning).

In short, we are asking that the use of the s.106 funds should include both the churchyard and the external fabric of the designated heritage asset. As noted by Heritage England, St Helen's Church is already suffering from biological growth due to moisture (stemming from a lack of sunlight reaching the building). It will be exacerbated by the proposed development.

This will degrade the quality of the public realm and the sight of the church in its midst. We would like the s.106 parameters to include the cleaning and protection of the church fabric to protect the asset and maximise its public benefit contribution.

I went through with you SHB's request that the Corporation strengthen certain planning conditions (as currently drafted in the committee report) and for two aspects to be added as new conditions. I understand that these matters have Aroland's support.

New condition: to ensure that the composition and surface treatment for Undershaft shall be composed of the quietest material available and so maintained in the future (suitable wording required – this is a departure from the 'standard reference' to the Corporation's Highways department's materials palette).

New condition: to ensure that effective traffic management proposals are drawn up and agreed with the objective of seeking to minimise traffic movement along Undershaft (suitable wording required).

Condition 5 – we would ask that this be amended, re. Level 11 Podium. The current draft is inadequate and needs broadening. We would suggest:

5 Amplified Music

"No amplified or other music shall be played on the roof terraces, balconies or Level 11 Podium Garden.

REASON: To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan **and to protect St Helen**

Bishopsgate from possible adverse impact: DM15.7, DM21.3.

No amplified or other music, **speeches or any noise** shall be played on the roof terraces, balconies or Level 11 Podium Garden. **Further, noise levels on the roof terraces, balconies or Level 11 Podium Garden shall be limited so as not to cause the noise level inside St Helen Bishopsgate to exceed the current noise level.**"

(Note: if agreed, this amended condition will require current noise levels to be measured to give the detail for C5, which is of course, welcomed by my client)

We have been discussing with Aroland SHB's wish to see modification and expansion of the wording of draft Condition 46 – and Liz has responded by arguing that condition 46 is intended to be an approval of details condition only, rather than an operational condition.

What SHB is seeking is typically covered off in the detailed drafting of the s106 management plans for the respective places. Provided that access, signage/wayfinding, booking, queuing etc arrangements would be covered off in these management plans. Provided SHB will be able to

see the various management plans and be afforded an opportunity to discuss these with you and your colleagues and to input accordingly as they are drawn up and ratified, this appears to be an effective way forward. You have agreed to liaise with colleagues on this point and to let us know later today.

The s106 Heads of Terms are listed on pages 426-427 of the committee report and include for:

- a. Public viewing gallery management plan;
- b. Level 11 public podium strategy;
- c. Education and Museum Space Management and Promotion Plan; and
- d. Delivery and Servicing Management Plan (including Consolidation).

SHB would wish to be involved in these 4 areas.

We understand that site servicing will be dealt with in the Delivery and Servicing Management Plan which the Corporation wishes to see in a single consolidated delivery plan for the building, rather than individual spaces. Again, my client would wish to have your authority's express agreement that they may see the document as it is prepared and be able to make comments along the way.

Condition 46: to be amended. I understand that my client's suggestion that the following text be added to the current draft is supported by Aroland. We would suggest strengthening the condition by adding the following text:

"Arrangements for accessing, navigating and managing the ground floor lobby entrances to the podium terrace, public garden walkway, education and cultural attractions and the public viewing gallery and how these aspects of the development will handle visitors, site servicing, signage and wayfinding, group bookings, and people congregating, queuing, arriving and exiting such facilities will be carefully managed, especially to limit noise impacts and disruption e.g. from queues of people waiting outside and in proximity to St Helens Bishopsgate and St Andrew Undershaft".

Town Legal have suggested that a short note be added in the committee addendum relating to pages 426 and 427 of the committee report to the following effect:

"St Helen's Bishopsgate have requested that arrangements for accessing the public spaces in the building, including signage/wayfinding, queuing and booking arrangements, should be managed in a way to limit noise impacts and disruption to St Helen's Bishopsgate and St Andrew Undershaft. These matters will be dealt with in the relevant management plans listed above. These management plans will also require ongoing monitoring and review of the operation of these spaces and an ability for the City to request amendments to the relevant management plan if necessary".

This seems fair and appropriate – and we would appreciate your response on the suggestion.

I trust this note is clear and appropriate and I look forward to discussing matters with you later today.

Kind regards,

Mike

mobile [REDACTED]



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■ St Helen's Church
Great St Helen's
London EC3A 6AT

■ www.st-helens.org.uk

1st July 2024

Dear Ms McBirney

Planned redevelopment of One Undershaft (ref. 23/01423/FULEIA)

Update on discussions between Aroland and St Helen's Church

On 23rd February 2024 Washbourne Consulting Limited lodged concerns about the planned redevelopment of 1 Undershaft on behalf of their client St Helen Bishopsgate. Concerns were expressed about the impact of the development on the setting, daily activity and fabric of St Helen Bishopsgate and St Andrew Undershaft.

Since then (and prior to that) Aroland Holdings, along with development managers Perennial Holdings and Stanhope PLC, have been in constructive discussions with the churches of St Helen Bishopsgate and St Andrew Undershaft with respect to the impact the proposed scheme would have on each church. Discussions have centred on the potential impacts on the physical integrity and fabric of the church buildings and on the conduct of the ministry conducted within each building. The latter issue is recognised as a particular concern for the churches.

Good progress has been made on potential measures to mitigate the likely impacts of the development, both during and after construction. Whilst some details of the revised NMA are still to be finalised and documented, based on the principles already agreed, the constructive approach of the developer, and assuming their continued good faith, *the church is withdrawing its objection to the planned scheme.*

This letter aims to update you on the progress of those discussions and the measures being contemplated to address concerns. *With Aroland's support, the letter is also asking for an additional, noise-related, planning condition, related to the road surfacing of Undershaft.*

■ CHARITY NAME
The Parochial Church Council
of the Ecclesiastical Parish of
St Helen, Bishopsgate

■ REGISTERED CHARITY NO. 1131501

Impact on the setting of the churches and use of s.106 funds

Such a large development will have a major impact on its surroundings, including the setting of the two churches. The Planning Committee acknowledges this in paragraph 589 of their report: "...would have an overbearing presence in relation to the church...".

We make no comment on the design of the scheme, but remain concerned about the impact that the overshadowing will have on the environmental conditions around St Helen's, and the condition of its fabric. As Historic England points out: "...St Helen's Church already appears to be suffering from biological growth due to moisture. This will be exacerbated by the proposed development...".

Whilst we have not yet agreed any specific measures or remedies, since the impact is not yet fully known, Aroland is committed to work with us to ensure the church and churchyard are protected from any further deterioration, and this is included in the Heads of Terms for the NMA.

Protection of the church's work during demolition and construction

Aroland is committed to ensuring that mitigation measures implemented during the development are acceptable to the Churches. The parties are in active discussion with respect to heads of terms for a neighbourly matters agreement, which includes, amongst other items:

- Expansion of the "protected time periods" offered to the Churches, to cover St Helens and St Andrews, during which noisy works will be precluded to limit the impact on the ministry
- A protocol for the control of noise, dust and vibration
- Noise mitigation measures on the development site and new glazing for the church office (the developer has offered to install permanent secondary glazing for the whole of the church, which would make a major difference to noise levels during and after construction; unfortunately, that has so far been refused by the Diocese of London given the historic nature of the church)
- Periodic cleaning during and after construction
- Contributing to enhancements to the infrastructure of St Helens, including its drainage and ventilation
- Potential access to excess heat from 1US
- Designing and implementing a lighting improvement scheme, along with re-landscaping the South Square
- Regularisation of the boundaries between the church and 1 Undershaft

Protection of the church's work after construction

The churches are a very active and intensively used part of the City community. They also need to be quiet spaces for reflection, meditation, teaching, prayer and worship. Within the scheme they are recognised as sensitive receptors, since their age and construction does not have the sound attenuation of modern buildings.

We have therefore been discussing with the developers how to keep noise levels, post-construction, at the same level as present-day levels. The two major areas of concern remain noise from the roadway, which is being relocated much closer to the church building, and noise from the use of 1US.

We have agreed measures in principle with Aroland, but are asking for conditions to be attached to any planning permissions granted, or obligations added into the section 106 agreement, to ensure that they do not get overlooked. Two of these are already included in the draft Conditions set out in the planning recommendations. The roadway surface and traffic management would be an additional condition, as well as further strengthening of noise control measures:

Controlling noise from the use of the building:

- *We support the draft Conditions for controlling excess noise levels from the Podium Garden on Level 11 and outdoor terraces on levels 30 & 48 (covered by draft Conditions 4 & 5)*
- *We would like the management protocols for the education centre entrance to be enhanced, so that arriving and departing large school groups do not lead to excessive noise during the church's quiet periods (strengthening of section 106 obligations)*

Minimising traffic noise from the relocated Undershaft:

- *Use of appropriately quiet road surfaces for Undershaft (given the proximity of the new road layout to the church, the quietest possible road surface is needed)*
- *A traffic management system for Undershaft which minimises traffic and can be effectively enforced*

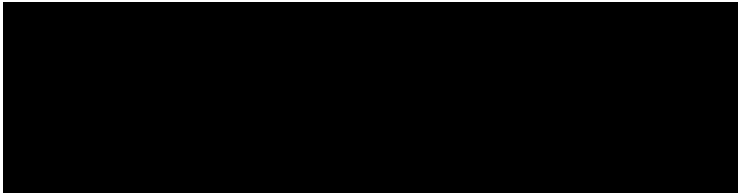
These have been discussed with Aroland and their advisers and have their support. Washbourne Consulting has provided, separately, some potential wording for the enhancements.

Neighbourly Matters Agreement

The proposed neighbourly matters agreement is intended to address the specific requirements and concerns of the Churches, and the Heads of Terms for this are almost finalised . The parties have maintained a collaborative relationship throughout the negotiations and, assuming all of the church's remaining concerns can be satisfactorily addressed, we expect that the neighbourly matters agreement could be concluded in short order once heads of terms have been finalised.

Based on progress so far, and the good faith shown by the developers, the church is withdrawing its previous objections. But it is asking the planning authorities to attach conditions to any permissions granted (in particular to cover the noise-related areas outlined above).

Yours sincerely,



Jeremy Anderson CBE
Vice-Chair, Parochial Church Council of St Helen Bishopsgate