

Gwyn Richards  
Director of Planning and Development  
Environment Department  
City of London Corporation

Dear Mr Richards,

05 March 2024

**Re: 24/00176/FULL – 45 Beech Street (the scheme)**

I appreciate that the scheme proposes much needed residential accommodation, as well as preserving the structure of the existing building. However, I have the following concerns:

**1. Height and massing**

The proposed increase in both height and mass will have an adverse effect on residential amenity. A loss of both sunlight and daylight will affect Bryer Court, Bridgewater House, The Cobalt Building, Tudor Rose Court, Clarendon Court, Breton House and Ben Jonson House. In addition, those blocks, along with Shakespeare Tower, will be overlooked, resulting in a loss of privacy to a much greater extent than from the current office use.

**2. Balconies and roof terrace**

Shakespeare Tower, Bryer Court, Bridgewater House, Ben Jonson House and the Cobalt Building will also all be overlooked by the proposed balconies – not just the extended one on level 09 but also the less obtrusive one on level 08 – as well as the proposed roof terrace, also on level 09. As a result, their use is likely to result in a further loss of privacy and actual nuisance.

**3. Design**

The scheme's proposed change in the building's relationship with the Barbican Estate lessens the credibility of both. The proposed installation of barrel roofs not only degrades the Grade II listed blocks in the architects' attempted mimicry, that mimicry fails in the obvious lack of appreciation of the design of the Barbican roofs.

There are no more than two Barbican barrel roofs together with flat roofs to the next one. The architects have simply filled the roof space with barrel roofs, contributing an obvious insult to the Barbican's architects. Worse though, the Barbican barrel roofs are on a single plane, unlike the scheme's which are also on the return along Bridgewater Street. Even then, the two northerly barrel roofs on Bridgewater Street are lower than the others, looking lost because of a lack of design integrity.

The proposed facade is far too chunky and heavy. If the proposed window

surrounds are necessary because of the separate flats, then the facade needs a more creative and interesting design. The inclusion, in grey, of the eastern elevation of Bridgewater House - with its almost delicate rounded-top window but without its yellow brickwork - in the proposed eastern elevation of the building seems intentionally deceptive (DAS5.10). In fact, Bridgewater House is hardly mentioned in the application despite being, apart from Ironmongers' Hall, the only inter-war building left in the area but selectively using details of that building's exterior in an attempt to enliven the scheme's heavy, chunky facade is unjustifiable.

A complete external redesign is required. This has to highlight 45 Beech Street's independence from, and controlling influence on, the Barbican.

#### **4. Accessible flats and escape from fire**

At least the building has two staircases serving all its floors unlike the same architects' close-by Clarendon Court where only the ground floor links the two separate blocks above. It's perhaps appropriate that the image of Clarendon Court, referenced as Bernard Morgan House (3) in DAS 1.2, is virtually obliterated by the trees in Fortune Street Park. Having to look at it daily simply highlights other failings of that building.

However, most of the accessible flats in Clarendon Court, except, seemingly, 07/08, are close to lifts and staircases. For some reason, the northern of the two accessible flats on each floor of the scheme are the furthest away from the lifts and staircases. That cannot be acceptable.

#### **5. Heritage Assessment**

The Heritage Assessment in the submitted HTVIA (7.5, Part 2) omits reference to all the listed blocks of the Golden Lane Estate, including the Grade II\* Crescent House. However, the GLE Grade II RPG is assessed. Further, there are separate references to the Barbican Grade II\* RPG, the Barbican (Grade II\*) and the Barbican (Grade II), all in all hardly showing a grasp of reality.

Although Bridgewater House was refurbished in 1985, during The Prudential's ownership, the palate of the original 1926 office building was replicated as far as possible. In 1995 the building was converted to mixed use to include 19 flats alongside the remaining office space. The conversion involved extending the sixth floor and adding a seventh, together with changes to the entrance from Bridgewater Square. In addition, several windows in the rear elevation were either bricked up or reduced in size.

Whilst the post war changes might prevent its listing, Bridgewater House has been an integral part of Bridgewater Square – which, unlike Bridgewater House, is included in the Barbican and Golden Lane CA - for almost 100 years. As such, Bridgewater House warrants recognition as a Non-Designated Heritage Asset and should be assessed accordingly. More detailed descriptions of both 45

Beech Street and Bridgewater House are in Appendix 1 and Appendix 2 respectively.

**7. Waste collection**

The proposal to create a dropped kerb close to the waste bin collection area has to be welcomed. It's an improvement on the architects' failure to ensure that there is a dropped kerb opposite the waste bin collection area at Clarendon Court as that would enable operatives drag waste bins to the RCVs without dropping them off the kerb. However, the current absence of a dropped kerb along virtually the whole of the western side of Bridgewater Street hardly aids accessibility, nor does the standing army of bollards.

**8. The proposal to close access to Bridgewater Street off to traffic to and from Beech Street**

Consideration should be given to the proposed closing off of the junction with Beech Street. Although not pursued by Streets and Walkways Sub-Committee when it rejected a modification of the aborted Zero Emissions Scheme, the proposal still appears to be live. The closure would, of course, have a significant impact on the proposed method of servicing the scheme.

**8. Other points**

Apart from the omission of all the GLE blocks and Bridgewater House from the heritage assessment, there are several other omissions and errors in the submitted HTVIA. Since the structure and footprint of the building is being retained, many are inconsequential. However, the absence of any specific reference to Bridgewater House suggests a lack of detailed knowledge of that building. More worryingly though, in respect of 45 Beech Street, is the assertion that planning permission 19/00062 "looks externally to have been implemented" (5.4 in HTVIA, Part 2). That suggests a complete lack of interest, as that approved scheme proposed moving the entrance on Beech Street to the east but that hasn't happened. A perusal of both the existing and proposed southern elevations posted to the planning portal for that application shows it to be obvious that no external implementation has taken place.

In the circumstances, please treat the above as my objection to the scheme.

Best regards,

Fred Rodgers

100 Breton House EC2Y 8PQ  




45 Beech Street, Bryer Court and Bridgewater House from the roof of Ben Jonson House



Bridgewater House close up

## APPENDIX 1

### Murray House, 45 Beech Street

Below is an edited version of our response to the exclusion of 45 Beech Street from the proposed Barbican and Golden Lane Conservation Area (proposed CA).

**In CoL's proposed CA Report to the Planning and Transportation Committee (P&TC) on 14 November 2017 (the November Report) the appraisal of 45 Beech Street stated:**

*The Central Point building on Bridgewater Street [sic] comprises a six-storey office building in Portland stone. A horizontal slab style block somewhat reminiscent of the Barbican residential slab block.*

**Our email to the then Director of the Department of the Built Environment (the DDBE) dated 09 November 2017 stated:**

*45 Beech Street - built as Murray House, which fronts that street and not Bridgewater Street - is not reminiscent of some Barbican Estate horizontal slab blocks. It was designed by Frank Scarlett in the post Festival of Britain style and built in 1956/1958, well before the Barbican was designed. If there is any reminiscence, then it may well be that the Barbican Estate was influenced by Murray House - even more justification for it being in the proposed CA. Details of the architect and the contractor, as well as its date, are clearly shown on 45 Beech Street. Why has no one in the Department bothered to look at 45 Beech Street? Its windows, doorway and other features are not original but, as with Bernard Morgan House, the main structure certainly is. More relevantly, 45 Beech Street, along with 1 Golden Lane, Bernard Morgan House and Eglwys Jewin determined the extent of the Barbican, with the former being responsible for the chip off Ben Jonson Highwalk.*

**In her email of 24 November 2017, the then Chief Planning Officer (CPO) wrote:**

*Pevsner considers the building to be an 'intrusion between the slabs of the N side' (referring to the Barbican Estate) 'Frank Scarlett's Murray House, completed 1958, a stone-faced and curtain-walled office block on Beech Street, begun before the N area' (of the Barbican) 'was incorporated in the plan'. This shows that the Barbican did indeed grow around Murray house - which was an impediment to the development of the north side of the Barbican Estate.*

**Our email to the then DDBE dated 12 December 2017 stated:**

*Whatever Pevsner's opinion of this building, at least, he knew when it was built and who its architect was. As it existed before the Barbican Estate was built, it cannot be an intrusion. That it was an impediment to the development of the north side of the Barbican should endorse its importance. Accepting that both 45 Beech Street and the Barbican Estate may have influenced each other is*

*progress. Doing so must also accept that the importance of the one to the other goes beyond any physical division.*

*The failures to not only acknowledge the identity of 45 Beech Street's architect but also Frank Scarlett's contribution to the Modernist Architecture Movement seems to confirm that the November Report was simply a hatchet job as regards Zone 2.*

*According to Pevsner, "Starlock" in Rye is "one of the first white cubic buildings in England which historians ought not to neglect". Other buildings, in London, by Frank Scarlett include the British Dental Association building, 64 Wimpole Street, Wellesley Court, Maida Vale, Ormonde Court, 364 Upper Richmond Road, Wallace Court, Old Marylebone Road, Templar House, Shoot Up Hill, Hampstead, Dicken's Estate, Parker's Row, Southwark and the Raglan Estate, Kentish Town.*

*The Church Commissioners sold the 45 Beech Street site to Trehaven Trust Ltd sometime prior to 1952, so it could have been incorporated into the Barbican Estate at that time had CoL bought it. Presumably CoL wasn't prepared to pay the asking price. Alternatively, as with both 1 Golden Lane and Eglwys Jewin, it prevaricated for so long that the Church Commissioners took another option.*

*In fact, CoL obtained a compulsory purchase order for a part of the north Barbican area in 1947— see plan— but failed to implement it fully. It also lost out in 1955 on the adjoining site the Black Horse pub, a survivor of the bombing and neighbouring 45 Beech Street on the west— see photo. Its site now forms part of the Barbican Estate. Tollemache's Breweries Ltd purchased the pub to in June 1955 before merging with Cobbold & Co Ltd in 1957. Presumably the pub then became surplus to requirements, allowing CoL to acquire it.*

#### **Additional points in our response to the public consultation on 12 February 2018 state:**

*In addition, the fact that Frank Scarlett was designing 45 Beech Street in 1953 seems to suggest a desperation on CoL's part, which the tentative "may" does nothing to contradict. Unless, of course, it is accepted that, like Bridgewater House, 45 Beech Street influenced the Barbican Estate. The November 2017 Report ignores the influence of 1 Golden Lane, Bridgewater House and 45 Beech Street on the Barbican Estate. One feature of the first two, incorporated into Barbican Estate residential blocks at a late stage - round-topped windows - is significantly contextual, despite CoL's claims in respect of Bridgewater House [that it failed to understand that building is original from 1926 but with a recladding in the 80s with the façade in the original colour palette and shape].*

#### **Our further response to the public consultation on 05 April 2018:**

*Between March 1952 and August 1953, Barbican Investments Ltd - apparently owned by Alderman Sir Sydney Cox - acquired 45 Beech Street and instructed Frank Scarlett, whose plans were lodged in August 1953. A report to Committee on 10 September 1953 refers to Frank Scarlet being in discussion with the then CPO regarding the development of the site on the east of Bridgewater Street, bounded by Beech Street (then the Barbican), Golden Lane, Cripplegate Street and Bridgewater Street, which was owned by CoL [later becoming part of the Barbican Estate].*

*It seems Sir Sydney wanted to lease CoL's site and the plans for Murray House show a "sterile" area on the east of Bridgewater Street to enable the new building to exceed the 51° angle from the buildings on CoL's site, rather than the building line. The then CPO considered such an arrangement would be acceptable only if there was a common freeholder and, instead, recommended selling a right of light to Barbican Investments Ltd, which it was calculated should be £4,000.*

*By March 1954, CoL had accepted an offer of £500 for its rights of light and planning permission for Murray House was granted on 22 March. However, before building work could commence, CoL had to obtain formal consent to enter into the rights of light agreement from the Minister of Housing and Local Government. CoL submitted its request on 2 April 1954 but formal consent was not forthcoming until 28 September 1954. The Minister was not happy being presented with a "fait accompli" and the*

*letter enclosing the consent concluded – “we have thought it best to give it; bring us into the picture at an earlier stage another time, we should be grateful”. It seems the potential loss of £500 to CoL was another determining factor.*

*CoL’s then CPO responded to being admonished by the Minister on “th” October 1954, claiming – “I think I should point out that the question of creating an easement did not arise in connection with the grant of conditional planning permission in May 1952, but when detailed plans were submitted for approval in March 1954”. Plus ça change!*

*In the circumstances, the appraisal in respect of 45 Beech Street also requires substantial revision, including the fact that, with it having been designed before the Barbican Estate was, there are no grounds for suggesting the latter had any influence on the former.*

**The CA Report to be presented to the P&TC on 08 October 2018 (the October Report) states:**

*45 Beech Street – a mid-1950s building which shaped the Barbican Estate, as the plot was not acquired at the time. The building can be said to have defined the edge of the estate but is not intrinsically significant.*

**Our response to the October Report, on 03 October 2018, states:**

*This building has an important historical and unique contribution to the development of the Barbican Estate, as well as the workings of CoL, as the documentary evidence provided shows. At the same time the building will be on the Culture Mile and the only non-Barbican Estate building visible in Beech Street.*

*CoL should, in any event, acknowledge that building’s importance by including it in the designation.*

**At the P&TC meeting on 08 October 2018,**

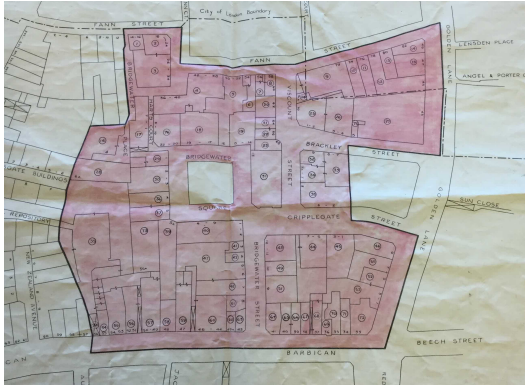
*A Member stated that he very much welcomed this report and felt that Officers had been very responsive to the views expressed as part of the public consultation process. He added that he was pleased to see that the proposals now included the Barbican Wildlife Gardens in their entirety. However, the fact that certain buildings were not to be included within the conservation area (specifically 45 Beech Street and the Welsh Jewin Church) appeared to be a missed opportunity. The Deputy Chairman stated that any redevelopment would have to consider the character of the adjoining Conservation area and that the importance of these buildings could therefore be recognised without having to necessarily include them within the proposed conservation area and adjust the boundaries.*

*A second Member stated that she also felt that it was a mistake not to include these buildings within the conservation area and proposed an amendment seeking to adjust the proposed boundaries to include these. Another Member seconded this proposal and it was put to the vote. 9 voted in favour of the amendment and 10 against with 2 abstentions.*

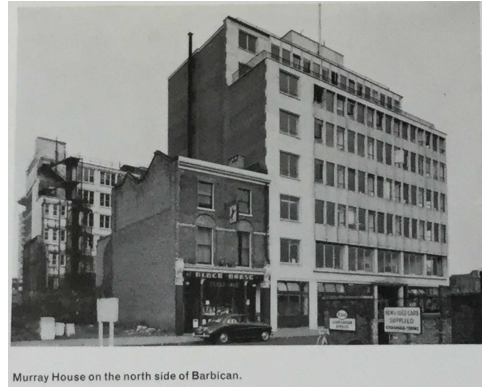
23 May 2023

F and J Rodgers





Plan from 1947 Compulsory Purchase Order



Murray House, shortly after construction

## APPENDIX 2

### Bridgewater House, 6-9 Bridgewater Square

Below is a copy of my exchange with City Corporation (CoL) in respect of Bridgewater House regarding the proposed Barbican and Golden Lane Conservation Area. It was excluded along with 45 Beech Street.

#### **Bridgewater House – CoL Report to Committee, November 2017**

*Bridgewater House, 6-9 Bridgewater Square – offices built originally in 1926, now residential with tall round headed windows and coloured brickwork by Prudential Architects c. 1985.*

#### **Bridgewater House - F Rodgers' response, 09 November 2017**

*As for Bridgewater House, 5/6 Bridgewater Square, a building dating back to 1926 is very rare in this area. However, whilst [the November 2017] Report refers to the tall round-headed windows by Prudential Assurance Architects c. 1985, these windows reference the windows of [BE] blocks with their barrelled vaults. Another detail missed by the department and the building should not be excluded from the CA simply to suit another agenda.*

#### **Bridgewater House - Annie Hampson email to F Rodgers, 24 November 2017,**

*The original 1926 building has been significantly altered. The round headed windows may reference the Barbican barrel vaults design, the material, 'coloured brickwork', but are at odds with the Barbican monotone palette or material.*

#### **Bridgewater House - F & J Rodgers response to consultation, 12 February 2018**

*It seems that both the Report and Annie Hampson are wrong. In September 1985, G Darwell, Prudential Architects submitted a planning application after it was discovered that there was corrosion to the vertical steel stanchions. This corrosion had led to surface cracking - a problem not uncommon with buildings of this age [around 1926] and having a steel structural frame with a ½ brick facing skin protecting the steel columns.*

*The remedial work proposed to prevent further decay of the columns involved cleaning and painting the steel work, for which the removal of the yellow brick piers in front of the stanchions must occur. It was intended that the piers would be replaced with a brick as near as match as possible as the existing yellow facing bricks are no longer manufactured.*

*Mr Darwell-Taylor concluded his written account "it should be said that The Prudential realises the quality of the building in question, and for that reason, accepts the need to do a first-class job and one that, following completion, will show no signs of it being repaired".*

*Thus, tall round headed windows and coloured brickwork appear to be a feature of the original building and not as a result of any structural changes in 1985 or when the building was converted into*

flats around 1995. A photo from before, at least, the North Barbican, development commenced clearly shows the round-topped windows of Bridgewater House. However, in 1995, the sixth storey was extended and a seventh storey added.

Also, it seems that new windows were added at the ground floor level and the position of the entrance changed as part of the 1995 conversion. The developer was Brookcrest Properties Limited and the architects Keith Snell & Partners.

### **Bridgewater House - F & J Rodgers further response to consultation, 05 April 2018**

A further inspection of planning unit file 1725 this week confirms that this building is, basically, as constructed in 1926 for J&K Connor Limited. The palette of the brick cladding is as near alike the original as possible but one full storey and a half storey have been added, probably in 1996, and there have also been minor alterations, including to the main entrance.

In the circumstances, the appraisal in respect of Bridgewater House in [the November 2017] Report requires substantial revision in order to confirm the history of this building since 1925. That revision should acknowledge both the building's palette and the arched windows, which pre-date the barrel roofs of the [BE] by around 40 years.

As the only surviving 1920s architecture in this part of the City, Bridgewater House provides a very important architectural contribution. That contribution requires respect rather than rejection.

### **Bridgewater House – CoL Report to Committee October 2018**

Bridgewater House, 6-9 Bridgewater Square— built in 1926, it was one of the few buildings to survive the bombing of the area and subsequent redevelopment. The tall round headed windows appear to be an original feature, (corrected from original assessment) and the 1985 alterations and repairs were carried out with sensitivity— however the extension of the 6th storey, addition of a 7th, alteration of ground floor windows and moving the position of the entrance has significantly altered the building.



Bridgewater House pre completion of the Barbican



Bridgewater House, eastern elevation

05 March 2024

Fred Rodgers



# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Henry Irwig

Address: 302 Bryer Court London

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Noise

Comment: Approval should contain the following conditions:

1. Restriction on hours of use of the communal spaces on the roof terrace and the ground floor courtyard. 8:00 am to 10:00 pm daily except on Sundays 10:00 am to 10:00 pm.
2. Specific requirements as to maximum levels of noise permitted, especially from the communal spaces on the roof terrace and the ground floor courtyard.
3. Installation and ongoing maintenance of noise monitoring and recording equipment to ensure adherence and provide evidence regarding compliance with the above.
3. Commitment to a 24/7 concierge whose contact information is made readily available to neighbours and who is explicitly charged with the responsibility of shutting down the communal spaces during off-hours or when noise levels become disturbing.

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Case Officer: Samuel James

## Customer Details

Name: Ms WahFong Dart

Address: 234 Ben Jonson house London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: I feel that the building, although attempting to mimic the surrounding Barbican buildings, fails to achieve a convincing role and therefore devalues the existing heritage site. A redesign of the barrelled roofing so that it is more sympathetic to the surrounds would be preferable.

My main objection to the immediate approval of this plan is the effect of the site traffic routing on the surrounding roads. Although the developer has correctly identified the only possible access routes to the site, they fail to recognise that Bridgewater Street, Viscount Street and Brackley Street will all be already affected to some degree, either by obstruction or closure, by the existing work going on at the old Cripplegate Library, 1 Golden Lane. This building is currently undergoing partial demolition and refurbishment and is unlikely to be finished before 45 Beech Street commences its refurbishment. Therefore the potential for conflicting building works traffic is enormous and very likely very disruptive for the surrounding building residents given the narrowness of the roads and tight corners present. Also the use of Beech Street as an access point for the site appears potentially dangerous given the limited height of the Beech Street tunnel and the limited access to the site from the roadway of Beech Street. There is potential for damage to the tunnel structure and to pavements, as well as the disruption caused by road closures on Beech Street. The site is difficult to access but the developer's solution needs revising to account for existing building work and access difficulties. I therefore object on traffic and highways grounds and submit that the development is paused until Golden Lane development is completed

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Case Officer: Samuel James

## Customer Details

Name: Dr Robin Callender Smith

Address: Flat 43 Shakespeared Tower Barbican City of London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This development will adversely effect my home. It will produce intrusive noise, dust and all the associated disruption of such major building projects.

As an elderly pensioner I will have limited ability to prevent the inevitable excesses in the start and finish timings of the work - and its associated pollution - and it will severely degrade the quality of my life and the investment made in Flat 43 for quiet enjoyment.

The height extension on the current building and the alterations proposed are all too close to an existing community which does not need this additional pastiche of a Grade 2 listed building.

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Case Officer: Samuel James

## Customer Details

Name: Mrs Jill Jones

Address: 62 Shakespeare Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We object about the following

1. Proposed roof terrace will be a source of noise. The residents' entrance on the 9th floor terrace is likely to be an intense source of this noise in particular, and this entrance location is unclear on the plans. It is an improvement it has moved from the front of the building, in this iteration of the plans, but noise remains a concern.
2. Refurbishment management. Is there a plan? There will be significant noise from the demolition and rebuild, and it is unclear at what point vibration may impact the tower or podium, and over what sort of time period this will impact residents. Is there a civil engineering assessment? (our apologies if we missed this)
3. Unclear how this proposal fits in with the City of London's own plans for refurbishment of the podium level above Beech Street, especially in terms of when works might be carried out, to ensure the minimum disruption over the least amount of time to residents
4. Management and monitoring of anti-social behaviour. This is of great concern. It is unclear from the information what the target market is for the rooms other than a young demographic. It appears to be positioned as a long-stay self-catering hotel and modern student accommodation, and there is no doubt there is demand in London from young people to live somewhere safe, clean, and with excellent facilities. However, can we see hard evidence of success from the developers in successfully maintaining a youthful community within an older established community? What are typical issues and how have these been resolved? The operating plan is helpful, but unclear on how issues which may impact us as local residents e.g. noise, and other anti-social behaviour will be handled. Additionally, there appears to be little acknowledgement that

the presence of staff is a massive help in managing behaviour, and some staff numbers seem low e.g. 2 security guards, which we would hope is an obligation at all times, so that if one is unavailable

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Case Officer: Samuel James

## Customer Details

Name: Mr Simon Ricketts

Address: 92 Shakespeare Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment:Roof Garden & Foyer:

I object to the inevitable presence of unacceptable noise emanating from both locations and affecting Shakespeare. The undertaking to control noise is impractical and unconvincing. If there must be a social gathering place on the top floor, I propose that it possesses a sound-proofed roof and the walls comprise double or triple glazed windows. The foyer should be similarly protected.

SHM Ricketts CB



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Case Officer: Samuel James

## Customer Details

Name: Mr Simon Martner

Address: 72 Defoe House, Barbican, London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: My bedroom window is exactly opposite the proposed development so I am concerned about the increased height of the building as well as the potential noise.

I appreciate that the party terrace has been moved to the opposite side of the building, this is good news. Will there be a concierge in the building to keep an eye on noise levels late at night?

On the original plans on the 45beechstreet website Option 1 and 2 kept the original building's footprint instead of increasing the height of it. This would be preferable in this area which is already densely populated.

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Case Officer: Samuel James

## Customer Details

Name: Mr Christopher Makin

Address: 21 Speed House Barbican London

## Comment Details

Commenter Type: Alderman

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: This objection is based on the lack of an effective management plan for the communal areas - particularly the roof terrace and the proposed cafe on the ground floor - that could easily be a source of friction with neighbouring buildings.

The management plan should include restrictions on the hours of use for the communal roof terrace, the cafe and other shared areas likely to produce noise.

There should be a 24/7 manager whose contact information is known to neighbours. This role should be responsible for closing the communal spaces after hours and when noise levels are unacceptable.

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Case Officer: Samuel James

## Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:

I object to the proposed development at 45 Beech Street for the following reasons:

1. At present the building is used only as office space and hence only occupied during office hours during the week. The new development will convert the offices into flats and work space thus increasing the occupancy to seven days a week 24 hours a day. Looking at the figures it would seem there will be a similar number of people living in the proposed development as there are living at present in Ben Jonson House. This will bring about a major increase in traffic and pedestrian foot fall which, given the confined space of the site, would indicate a potential for increased noise and amenity disturbance to the area in Beech and Bridgewater Streets.
2. In addition, there is a significant risk of noise and disturbance from open windows in each of the flats as well as on the ground floor where there are community amenities not to mention the servicing of the building along with the effect of a large number of people living and working as well as socialising in this small site.
3. The plan also indicates that an additional floor will be added to the building thus changing the natural light access and environment in relation to Ben Jonson House at the western end. There is

a large outside terrace approximately 26 feet (8 metres) square proposed for the 9th floor at the back of the building and outside terraces at the front opposite Shakespeare Tower.

4. The We Work option in part of the building and a cafe along with a live music venue will generate more noise and amenity loss.

5. There is already concern about the traffic pollution generated by traffic on Beech Street and this development would need to be looked at carefully in the light of these issues. The cafe and the We Work proposals will need to be considered from environmental and ecological implications for the area as well as the servicing required.

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Case Officer: Samuel James

## Customer Details

Name: Dr Stephen Lubell

Address: 41 Percy Street Shrewsbury

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: As a frequent visitor to the Barbican I object to this planning application on several grounds: increased noise, loss of amenity value, negative impact on the environment, and disruptive implications for long established Barbican residents and home owners. I am also aware of other building projects in the area such as 1 Golden Lane and the major alterations to the Barbican Highwalk which are a source of dirt and noise to local residents. The confined and narrow space of the site will add to this disturbance. The project has the appearance of a high density hotel with added features such as the terrace, café and work spaces all of which could detract from the relatively quiet residential present nature of the area. The proposals also include music events which without adequate sound proofing would cause additional noise. In addition the major road access (Beech Street) is a major source of air pollution from vehicles and could well undergo substantial changes in the future. All of these issues need to be considered carefully before granting planning permission for this project.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr John Taysum

Address: Bryer Court Beech Gardens, Barbican, London, City Of London EC2Y 8DE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed extra height and magnified vaulting would confuse the public's reading of the Barbican heritage assets, creating a prominence for 45 Beech St that it does not deserve and undermining their group value, which is the reason they are listed and it is not.

The proposed south and east elevations show 45's barrel vaults standing at least one metre taller than any of the Barbican Estate's barrel vaults; the south front vaults spring from a width two metres wider than the Estate's; as they turn the corner to the east, vaults differ, but all remain wider than the Estate's. I object to the barrel-vault pastiche entirely and suggest a linear roofline is more authentic to 45's origin and the Barbican setting. The proposals are at least one storey too tall as they would dominate even the Barbican top floor level flats north of Beech St. This takes attention away from the Barbican's group value and switches prominence to 45.

I support the change of use, but the density is excessive: the proposal is three times the number of dwellings at Bryer Ct, creating huge new demands on the neighbourhood. It is important that management and residents of 45 embrace the considerate living conditions CoL and the Barbican community have established here. There must be a condition of minimum 90 day tenancy to be consistent with the Barbican Estate. I could not find in the documents acknowledgement of CoL walkway byelaws that govern such things as noise and behaviour around Beech Gardens.

Bryer Ct is unusual in having external access decks to its flats; translucent glass panels have deliberate air gap overlaps so that air, but also sound and pollutants, can permeate to the flat entrances behind them. They face east to 45's west elevation, courtyard and roof recreation areas. The applicant should build in effective noise, smoke and cooking smell mitigation here; also volume and time limits are required for the sake of neighbouring residential amenity particularly for Bryer Ct.





# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mark Ormrod

Address: 94 Defoe House LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this Proposal .

To live in this building will neither require commitment beyond a month nor oblige residents to pay local taxes. This is more along the lines of student accommodation rather than residents of an established community.

This style of living will inevitably attract young people seeking temporary accommodation, and who are prepared to share with others.

Noise levels, especially at weekends and during warm weather when people in tight living spaces are drawn outside, are likely to be significant and cause nuisance to Barbican residents.

The Barbican residents are themselves a very diverse range of people but, we are bound together by a set of rules, payment for local services and , within reason , a calm environment. This Proposal threatens the environment that has taken so much effort and long term commitment to create.

## Adjei, William

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**From:** PLN - Comments  
**Subject:** FW: 45 Beech Street, EC2Y 8AD - 24/00176/FULL - Objection

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**From:** Hennessey Jeffrey  
**Sent:** Monday, March 25, 2024 4:27 PM  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Fwd: 45 Beech Street, EC2Y 8AD - 24/00176/FULL - Objection

THIS IS AN EXTERNAL EMAIL

Thank you for your letter dated 6th of March 2024 about this planning application.

Residential amenity - as you know, the bedrooms in Defoe House are at the back of our building. The application site is directly opposite. The proposed building includes balconies at level 8 that would look towards our dwellings. Gatherings on these balconies could well result in noise and disturbance to the detriment of residents in Defoe House. It would be difficult to draft a condition to limit hours of use since the balconies would be an integral part of the dwellings. Another option would be to delete them.

Otherwise we would be left, as proposed, to rely on the rather inadequate management plan. There are references at various sections of the document to the local community but in key parts, eg 3.11 Overnight Concierge/ Security, the text does not mention neighbours; the Welcome Pack 4.5 does not mention good neighbourliness. There is at the end at 5.4 a section on working with our neighbours for a safer place. This ought to be enhanced and be placed much earlier in the plan.

As a separate matter, I find aspects of the architectural treatment unpersuasive. The inclusion of barrel vaults is unnecessary. There is enough scope to design a building of its own character and quality that neither copies nor conflicts with the very strong Barbican context.

Jeff Hennessey Mr  
55 Defoe House  
Barbican  
London EC2Y8DN

Neighbour

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Mary Gilchrist

Address: 21 Shakespeare Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:OBJECT on grounds of adverse impact on neighbouring residents, specifically noise, disturbance and loss of amenity.

I have read the Operating Management Plan which has minimal information on how the operation of the development would be managed to ensure no adverse impact on its existing residential neighbours.

My concerns are:

Operating phase:

NOISE - noise from open 'amenity spaces' eg roof garden and foyer : if this development goes ahead these spaces must close by 10pm

EVENTS - if this development goes ahead no noise from events must be audible outside 45 Beech Street and events must end by 10pm

POLLUTION / HIGHWAY SAFETY / TRAFFIC GENERATION - if there is increased traffic to 45 Beech Street I query whether stopping and parking facilities including for services are adequate.

Construction phase:

NOISE AND POLLUTION - noise, vibration and pollution from construction work : in light of the appalling experience of the 1 Golden Lane development, if this development goes ahead working hours must be limited to 9am - 5pm Monday to Friday and the developer must put up acoustic barriers to block noise / vibration during the refurb

FAO: City of London Development Division

Ref: 45 BEECH STREET EC2Y 8AD COMMENTS ON PROPSALS (24/00176/FULL - 26/03/2024

As a Barbican resident, I am writing in response to your letter dated 6 March 2024, giving notice of the Full Planning Application proposals for the development of 45 Beech Street.

I attended an initial presentation at the building in September 21023 and submitted comments on the South elevation which remain essentially unaltered, and now include additional comment regarding increase in bulk at high level and loss of privacy.

My comments are as follows:

The elevation showing the apparent compatibility of the Beech Street elevation is misleading. Datum lines have been shown to suggest that the 'matching' barrel vaulted skyline proposed is slightly above the adjacent Ben Jonson House terraced roofline and slightly below the level of the Bryer Court stair tower, and therefore in keeping with its surroundings.

In response please note:

1. The barrel vaulted skyline of the expertly designed Barbican buildings is skillfully articulated, with setback volumes between the paired vaults creating an elegant modeling and presence, and reducing the mass.
2. By contrast, the proposed continuously sprung vaults of the 45 Beech street proposal create a bulky high level massing which is crude and out of proportion with the adjacent terraces.
3. The use of the Bryer Court stair tower as a height comparator is misleading. The tower is a single narrow slab structure which would be detrimentally dominant if extended.
4. The barrel vaults shown in the proposals are approximately four times (4x) the area of the original adjacent Barbican rooftop vaults. This is not only a clumsy architectural pastiche presented as sympathetic reference, but will create a significant loss of privacy to the residents opposite who would be in the direct sightlines of both residential windows and a new high level terracing.

Please note that the use of the current terrace is very occasional and the south facing facade windows onto the offices appear not to be used for window facing desk seating and working due to their orientation. This would not be the case with residential use.



5. Bringing forward the frontage above the existing terrace will create a significant increase in massing, adding to the ungainliness of the redeveloped block, with further loss of privacy to Barbican residents.

I would be grateful if these comments can be taken on board and the proposal disallowed on the basis of lack of sensitivity to the listed Barbican cityscape, and intrusion on existing residential privacy.

I have not commented on the extension of the other elevations as I do not know the existing aspects well and rely on others to do so.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Richard Walter

Address: 102 Shakespeare Tower The Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I overlook the site from my 10th floor flat and am very concerned about 1) the potential, but inevitable noise that will be generated both by the roof terrace and the foyer events, 2) the very probable increase in anti-social behaviour that will result from public events and 3) the large increase in footfall. I am also concerned about the noise during the period of construction. I appreciate that this is, to some extent unavoidable, but hope that you will ensure the minimum discomfort to the Barbican Estate residents.

Gwyn Richards  
Director of Planning and Development  
Environment Department  
City of London Corporation  
gwyn.richards@cityoflondon.gov.uk

Dear Mr Richards,

Re: 24/00176/FULL – 45 Beech Street Redevelopment

There are several issues with the 45 Beech St redevelopment proposal that need further consideration before I could recommend approval. Until these are done, please consider this as an objection to this development.

- 1) Potential for Noise when completed. The planned use will attract a different, younger demographic to that living in the adjacent Barbican Estate, which is largely made up of more elderly residents and families with young children. According to the proposal, the development is mainly aimed at young professionals working in the City of London and surrounding areas on a relatively short term basis. Consequently, it is unlikely that they will have the same level of consideration for Barbican residents as do those already living in the Barbican Estate. Any noisy behaviours on the new balconies and on the roof terraces would be very detrimental to those Barbican residents who are adjacent to 45 Beech St including Ben Johnson House, Bryer Court, Breton House and Shakespeare Tower, as well as residential units which are not part of the Barbican Estate.

There are two particular aspects which I feel should be dropped from the proposal and a further issue that requires more information from the developer.

- i) The roof terrace on the 9<sup>th</sup> floor, will have the potential to be a significant noise source as groups use it to socialise and party. Many residents in Shakespeare Tower can see this space. If they can see it they will hear whatever noise is made there. I strongly believe that this feature should be dropped from the plan. Providing acoustic shielding of the area might be of some benefit to low lying Shakespeare Tower flats but is unlikely, for reasons of practicable geometries, to be effective in reducing noise for higher floors. Consequently, dropping the roof terrace from the proposal is the only option that takes maintaining resident amenity into account.
- ii) Live Music in the Foyer. The proposal states that weekly events are to be held in the ground floor foyer, otherwise called the 'Café and Co-working Hub', including live music. However, it does not state what this will entail. Given the youngish demographic, it seems likely that the music will be amplified electric and the thought of outputs of a few hundred watts fills one with dread as the bass frequency vibrations would undoubtedly be felt in surrounding residential buildings.

The Barbican Arts Centre is in the midst of the Barbican residential estate, but the events it puts on take place deep within the building which acts to mute any noise. In addition we have regular Resident-Barbican Centre liaison meetings to manage in advance any unusual events where noise might become a problem. In the main, this works very well. For example, the outdoor cinema events take place using

headphones and I am not aware that there has ever been a complaint about noise. The Barbican Centre ensures residents are not disturbed.

Events in 45 Beech St will not be happening within the bowels of a building like the Arts Centre but in the foyer which is separated from the outside world by a single windowed outer wall. Even if the windows remain closed the level of noise would likely be high but in summer it is probable that windows would be open, which would mean noise levels would be very, very high.

I strongly believe that amplified music performances should not be allowed in the foyer as they will cause distress to close-by Barbican residents.

- iii) In addition, the developer should articulate how he will control such Foyer events. There is an implication in Paragraph 1.6 of the 'Operational Management Plan – Revised' that these events will be open to the public and how public access and control is to be effected needs to be understood before allowing any such events.
  - iv) The proposal mentions the management of anti-social behaviour (ASB) but is short on detail. The points raised in i), ii) and iii) above would eliminate much of what would be antisocial to Barbican residents. This would leave noise from individual residential units such as noisy parties and noise made on balconies etc. The proposal notes that the Company will react to complaints but do not say how ASB will be stopped quickly. Their ASB Management Plan should be developed in greater detail before a planning decision is made. This should also include how any public access events (as in iii) above) will be managed.
- 2) Noise during construction. That this application involves a mixture of redevelopment of an existing office block along with the construction of two new floors makes 45 Beech St similar, in principle, to that of the current development at 1 Golden Lane. From our lower floor flat in Shakespeare Tower, we have heard the noise created by the 1 Golden Lane project from day one. It has been prolonged, often hugely disturbing and has been disruptive to my work (I do academic research mainly from home). The only saving grace has been that Ben Johnson House is interposed between 1 Golden Lane and my flat and this has probably reduced the noise levels a bit. There will be no such barrier between 45 Beech St and Shakespeare Tower and 45 Beech St is, according to the developer's plans, only about 40 metres away from Shakespeare Tower, compared with the 100 metres that separate us from 1 Golden Lane. Consequently, I expect the construction noise at Shakespeare Tower from 45 Beech St to be significantly worse<sup>1</sup> than from 1 Golden Lane and thus to be very detrimental to residents, living and working in there.

Some residents who work ex-Barbican and look forward to weekends with their families have been disappointed that the work at 1 Golden Lane has been allowed on Saturday mornings, eliminating quiet from one quarter of their weekend. There should be no Saturday working at 45 Beech St.

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<sup>1</sup>Given that the inverse square law applies, the increase in intensity will be  $(100/40)^2 = 6.25$  and, without the attenuation of Ben Johnson House, it will be higher still, let's say 10 times as bad.

Another factor which has already been raised with the developer but is not commented upon in the plan is when the build process will take place. It was pointed out that since Barbican apartments are not air-conditioned and there is a significant solar loading during the summer, it is essential that during these months flats have to have multiple windows open to manage the internal temperature. Open windows mean maximum noise. So summer construction will be extremely noisy, whereas winter working when windows are closed will be more tolerable. I'm disappointed that the developer has not tried to engage in more detail with residents to see if a practical plan to minimise the impact of construction noise could be worked out.

I note that the application includes an 'Outline Construction Logistics Plan' and a 'Noise & Vibration Impact Assessment' which are requirements of the planning process. However, as far as I can see, neither deals in any detail with assessment of disturbance to residents.

Before this application is considered, I request that the developer produce a noise impact management plan to explain how they will keep noise heard by Barbican residents to a minimum. It could be that acoustic barriers would help.


- 3) Design of the south and east elevations. The proposed design replicates the barrel roofs of the Barbican low-level blocks. In principle this is quite a neat idea that blends to an extent with existing Barbican buildings. However, I am aware from discussion with some residents that even this may look out of kilter with the existing estate in that the density of barrel roofs is greater than on the estate blocks. To ensure that the proposed building does not look out of place, I recommend that the City, which has a duty to ensure that the architecture heritage is not degraded, engage with a body of experts dealing with architectural heritage (perhaps, the 20<sup>th</sup> Century Society) to assess the impact of the design and that it only proceed as a design if and when the selected body comments favourably.

As I stated at the start of this letter, I wish to object to this Planning Application. However, if the elements which gave rise to the specific objections which I have discussed above were to be eliminated, I would likely endorse an amended proposal.

As an afterthought, most City of London planning applications involve dozens of documents which makes for very onerous study by the layman and may deter many residents from commenting at all. It would be very useful if there was a document specifically dealing with the issues that had been raised by residents which would provide a quick overview of the application and its impact on residents. Perhaps this is something you might consider in future.

Yours sincerely

Dr Alexander Wilson  
52 Shakespeare Tower



# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Alexander Wilson

Address: 52 Shakespeare Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I object to this application for two reasons: i) noise in operation and ii) noise during construction.

i) I think there is a high probability that the proposal as it stands will cause high levels of noise when the building is in full operation. The most worrying potential noise sources are the 9th floor roof terrace, which will undoubtedly be used for socialising and partying, and the holding of live music events in the ground floor common area. I would like to see both of these dropped from the plan.

I also note that the clientele which the developer hopes to attract will be young professionals on short duration lets and I worry that their consideration for the residents of the Barbican will be lacking. I am unconvinced that the management will be able to instil a culture that will prevent noise from balconies and the like or that they will be able to shut down any such noise effectively.

ii) I also note that this development is about 40 to 50 yards from my flat in Shakespeare Tower and that, if my experience of other recent building projects (e.g. 1 Golden Lane) is anything to go by, the noise generated by this project will be unbearable. 45 Beech St is much closer than 1 Golden Lane (<50 yards vs >100 yards) and so the noise will be that much worse. This will be especially so in summer when I have to have windows open to moderate the temperature in my non-air-conditioned apartment.



I frankly did not see anything in the documents that suggested that the developer had given serious consideration to the needs of Barbican residents either during construction or when in use.

For these reasons I object to the development going ahead.

Begum, Shupi

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**From:** Mary Gilchrist [REDACTED]  
**Sent:** 26 March 2024 08:51  
**To:** PLN - Comments  
**Subject:** Re: Comments for Planning Application 24/00176/FULL - 1) original comment not showing on website 2) additional comment 3) please acknowledge receipt of this email

THIS IS AN EXTERNAL EMAIL

Dear Mr James

I have commented via the website (6.20pm yesterday) but at time of writing my comment is not showing on the website.

I also have one additional comment:

If this development goes ahead, I would like to see a proportion of the rooms ringfenced at a reduced rent for key and emergency workers. This would be a genuine contribution to local amenity and more valuable than eg a cafe open to the public.

Please acknowledge receipt of this email.

Yours sincerely

Mary Gilchrist  
[REDACTED]

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**From:** PlnComments@cityoflondon.gov.uk <PlnComments@cityoflondon.gov.uk>  
**Sent:** 25 March 2024 18:20  
**To:** [REDACTED]  
**Subject:** Comments for Planning Application 24/00176/FULL

## Comments for Planning Application 24/00176/FULL

Dear Sir/Madam,  
Ms Mary Gilchrist,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below. Comments were submitted at 25/03/2024 6:20 PM from Ms Mary Gilchrist.

### Application Summary

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

[Click for further information](#)

## Customer Details

Name: Ms Mary Gilchrist  
Email: [REDACTED]  
Address: 21 Shakespeare Tower London EC2Y 8DR

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:  
- Noise  
- Other  
- Residential Amenity  
- Traffic or Highways

Comments: OBJECT on grounds of adverse impact on neighbouring residents, specifically noise, disturbance and loss of amenity.

I have read the Operating Management Plan which has minimal information on how the operation of the development would be managed to ensure no adverse impact on its existing residential neighbours.

My concerns are:

Operating phase:

NOISE - noise from open 'amenity spaces' eg roof garden and foyer : if this development goes ahead these spaces must close by 10pm  
EVENTS - if this development goes ahead no noise from events must be audible outside 45 Beech Street and events must end by 10pm  
POLLUTION / HIGHWAY SAFETY / TRAFFIC GENERATION - if there is increased traffic to 45 Beech Street I query whether stopping and parking facilities including for services are adequate.

Construction phase:

NOISE AND POLLUTION - noise, vibration and pollution from construction work : in light of the appalling experience of the 1 Golden Lane development, if this development goes ahead working hours must be limited to 9am - 5pm Monday to Friday and the developer must put up acoustic barriers to block noise / vibration during the refurb

Kind regards

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# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Alexander Wilson

Address: 52 Shakespeare Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I have sent an objection, the text of which is longer than can be accommodated here, under separate cover to Gwyn Richards, Director of Planning and Development at [gwyn.richards@cityoflondon.gov.uk](mailto:gwyn.richards@cityoflondon.gov.uk).

Alexander Wilson

Shakespeare Tower

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Alex Castle

Address: 23 Shakespeare Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: 45 Beech Street is to be repurposed into studio homes designed for young people. I have no objection in principle but there is high risk that noise disruption will impact residents in Shakespeare Tower and Ben Johnson House. The way the Barbican Estate is managed and the nature of tenancies means there is very little noise from gatherings, parties etc. The private terrace space on the 8th floor and the communal terrace on the 9th floor will almost certainly create unreasonable noise for Barbican residents. I believe the plan should be revised to remove terrace space.

The developer notes the proposal "will repurpose the building as a residential community which is more in keeping with the surrounding area". This is not accurate. The surrounding area of the Barbican is generally office space (where there is no noise pollution) and the Barbican itself has strict rules for lease-holders and a strong culture of not disturbing neighbours.

The proposal as it currently stands will certainly lead to noise pollution and disruption to quality of life for Barbican residents.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Elizabeth Fotheringham

Address: 33 Shakespeare Tower Barbican, London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: My family and I live on the 3rd floor of Shakespeare Tower which faces the proposed development. I have previously raised these points with the developers, but did not receive a reply.

I object on the following grounds:

1. The proposed height and massing of the building.
2. Our flat will be overlooked.

The design will build up to the height of the mobile phone masts that currently stand on the top of the existing building. This will make the occupied mass of the building considerably taller and wider. We are only on the third floor of Shakespeare Tower so this will directly affect our light and our view. We will be more overlooked. It is possible that our view of the winged building on the Golden Lane Estate will be blocked by the new floors and, in any event, we will see much less sky.

In addition, the top floors will no longer be stepped back, as they are currently. This will worsen the massing and dominating effect described above. It will be particularly marked for us on the third floor, as with all the lower towerblock flats on the north elevation. Our entire flat is spread along that north elevation so the development is taking light from every single room.

3. Noise from communal spaces

The design incorporates a communal use balcony. We are concerned about noise from this and from the ground floor entrance space.

#### 4. Noise and construction

We are so, so very close to where the developers hope to be carrying out the work, with all the associated noise and dust. We have had no offers or plans of how the developer will help with our family live with this. We will need to undertake extra cleaning, we will probably suffer curtain and carpet damage and most of all, there will be the stress of living with such noisy, long-drawn out works. As stated above, our entire flat is along the elevation that looks out onto 45 Beech Street, so we cannot go elsewhere inside our flat to escape the noise or open windows on a different elevation.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Helena Twist

Address: 501 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I live directly facing this building.

1. Adding 2 stories to this building will cause loss of light to my property and an intrusion on my privacy.

2. Most concerning is the likely impact of noise since :

- a proposal is to provide live music to residents, a crazy idea in this densely residential area
- potential noise from the actual dwellings in the summer when windows are open
- noise from events from the proposed terrace at 9th floor level.

The building functions very well at present as office space.



# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Miss Rebecca Smithers

Address: 317 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I live in Ben Jonson House and am extremely concerned by the proposals to change the use of the existing building to a live-work model.

Not least is the loss of daylight/sunlight, along with the impact of the planned additional height of the building negatively affecting privacy of Barbican residents. This development is inappropriate given the likely effect of noise and live music on a residential area with many elderly residents. We are already battling the side-effects of activities like parkour which attracts noise through music and filming etc.

Thank you,

RS

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Duncan Finch

Address: 522 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am objecting based on heritage/townscape considerations. This application is important due to its adjacency to Beech Gardens, one of the key landscape set-pieces within the Grade 2\* Listed RHPG. Ongoing works to improve these beautiful, popular gardens, including the long-overdue removal of the unsightly link corridor, will be transformative. It would be tragic if, just as this is achieved, the character of the area were to be adversely impacted by this ill-considered design.

The DAS and Heritage Assessment play down the impact of increased mass. However, the fact that the new building will not exceed the 'shoulder' & overall height of adjacent buildings within the Barbican Estate is irrelevant. As its new upper floors thrust forward from the previous building line, and beyond the line of its neighbours, they will appear much more dominant. This impact is exacerbated by one of the existing building's most jarring aspects (incredibly not addressed in the submission), made worse by the proposals: the south facade is not aligned with the Barbican. These factors cause the new building to obscure the corner of Ben Jonson from the West, degrading the visual power of its linear form.

When the adjacent portions of the Barbican were designed, 45 Beech Street was built, and therefore factored into design decisions. It currently acts as the 'shadow gap' between Ben Jonson and the linked Bryer/Bunyan/John Trundle group. This subtle articulation would be destroyed.

In essence, the design's blandness obscures its role in the creeping degradation of the Barbican's setting. While every proposal around the estate's perimeter will have included a heritage

assessment advising that any harm caused would be 'less than substantial', the combined effect has been anything but, with certain schemes seriously impacting key views (eg 21 Moorfields). It may seem unfair to reject something so insipid, but it is crucial that the City puts down a marker now that they take heritage seriously.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

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Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to object to this proposed development on the following additional grounds:

The present Blake Tower owned by the City Corporation (formerly called the Barbican Y) was converted into 74 self-contained flats in 2015/16 by Redrow Homes. In its previous life as the local YMCA for many years, it contained 218 bedrooms along with a ground floor reception area, communal lounge, a gymnasium and dance studios on floors 1-2, a canteen and kitchen area in the lower ground level and storage and meeting rooms in the basement. 45 Beech Street is a much smaller, confined site and was not designed residential. The proposed 174 private rooms each measure between 19 and 37 sqm and contain an en-suite shower room and kitchenette and as a co-living site will have a co-working space, a Café/lounge, a Shared kitchen, a Private dining room, a Multi-function room, a Gym, a TV room, Laundry and drying facilities and Bedding and linen changing and/or room cleaning services.

Whilst it was considered possible at the time to convert Blake Tower it seems that the Beech Street plan proposes to squeeze as many as possible co-living rooms into the existing tight office footprint at 45 Beech Street.

Beech Street is not at all appropriate for such use as opposed to the Blake Tower, which has much more external and better circulation spaces, while at the same time still being within the radius of the Barbican estate and within easy access to the cultural assets of the Barbican quarter. The impact on the existing Barbican estate layout and residents will be far more intrusive with 45 Beech Street than was the case with the Fann Street site. I wish to point out that I am not opposed

in principle to co-living developments as such, but in this case the location is a major problem and there maybe more appropriate sites.

## **Objections to the Planning Permission Application for 45 Beech Street London EC2Y 8AD**

**FOR THE ATTENTION OF THE CASE OFFICER SAMUEL JAMES**

YOUR REF: 24/00176/FULL

**This e mail is from the Ben Jonson House Group Committee on behalf of Ben Jonson House**

**It is extensive because we think the Application raises many elements of concern.**

We totally accept and support the City of London Planning policy (including emerging City Plan 2040) especially in relation to living accommodation in the City. However, in light of the proposed significantly changed nature of 45 Beech Street and the intensity of its proposed use which will undoubtedly cause a change in the character to the existing quiet residential neighbourhood which a planning permission of this type should not do and is completely unsuitable to the surrounding area in its existing form, we **OBJECT** to the proposals in the **Planning Application 24/00176/FULL** for the following reasons:

### **1. HEIGHT/MASS/LOSS OF LIGHT AND DAYLIGHT**

The proposed new building will fill in the space between Bridgewater House to the north and the existing Building to the south. The height will be increased by a considerable amount for its entire length to a height greatly in excess of the apex of Bridgewater House – itself already a high (but fortunately narrow) building and completely changing the surrounding area. This is instead of the reducing height of the existing building as it goes northwards which allows light to adjoining buildings.

This additional height is extreme in the context of surrounding buildings and will cause a significant loss of light not only to Ben Jonson House (BJH in this section) but also other buildings.

Specifically as regards BJH, there will be a significant loss of light (both sunlight and light generally) to the flats at the rear of BJH and especially to the three flats at levels 2, 3 and 5 on the western end of BJH with windows directly onto Bridgewater Street.

Bridgewater Street will become something approaching a chasm as 45 Beech Street is extremely close to BJH and the additional height will make the road tunnel-like.

Adding it to the proposed significant additional height of Cripplegate House 1 Golden Lane which is currently in the course of construction - having been given permission in late 2022 - this will adversely affect Ben Jonson House. We have not yet seen in practice what the effect of this will be to light to Ben Jonson House and in the area generally, but it will undoubtedly be significant to a negative degree and the additional proposals for 45 Beech Street will aggravate this markedly.

Overall, this proposed development will give significant additional massing and the confluence of planning permissions will together potentially create an adverse effect on BJH, the Cobalt Building and the area generally.

Finally, the Anstey Horne Daylight and Sunlight Proposed Accommodation Report dated 26 January 2024 seems sparing in its support for the proposal.

## **2. DESIGN OF THE PROPOSED NEW BUILDING**

The copying of the barrel-vaulted roof motif feels like an inappropriate pastiche of the original Barbican estate. A decisively different and contrasting articulation of the roofscape, which does not compete with the design of the precedent, may have been more successful. This is clearly evidenced by the wide barrel-vaulted roofs along the southern elevation of the proposed development, which appear too large and heavy by comparison. Instead, in architectural terms, they should have been smaller and subservient to those of the neighbouring Grade II listed Ben Jonson House, John Trundle Court, Bunyan Court and Bryer Court.

## **3. TERRACE AT LEVEL 9 AT THE REAR**

The proposed large open air terrace at 9th floor level approximately 26 feet (8 metres) square to the rear of the Building where it abuts Bridgewater House will cause noise and disturbance. Parties have occurred on a very rare basis (the last was over two years ago) on the terrace on the top floor of the Cobalt Building going into the early morning and they are extraordinarily disturbing. Effectively, it is impossible to sleep.

The new terrace at 45 Beech Street will be at more or less the same height and will be used constantly and presumably for socialising and partying. This will specifically have a potential adverse effect on all flats on the north and west ends of Ben Jonson House, to Cobalt Building and to Bridgewater House causing noise and disturbance.

From the drawings, the balustrade overlooking Bridgewater Street is not high enough to shield people and create a sound barrier. It clearly shows people able to look over it which will create even more potential noise and disturbance.

Please see point 10 below as to limitations of hours of use of this area.

## **4. FIVE BALCONIES AT LEVEL 8**

The five terraces at Level 8 which will be on the south face of 45 Beech Street will, together with the opening windows of the flats along Bridgewater Street and the Terrace at Level 9, cause noise and disturbance around the whole of the south and east faces of 45 Beech Street to flats on the west and southern faces of Ben Jonson House as well as to the flats on the north side of Ben Jonson House.

As most of the flats in Ben Jonson House face both south and north, they will experience the noise and disturbance from both directions.

In light of the concrete nature of the surrounding buildings and quiet area generally, even low noise late at night is disturbing.

## **5. OUTSIDE COURTYARD AREA AT BASEMENT AREA BUT OPEN ALL THE WAY UP THE BUILDING**

Being adjacent to Bridgewater House, Ben Jonson House and Cobalt House, this area will be used for socialising and presumably partying. The potential for noise and disturbance is obvious.

## **6. CAFÉ 24/7 ALSO OPEN TO THE PUBLIC WITH OPENABLE WINDOWS TO BRIDGEWATER STREET**

The barista café/lounge will be open to residents "24/7". It will also be open to the public 7am-5pm which will mean a further addition of people going to the Building starting very early. As the windows are openable onto Bridgewater Street, this means that potentially there will be noise and disturbance 24/7.

## **7. COMMUNAL KITCHENS WITH OPENABLE WINDOWS TO BRIDGEWATER STREET**

There will be a communal kitchen potentially used by up to 348 residents (see point 11 below) and presumably management and support staff. The kitchen has three full width openable windows opening directly onto Bridgewater Street and possibly also onto Beech Street (the plans are not clear). This will inevitably cause noise and disturbance from early in the morning 7 days a week ie including Sundays.

## **8. OPENABLE WINDOWS IN ALL FLATS 79 OF WHICH ABUT BRIDGEWATER STREET ALONE**

All 174 flats have openable windows we were advised by the developers and this is clear from the plans. This will cause inevitable noise and disturbance to all areas on the north, south, east and west boundaries of 45 Beech Street including the Podium (which is to be enjoyed by the public). There are 79 flats facing Bridgewater Street alone. This will specifically adversely affect Ben Jonson House which abuts Bridgewater Street. In addition to people talking and smoking, there will also be the possibility of music and even cooking smells from the internal kitchenettes.

## **9. NOISE GENERALLY IN THE BARBICAN AREA**

Newcomers to the area do not realise how much sound reverberates around the Barbican because of its concrete construction. And also because it is a constitutionally quiet area despite having a large number of residences. Even a single voice can be disturbing at night.

## **10. LIMITATION ON HOURS OF USE OF OPEN SPACES**

The planning permission for 1 Golden Lane has included a condition limiting use of the roof terraces and outside areas from 9 am to 6 pm to protect surrounding premises. A similar condition should be imposed on use of all outside areas including those parts of 45 Beech Street referred to at points 3 to 6 above as this remains a commercial building and will not be just a block of flats.



## 11. INTENSITY OF PROPOSED USE OF 45 BEECH STREET

Currently the building is used as offices in a quiet residential area and has given no problem from the user point of view. Most of the time you would hardly know it is there.

The proposal is for a premises supposedly small studio “private rooms” but in practice something more like a hotel/conference centre/hall of residence presumably for young people - with 174 bedrooms with double beds and communal living and facilities including live music.

Nothing is said in the Draft Management Plan about limiting numbers in each studio private room which gives the potential for **348** residents in the building at any one time together with all management and staff and visitors. Nothing is said in the Draft Management Plan about single occupancy and In today’s world, one must expect that a good number of the intended occupants will have partners with whom they may wish to share the bedrooms. It seems hard to believe that partners will not be allowed in the rooms and this is certainly not stated in the Draft Management Plan. The building will be used 24 hours a day 365 days a year and there will be constant hubbub generally much greater than in a simple block of flats.

It will be suitable for a younger demographic who are more inclined to socialise and make additional noise to older demographics (this is not a criticism). Potentially it will create a buzzing atmosphere around the building with constant movement all hours of the day and night. A complete change from the quiet atmosphere at present.

Terms and provisions of any leases or tenancy agreements are not specified in the Draft Management Plan except that they may be not less than one month’s duration. So they could be anything. These ought to be made clear and suitable and contained as Planning Conditions in any Planning Permission which may be granted.

## 12. CO-WORKING HUB

This space will also be open to the public if they purchase a membership and are just inside the entrance lobby to the building. This will mean further additional footfall to the premises.

This hub **along with the Café** will be set on either side of the entrance lobby to the building. This publicly accessible area will host weekly events including **live music**, educational talks as well as flexible everyday working stations and areas for a range of social interaction.

These areas will be open to the public and will include a recording studio.

It is obvious that when the front doors of 45 Beech Street are open (even if on an open and close basis) noise will filtrate outwards to the surrounding area causing yet more noise and disturbance.

It should be remembered that there are many similar services already available in the Barbican itself and the costs of same need to be recovered.

### **13. LIVE MUSIC/RECORDING**

The reference to live music and recording in the Co-Working Hub is of especial concern. Any areas used for live music or recording should have sound proofing and also limited to certain hours of use so as not to create noise and disturbance for surrounding residents including specifically Ben Jonson House which abuts 45 Beech Street. This was done for the cinemas at the other end of the Barbican Tunnel and that should be repeated here.

### **14. EVENTS**

The owner will curate events within the Building including presumably some of the outside spaces to include supper clubs, workshops, guest speakers, performances, art exhibitions, pop-ups, fitness classes and community inspired projects. It will also facilitate its residents to run their own events and programmes.

Again this will cause additional footfall to the premises with concomitant noise and disturbance. No effort is shown in the Draft Management Plan to protect (or even consider) the requirements of residents living in the immediate vicinity.

### **15. NO NOISE ASSESSMENT RELATING TO EFFECT ON SURROUNDING BUILDINGS AND AREAS**

The Noise and Vibration Impact Assessment Report forming part of the Application is a long technical document that gives attention to the needs of the occupants of 45 Beech Street but very little (if anything) about the Development's effect on surrounding buildings. Accordingly there is an absence of a proper Noise Assessment on surrounding buildings and areas and no evidence that this has been given proper consideration.

The conclusion of the Report also admits that a "suitably worded planning condition may be applied to cover building services plant noise emissions, on the basis that the final design proposals have not yet been developed". So this element of the design has not yet been done.

### **16. EXTRACTION - FANS AND SMELLS**

All extraction from food smells should be Inside the building and concealed in accordance with City of London Local Plans. This is not properly addressed in the supporting documentation with the Planning Application.

The same Restrictions as for restaurants in the area like Cote at the end of the Barbican Tunnel must be adhered to. Although now dealt with in the main, residents in surrounding flats suffered significantly for a long time from restaurant/extraction smells from Cote and this should not be repeated.

### **17. SERVICES AND SERVICING**

Providing all the services to this proposed intensely used building with multiple uses will mean a significant number of deliveries causing further noise and disturbance. Most of them will have to be in Bridgewater Street (abutting Ben Jonson House) as there is nowhere else for them to be other than Beech Street itself which will not be possible because it is a

thoroughfare. There will be serious interruption to traffic flow, increased pollution, dustcarts, noise and disturbance and worse if Bridgewater Street is closed at its junction with Beech Street as has often been the case and is mooted from time to time by the Corporation of London. All this must be added to the increased servicing for Cripplegate House 1 Golden Lane in this area which will cause noise and disturbance.

As 45 Beech Street is so close to Ben Jonson House in Bridgewater Street, deliveries to 45 Beech Street should be limited as they are to Cote Restaurant at the end of the Beech Street Tunnel. This should be no earlier than 8.30 am on weekdays, 10 am on Saturdays and no deliveries on Sundays. A Planning condition to this effect should be attached to any Planning Permission granted.

#### **18. LOSS OF AMENITY INCLUDING THE PODIUM**

The proposed outside area is extremely limited for a building with such dense occupancy. This will mean that residents and others will undoubtedly spill out into the street (as happens at the Jugged Hare where they are all over the pavement and road drinking and smoking and sometimes taking drugs) **and also onto the Podium** at all hours of the day and night. The Podium was and is intended to be a quiet and restful place.

It appears that there will potentially be up to 348 additional residents in 45 Beech Street (see point 11 above). Presumably all of them will need to register at the Neaman Practice as a doctor's surgery. Can this be achieved without adversely affecting the health and wellbeing of the often quite elderly people already resident in the locality?

#### **19. POLLUTION**

The Barbican Tunnel is already a polluted area. Using this as the main access to 45 Beech Street will have potential adverse health risks to the proposed occupants. They will almost certainly be of a younger age group (this is the target group of the developers) and it must be a bad idea to cause damage to health of this demographic – let alone any age group.

### **SUMMARY TO OBJECTION TO THE APPLICATION**

We are not objecting to residential accommodation in 45 Beech Street per se. We acknowledge that such accommodation is needed so this is not just our trying to look after our own interests.

However, in practice, far from being a simple change of use, this permission in its existing form could be a disaster for the area – affecting Ben Jonson House and a significant number of adjoining premises for the reasons set out above. Very little thought seems to have been given by the developers to consider the interests of either Barbican residents or those of other neighbouring buildings either during the construction or during the Building's operation.

The Planning Statement states that the Application pays "particular regard to the immediate surroundings, the local context and notably the setting which in this case relates most pertinently to key designated assets". This is a reference to the Design of the Development. However, for the reasons stated above, we do not think this principle has been adhered to adequately overall in this Planning Application.

Accordingly, the proposal should not go forward without significant further amendment – if at all. For these reasons we roundly **OBJECT** to it and ask that it be rejected in its existing form without serious further consideration and amendment for the reasons set out above. Some of the Objections mentioned could be resolved by Planning Conditions in any Planning Permission granted but sufficient details have not been given in the Draft Management Plan.

**Ben Jonson House Group Committee**

Sent on behalf of the Committee by:

Stephen Chapman  
Treasurer  
304 Ben Jonson House  
Barbican  
London  
EC2Y 8NQ

**ENDS**

**Objections of STEPHEN CHAPMAN to the Planning Permission Application for 45 Beech Street  
London EC2Y 8AD**

**FOR THE ATTENTION OF THE CASE OFFICER SAMUEL JAMES**

YOUR REF: 24/00176/FULL

**My objections to the Planning Permission Application are more or less the same as those submitted by the Ben Jonson House Group Committee as I have a flat at the western end of Ben Jonson House which is the part most adversely affected by the Application. Accordingly, my objections follow almost verbatim the House Group's comments but slightly amended to cover my personal outlook and my interest in considering the needs of the Barbican Residential Estate generally where I have lived since 2002.**

While accepting that residential accommodation is needed in the City of London, the proposal for 45 Beech Street will cause a change in the character of the existing quiet residential neighbourhood which a planning permission of this type should not do and is completely unsuitable to the surrounding area in its existing form. Accordingly, I **OBJECT** to the proposals in the **Planning Application 24/00176/FULL** for the following reasons:

**1. HEIGHT/MASS/LOSS OF LIGHT AND DAYLIGHT**

The proposed new building will fill in the space between Bridgewater House to the north and the existing Building to the south. The height will be increased by a considerable amount for its entire length to a height greatly in excess of the apex of Bridgewater House – itself already a high (but fortunately narrow) building and completely changing the surrounding area. This is instead of the reducing height of the existing building as it goes northwards which allows light to adjoining buildings.

This additional height is extreme in the context of surrounding buildings and will cause a significant loss of light not only to Ben Jonson House (BJH in this section) including the Flat where I live but also other buildings.

Specifically as regards BJH, there will be a significant loss of light (both sunlight and light generally) to the flats at the rear of BJH (including mine) and especially to the three flats at levels 2, 3 and 5 on the western end of BJH with windows directly onto Bridgewater Street.

Bridgewater Street will become something approaching a chasm as 45 Beech Street is extremely close to BJH and the additional height will make the road tunnel-like.

Adding it to the proposed significant additional height of Cripplegate House 1 Golden Lane which is currently in the course of construction - having been given permission in late 2022 - this will adversely affect Ben Jonson House including my Flat. We have not yet seen in practice what the effect of this will be to light to Ben Jonson House and in the area generally, but it will undoubtedly be significant to a negative degree and the additional proposals for 45 Beech Street will aggravate this markedly.

Overall, this proposed development will give significant additional massing and the confluence of planning permissions will together potentially create an adverse effect on BJH, the Cobalt Building and the area generally.

The Anstey Horne Daylight and Sunlight Proposed Accommodation Report dated 26 January 2024 seems sparing in its support for the proposal. The loss of light including to my Flat will quite clearly be significant.

## **2. DESIGN OF THE PROPOSED NEW BUILDING**

I agree with the statement in the House Group's comment namely that the copying of the barrel-vaulted roof motif feels like an inappropriate pastiche of the original Barbican estate. A contrasting design may have been more successful. This is clearly evidenced by the wide barrel-vaulted roofs along the southern elevation of the proposed development, which appear too large and heavy by comparison. Instead, in architectural terms, they should have been smaller and subservient to those of the neighbouring Grade II listed Ben Jonson House, John Trundle Court, Bunyan Court and Bryer Court. In this instance, the copy building rather overpowers the original.

## **3. TERRACE AT LEVEL 9 AT THE REAR**

The proposed large open air terrace at 9th floor level approximately 26 feet (8 metres) square to the rear of the Building where it abuts Bridgewater House will cause noise and disturbance. Parties have occurred on a very rare basis (the last was over two years ago) on the terrace on the top floor of the Cobalt Building going into the early morning and they are extraordinarily disturbing. Effectively, it is impossible to sleep.

The new terrace at 45 Beech Street will be at more or less the same height and will be used constantly and presumably for socialising and partying. This will specifically have a potential adverse effect on all flats on the north and west ends of Ben Jonson House (including to mine), to Cobalt Building and to Bridgewater House causing noise and disturbance.

From the drawings, the balustrade overlooking Bridgewater Street is not high enough to shield people and create a sound barrier. It clearly shows people able to look over it which will create even more potential noise and disturbance. As this area is so quiet generally, even a low amount of noise will have a very disturbing effect.

Please see point 10 below as to limitations of hours of use of this area.

## **4. FIVE BALCONIES AT LEVEL 8**

The five terraces at Level 8 which will be on the south face of 45 Beech Street will, together with the opening windows of the flats along Bridgewater Street and the Terrace at Level 9, cause noise and disturbance around the whole of the south and east faces of 45 Beech Street to flats on the west and southern faces of Ben Jonson House as well as to the flats on the north side of Ben Jonson House (including mine).

As most of the flats in Ben Jonson House (including mine) face both south and north, they and I will experience the noise and disturbance from both directions. As these flats are quite small, there will be no area to escape to – except to leave the flat entirely.

As stated above, in light of the concrete nature of the surrounding buildings and quiet area generally, even low noise late at night is disturbing.

#### **5. OUTSIDE COURTYARD AREA AT BASEMENT AREA BUT OPEN ALL THE WAY UP THE BUILDING**

Being adjacent to Bridgewater House, Ben Jonson House and Cobalt House, this area will be used for socialising and presumably partying. The potential for noise and disturbance is obvious.

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The barista café/lounge will be open to residents “24/7”. It will also be open to the public 7am-5pm which will mean a further addition of people going to the Building starting very early. As the windows are openable onto Bridgewater Street, this means that potentially there will be noise and disturbance 24/7.

#### **7. COMMUNAL KITCHENS WITH OPENABLE WINDOWS TO BRIDGEWATER STREET**

There will be a communal kitchen potentially used by up to 348 residents (see point 11 below) and presumably management and support staff. The kitchen has three full width openable windows opening directly onto Bridgewater Street (which is adjacent to my Flat) and possibly also onto Beech Street (the plans are not clear). This will inevitably cause noise and disturbance from early in the morning 7 days a week ie including Sundays which will be audible from my Flat.

#### **8. OPENABLE WINDOWS IN ALL FLATS 79 OF WHICH ABUT BRIDGEWATER STREET ALONE**

All 174 flats have openable windows we were advised by the developers and this is clear from the plans. This will cause inevitable noise and disturbance to all areas on the north, south, east and west boundaries of 45 Beech Street including the Podium (which is to be enjoyed by the public). There are 79 flats facing Bridgewater Street alone. This will specifically adversely affect Ben Jonson House which abuts Bridgewater Street including my Flat which looks onto Bridgewater Street. In addition to people talking and smoking, there will also be the possibility of music and even cooking smells from the internal kitchenettes.

#### **9. NOISE GENERALLY IN THE BARBICAN AREA**

Newcomers to the area do not realise how much sound reverberates around the Barbican because of its concrete construction. And also because it is a constitutionally quiet area despite having a large number of residences. Even a single voice can be disturbing at night.

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The proposal is for a premises supposedly small studio “private rooms” but in practice something more like a hotel/conference centre/hall of residence presumably for young people - with 174 bedrooms with double beds and communal living and facilities including live music.

Nothing is said in the Draft Management Plan about limiting numbers in each studio private room which gives the potential for **348** residents in the building at any one time together with all management and staff and visitors. Nothing is said in the Draft Management Plan about single occupancy and in today’s world, one must expect that a good number of the intended occupants will have partners with whom they may wish to share the bedrooms. It seems hard to believe that partners will not be allowed in the rooms and this is certainly not stated in the Draft Management Plan. The building will be used 24 hours a day 365 days a year and there will be constant hubbub generally much greater than in a simple block of flats.

It will be suitable for a younger demographic who are more inclined to socialise and make additional noise to older demographics (this is not a criticism). Potentially it will create a buzzing atmosphere around the building with constant movement all hours of the day and night. A complete change from the quiet atmosphere at present.

Terms and provisions of any leases or tenancy agreements are not specified in the Draft Management Plan except that they may be not less than one month’s duration. So they could be anything. These ought to be made clear and suitable and contained as Planning Conditions in any Planning Permission which may be granted.

## 12. CO-WORKING HUB

This space will also be open to the public if they purchase a membership and are just inside the entrance lobby to the building. This will mean further additional footfall to the premises.

This hub **along with the Café** will be set on either side of the entrance lobby to the building. This publicly accessible area will host weekly events including **live music**, educational talks as well as flexible everyday working stations and areas for a range of social interaction.

These areas will be open to the public and will include a recording studio.



It is obvious that when the front doors of 45 Beech Street are open (even if on an open and close basis) noise will filtrate outwards to the surrounding area causing yet more noise and disturbance. All this will be audible from my Flat.

It should be remembered that there are many similar services already available in the Barbican itself and the costs of same need to be recovered.

### **13. LIVE MUSIC/RECORDING**

The reference to live music and recording in the Co-Working Hub is of especial concern. Any areas used for live music or recording should have sound proofing and also limited to certain hours of use so as not to create noise and disturbance for surrounding residents including specifically Ben Jonson House which abuts 45 Beech Street and includes my Flat. This was done for the cinemas at the other end of the Barbican Tunnel and that should be repeated here.

### **14. EVENTS**

The owner will curate events within the Building including presumably some of the outside spaces to include supper clubs, workshops, guest speakers, performances, art exhibitions, pop-ups, fitness classes and community inspired projects. It will also facilitate its residents to run their own events and programmes.

Again this will cause additional footfall to the premises with concomitant noise and disturbance. No effort is shown in the Draft Management Plan to protect (or even consider) the requirements of residents living in the immediate vicinity.

### **15. NO NOISE ASSESSMENT RELATING TO EFFECT ON SURROUNDING BUILDINGS AND AREAS**

The Noise and Vibration Impact Assessment Report forming part of the Application is a long technical document that gives attention to the needs of the occupants of 45 Beech Street but very little (if anything) about the Development's effect on surrounding buildings. Accordingly there is an absence of a proper Noise Assessment on surrounding buildings and areas and no evidence that this has been given proper consideration.

The conclusion of the Report also admits that a "suitably worded planning condition may be applied to cover building services plant noise emissions, on the basis that the final design proposals have not yet been developed". So this element of the design has not yet been done. Personally I am most concerned at this.

### **16. EXTRACTION - FANS AND SMELLS**

All extraction from food smells should be Inside the building and concealed in accordance with City of London Local Plans. This is not properly addressed in the supporting documentation with the Planning Application.

The same Restrictions as for restaurants in the area like Cote at the end of the Barbican Tunnel must be adhered to. Although now dealt with in the main, residents in surrounding flats

suffered significantly for a long time from restaurant/extraction smells from Cote and this should not be repeated. Having on the odd occasion had problems with restaurant smells, I know how disruptive they can be.

## **17. SERVICES AND SERVICING**

Providing all the services to this proposed intensely used building with multiple uses will mean a significant number of deliveries causing further noise and disturbance. Most of them will have to be in Bridgewater Street (abutting Ben Jonson House and my Flat) as there is nowhere else for them to be other than Beech Street itself which will not be possible because it is a thoroughfare. There will be serious interruption to traffic flow, increased pollution, dustcarts, noise and disturbance and worse if Bridgewater Street is closed at its junction with Beech Street as has often been the case and is mooted from time to time by the Corporation of London. All this must be added to the increased servicing for Cripplegate House 1 Golden Lane in this area which will cause noise and disturbance to those of us overlooking it.

As 45 Beech Street is so close to Ben Jonson House in Bridgewater Street, deliveries to 45 Beech Street should be limited as they are to Cote Restaurant at the end of the Beech Street Tunnel. This should be no earlier than 8.30 am on weekdays, 10 am on Saturdays and no deliveries on Sundays. A Planning condition to this effect should be attached to any Planning Permission granted.

## **18. LOSS OF AMENITY INCLUDING THE PODIUM**

The proposed outside area is extremely limited for a building with such dense occupancy. This will mean that residents and others will undoubtedly spill out into the street (as happens at the Jugged Hare where they are all over the pavement and road drinking and smoking and sometimes taking drugs) **and also onto the Podium** at all hours of the day and night. The Podium was and is intended to be a quiet and restful place.

It appears that there will potentially be up to 348 additional residents in 45 Beech Street (see point 11 above). Presumably all of them will need to register at the Neaman Practice as a doctor's surgery. Can this be achieved without adversely affecting the health and wellbeing of the often quite elderly people already resident in the locality?

## **19. POLLUTION**

The Barbican Tunnel is already a polluted area. Using this as the main access to 45 Beech Street will have potential adverse health risks to the proposed occupants. They will almost certainly be of a younger age group (this is the target group of the developers) and it must be a bad idea to cause damage to health of this demographic – let alone any age group.

## **SUMMARY TO OBJECTION TO THE APPLICATION**

I am not objecting to residential accommodation in 45 Beech Street per se. I acknowledge that such accommodation is needed so this is not just my trying to look after my own interests. I think it is important to look after and consider the needs of the Barbican Estate as a whole and other buildings nearby which may be impacted.

However, in practice, far from being a simple change of use, this permission in its existing form could be a disaster for the area – affecting Ben Jonson House (including my Flat) and a significant number of adjoining premises for the reasons set out above. Very little thought seems to have been given by the developers to consider the interests of either Barbican residents or those of other neighbouring buildings either during the construction or during the Building’s operation.

The Planning Statement states that the Application pays “particular regard to the immediate surroundings, the local context and notably the setting which in this case relates most pertinently to key designated assets”. This is a reference to the Design of the Development. However, for the reasons stated above, I do not think this principle has been adhered to adequately overall in this Planning Application.

Accordingly, the proposal should not go forward without significant further amendment – if at all. For these reasons I completely **OBJECT** to it and ask that it be rejected in its existing form without serious further consideration and amendment for the reasons set out above. Some of the Objections mentioned could be resolved by Planning Conditions in any Planning Permission granted but sufficient details have not been given in the Draft Management Plan.

**Stephen Chapman**

304 Ben Jonson House

Barbican

London

EC2Y 8NQ

**ENDS**

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:As Treasurer of the Ben Jonson House Group Committee, I have submitted an Objection to the Planning Application for 45 Beech Street on behalf of Ben Jonson House to the Case Officer Sam James. It is too long to fit into the 2000 character limit so he will upload it as a Public Comment.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Stephen Chapman

Address: Flat 304 Ben Jonson House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I have submitted an Objection to the Planning Application for 45 Beech Street 24/00176/FULL to the Case Officer Samuel James. It is too long to fit into the 2000 character limit so he will upload it as a Public Comment as an Objection.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Frank Boait

Address: 203 Ben Jonson House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I was extremely surprised to discover that there will be 174 dwellings in this building, together with a cafe that will be open to residents and members of the public. I understand that there will be a co-working hub, with regular events planned, including live music and the opportunity for residents to run their own events.

As a resident of Ben Jonson House, a block that is within 17 metres of this development, on the other side of Bridgewater Street (with Bryer Court even closer at 4 metres away), I was disappointed that the list of organisations that were consulted did not include the Ben Jonson House Group, a Registered Tenants' Association. My flat is the second-closest to this development and I am very concerned that it will be impacted by noise, especially in the evening. The proposed terraces, together with a street garden, will encourage noise late at night which has been a problem with Cripplegate House. Deliveries are likely to also cause a noise problem. If permission is given for this building, then times of access to the terraces, gardens and deliveries and collections should be carefully restricted (similar to those already in place for Cote, the restaurant at the other end of the building).

I note that the shared kitchen and the café / lounge are both next to Bridgewater Street and am concerned that smells will also impact my flat. There were problems with smells from Cote impacting residents of Ben Jonson House and it would be unhelpful if a similar problem was created at the other end of the House.

It is not clear whether the users of this building will be long term tenants, or if it will be used like a hotel. There is a risk that it will end up being like a university hall of residence.

Ben Jonson House is in an area of the Barbican that can and has been described as an "oasis of

calm". The number and type of occupants, together with the activities proposed and the open areas, makes me very concerned about the likelihood of noise nuisance.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

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calm". The number and type of occupants, together with the activities proposed and the open areas, makes me very concerned about the likelihood of noise nuisance.

# Comments for Planning Application 24/00176/FULL

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Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Ms Candace Gillies-Wright

Address: 342 Lauderdale Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: My flat is almost directly above this proposed development. I know from experience that sounds rise on this estate. I am very seriously concerned that I will be forced to listen to the sound track from movie nights, party nights, and all the other large social gatherings intended for the new roof social area. This building is intended for short stay residents - I think one may fairly expect mostly students and other young transient people who will not care in the least about the long term residents nearby. There is a very high likelihood of anti social behaviour affecting the Barbican estate. The significant increase in the height of the building will inevitably cause both yet more shading nearby and yet more wind turbulence - both already major issues.

This development is too big and seems positively designed to be a bad neighbour. It is intended for transient people who will contribute little to the social fabric of the area and may contribute greatly to reducing quality of life for many permanent residents.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr Scott Palmer

Address: Flat 102, Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I don't object to most of the details. I strongly object to a communal terrace with plans to screen films etc. this would create a significant disruption to many residents in the Barbican whose bedrooms and living space could be directly viewed from the terrace, not to mention the noise from potentially hundreds of people. The top floors should be reserved as private single dwelling roof terraces,

# Comments for Planning Application 24/00176/FULL

## Application Summary

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Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mr William Davy

Address: 21 breton house Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We live on the third floor of Breton House facing West. For several months of the year our flat receives no sunlight. If the height of 45 Beech Street is increased as proposed we will receive even less. We therefore strongly object to this development.

Begum, Shupi

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**From:** Gaby Robertshaw [REDACTED]  
**Sent:** 03 April 2024 11:02  
**To:** PLN - Comments  
**Cc:** James, Samuel  
**Subject:** Re: Comments for Planning Application 24/00176/FULL

THIS IS AN EXTERNAL EMAIL

Dear Planning Team

Please could you replace or update my neighbour comment for 45 Beech Street made on 1 April with the amended copy below:

When conditioning the application for 45 Beech (24/00176/FULL) could the Planners please give careful consideration to the **enforcement** of noise, vibration and dust measures for the demolition and rebuild alongside the City's strict working hours for this project.

If approved they would overlap with the Barbican Podium phase 2 works which are slated to commence in Summer 2025-2027 resulting in additional noise and dust issues as experienced with the transformation of Beech Gardens (2012-2015)

The conditions imposed on nearby 1 Golden Lane for similar works have not proved robust enough. (23/00084/MDC)

The plan to organise film shows and events on the **top floor** open air roof terrace would also provide excessive noise within our residential cluster.

Many thanks

Gaby Robertshaw  
204 Crescent House EC1Y 0SL  
[REDACTED]

On 1 Apr 2024, at 18:38, PLNComments@cityoflondon.gov.uk wrote:

## Comments for Planning Application 24/00176/FULL

Dear Sir/Madam,

Gaby Robertshaw,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 01/04/2024 6:38 PM from Gaby Robertshaw.

### Application Summary

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

[Click for further information](#)

### Customer Details

Name: Gaby Robertshaw

Email: [REDACTED]

Address: 204 Crescent House London EC1Y 0SL

### Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment: - Noise

Comments:

When conditioning the application for 45 Beech (24/00176/FULL) could the Planners please give careful consideration to the alleviation of noise, vibration and dust measures for the demolition and rebuild alongside the City's strict working hours for this project.

If approved they would overlap with the Barbican Podium phase 2 works which are slated to commence in Summer 2025-2027 resulting in additional noise and dust issues as experienced with the transformation of Beech Gardens (2012-2015)

The conditions imposed on nearby 1 Golden Lane for similar works have not proved robust enough. (23/00084/MDC)

Use of the 12th floor open air roof terrace for film shows and events would provide excessive noise within our residential cluster. These would be better arranged undercover.

Kind regards

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Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: <http://www.cityoflondon.gov.uk>

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works.

Case Officer: Samuel James

## Customer Details

Name: Mrs Sandra Fryer

Address: 705 Bryer Court London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: We object to this application for high density co-living accommodation. Our reason for objections are as follows

- The scheme is poorly designed and insensitive to the Barbican estate listed building, conservation area and heritage setting, in particular the pastiche barrel rooves are unacceptable, not only because of their dimensions, but also since on the most precious south elevation, the barrels do not align with the building pattern and fenestration on the lower floors
- The building is too large, too high, one storey should be removed to ensure the building is subsidiary to the power blocks on either side. The scale and massing is too large for this infill site
- A much more simple, elegant design is required
- We object to co-living, since there is no proven need for short term accommodation, rather the area and London as a whole needs permanent housing of a mixed type and tenure including affordable homes.
- The tiny studios, the inadequate cooking facilities, and the general overcrowding suggest a short-term housing idea, not long-term decent homes
- We object to suggested informal use of the courtyard, the noise already bounces right up through the space, and risks being a nuisance to existing residents,
- There would also be significant overlooking from all sides of this development including by the residents of Bryer Court
- There is an urgent need to local community space, space accessible local residents, this scheme give nothing back to the local area or community.



Overall, we feel that this is a scheme seeking to maximise financial return rather than design a successful and appropriate scheme for this very sensitive setting, this scheme brings little to the area, and therefore we hope that this will be refused. We do not think that co-living is the right solution for this site.

We hope you will consider all the objections raised and refuse this planning application.

**From:** [James, Samuel](#)  
**To:** [PLN - Comments](#)  
**Subject:** Fw: 24/00176/FULL 45 Beech Street  
**Date:** 06 June 2024 17:16:05  
**Attachments:** [image002.png](#)

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**From:** Nancollas, Tom [REDACTED]  
**Sent:** 06 June 2024 17:14  
**To:** [REDACTED]  
**Subject:** FW: 24/00176/FULL 45 Beech Street

Fyi below!



**Tom Nancollas | Assistant Director (Design)**  
Environment Department | City of London | Guildhall | London EC2V 7HH  
[REDACTED]  
[REDACTED]  
[REDACTED] | [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)



**From:** Fred Rodgers [REDACTED]  
**Sent:** Thursday, June 6, 2024 4:00 PM  
**To:** Nancollas, Tom [REDACTED]  
**Subject:** 24/00176/FULL 45 Beech Street

THIS IS AN EXTERNAL EMAIL

Dear Mr Nancollas,

From our recent meeting, it's clear that we don't agree on the design of the proposed roof for 45 Beech Street. Unfortunately, in the absence of a design review panel, as recommended by D4D of the London Plan 2021, your opinion will prevail.

However, the unnecessary additional embodied carbon in the proposed roof, as opposed to a flat one, as well as other sustainability issues needs to be addressed. If

the Climate Action Strategy has any relevance, the proposed roof must be rejected.

Reverting to design, I agree that the originally proposed roof was horrendous - AHMM seem to have a problem with roofs, as can be seen at Clarendon Court per the attached. However, the floor to floor heights of its two top floors - 3 metres - are the same as the floor to floor height of the proposed floor 8 of 45 Beech Street but, of course, not as high as the top floor.

A flat roof, instead of an arched roof, would not only be lighter and would reduce embedded carbon emissions and solar glare. It would also enhance sustainability, including through a reduced heating need and providing space for more photovoltaic panels.

Although ugly in black, the Clarendon Court roof shows that an alternative treatment is feasible. For 45, Beech Street, it must be more sustainable. Using cross-laminated timber and/or structural engineered bamboo, even, especially unpainted, would achieve that requirement.

Were the roof to be lower, residents in both Bridgewater House, Bryer Court, Cobalt Building and Ben Jonson House would have a lower loss of sunlight. The western side of Breton House already suffers a loss of afternoon/ evening sunlight - and heat - from the additional height of Clarendon Court over Bernard Morgan House while awaiting a similar fate from 1 Golden Lane.

The above evidence confirms that extra floors have a significant effect on residential amenity. I'm sorry but recommending unnecessary aggravation of that effect; an unnecessary increase in embodied carbon emissions; and losing out on sustainability enhancement is simply incomprehensible.

Finally, please treat the above as an objection to application 24/00176/FULL and arrange for it to be posted to the planning portal. Many thanks.

Best regards,

Fred Rodgers

100 Breton House  
Barbican  
London  
EC2Y 8PQ  
UK





# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Roy Sully

Address: 253 Shakespeare Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:I can see the logic of the conversion to some sort of residential use but am concerned at noise pollution from the outdoor terrace which will form a potential nuisance to residents in the Shakespeare Tower.

Noise travels upwards as well as sideways .It needs to be contained within the building and an outdoor terrace will not achieve that.

I am also concerned about vehicle access. The nature of the scheme will mean people checking in and checking out, probably on a daily basis as we are talking about short lets. Is there enough provision for vans etc which people will use to do that? If not we are going to have vehicles blocking Bridgewater Street if, for example, a couple of people move in and out on the same day, which is quite likely with 174 dwellings.

# Comments for Planning Application 24/00176/FULL

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Address: 45 Beech Street London EC2Y 8AD

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Case Officer: Samuel James

## Customer Details

Name: Miss Frances Northall

Address: 702 Bryer Court Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: My flat is on top floor of Bryer Court, we currently have an open walkway giving a full view across to Breton Court. The height of the proposed building will have an adverse impact on view, light and privacy. I am very concerned about and opposed to the potential for noise from the proposed outdoor space; this seems very inappropriate and inconsiderate considering its position in the middle of a residential area.

From: [REDACTED]  
To: [REDACTED]  
Subject: 45 Beech Street EC2Y 8AD. 24/00176/FULL  
Date: 12 August 2024 16:49:22

---

You don't often get email from [REDACTED] [Learn why this is important](#)

THIS IS AN EXTERNAL EMAIL

I am writing to condemn the proposals for 45 Beech street. The conversion of offices into a hostel with single studio flats will mean that there will be a large number of people living in small spaces in a quiet residential area in the City of London. This is not the place for temporary accommodation for people who will be renting the properties. I appreciate that accommodation is needed but this area is not suitable for hostel type of living.

Building further storeys will remove the light from our flat and most of the others in the front of the Cobalt Building making them less pleasant to live in.

We are already having to put up with the terrible noise from 1 Golden Lane development and further disruption will be intolerable.

A cafe in the ground floor is not required either - there is a plethora of eating and cafes round here.

Please consider this request and stop the application.

Yours

M H Gadsden

Flat 10 Cobalt Building, Bridgewater Square, EC2Y 8AH

From: [REDACTED]  
To: [REDACTED]  
Subject: 45 Beech Street  
Date: 13 August 2024 09:42:58

---

You don't often get email from [REDACTED] [Learn why this is important](#)

THIS IS AN EXTERNAL EMAIL

Dear City of London

I live at Flat 10, The Cobalt Building, Bridgewater Square, EC2Y 8AH and strongly object to the proposed height of the development of 45 Beech Street.

At the moment, our main view of the sky is that above the top of 45 Beech Street. We would lose almost all our view of the sky and our natural light if the development is permitted. You are welcome to come and see the existing situation.

I ask you not to allow the development.

Yours faithfully  
Christopher Gadsden



# Comments for Planning Application 24/00176/FULL

## Application Summary

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Case Officer: Samuel James

## Customer Details

Name: Mrs Helen Clifford

Address: 15 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Noise

The temporary nature of the accommodation means that residents won't be concerned about neighbours. There is a considerable risk of noise and disruption, particularly from open windows in each of the flats. I am also worried that the development plans to offer live music events to their residents.

A large outdoor terrace, approximately 26 feet (8 meters) square, is proposed on the 9th floor. Additional outdoor terraces are planned at the front, opposite Shakespeare Tower, along with a community garden at ground level. All of these terraces are within a few metres of bedrooms and youthful activity - to be expected - is going to keep neighbours awake.

Proximity to Ben Jonson House

I'm shocked that the City would allow the obliteration of quality of life for the poor flats looking out from the west end of Ben Jonson House. Any activity or noise is going to severely affect those residents. Have councillors visited the site to check this out?? Not only that but 45 Beech Street will be increased in height affecting existing light along both the north and west of Ben Jonson House.

Beech Street during the project

Where will the lorries park up because there is no way that they can turn into that side street. This means closing off Beech Street in the west to east direction for long periods. Is this seen as acceptable?

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

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Case Officer: Samuel James

## Customer Details

Name: Mrs Sarah Mann

Address: 9 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The building faces onto our main bedroom and I object to its increased height which will look out of keeping with the listed Barbican estate and deprive neighbours in adjacent blocks of light and warmth of sunlight.

It is crucial that tenancies must be for a minimum of three months to ensure that this large-scale purpose-built shared living developments does not effectively operate as a hostel with all the disturbance that would bring. Similarly there should be a ban on keeping pets. The disturbance which arose from the old YMCA hostel (now Blake Tower) and the illegal Airbnb use of Barbican flats illustrate the risks of short term lets and the harm they cause to residents.

That said, the existing building is very ugly and a more elegant structure would (if residents' objections were met) be welcomed.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

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Case Officer: Samuel James

## Customer Details

Name: Mr Philip Ellaway

Address: 16 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The building overlooks a densely populated residential area in which sound is carried and amplified disproportionately by the concrete and tile of Barbican buildings and walkways, and backs onto the bedrooms of most flats in Defoe House. Any external leisure or entertainment space will add to the noise pollution.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr David North

Address: 301 Ben Jonson House, Barbican, London EC2Y 8NQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:NOISE

We live on the west side of Ben Jonson House, with windows directly facing 45 Beech Street.

The proposal to create a large outdoor terrace on the 9th floor, together with other outdoor spaces, would create an unacceptable noise nuisance for Barbican residents, particularly those living close to the development. The proposal for live music, parties, films etc demonstrates that no consideration has been given to this risk.

## HEIGHT AND MASS

The increase in height and size of the building would reduce sunlight for Barbican residents.

## DESIGN

The proposal seeks to mimic aspects of Barbican design, but in a pastiche way. It would substantially detract from the aesthetic of the locality.

## CONSTRUCTION PHASE

The redevelopment of Cripplegate House has led to an unacceptable nuisance to Barbican

residents from Mondays through to Saturdays. Proper safeguards would need to be put in place for 45 Beech Street to minimise noise and nuisance to neighbours during the construction phase.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Ms Dulce Merritt

Address: 8 Bridgewater House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the planned increased height, LIVE MUSIC, 9th floor terrace of 8 sq metres, + garden at street level. All of these amenities risk LOSS OF LIGHT and increased NOISE and annoyances to local residents.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Adrian Tanovic

Address: 153 Shakespeare Tower, Barbican, London EC2Y 8DR

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment:Not opposed to this redevelopment in principle, but the inclusion of a tall flue for emergency generator exhaust raises some concern.

By statute, emergency generators must be tested regularly -- monthly for one or two hours continuously. The top of the proposed flue is level with, and in close proximity to, surrounding residential flats such as in Ben Jonson House and Shakespeare Tower.

How will the fumes be ameliorated so as not to cause potential health issues?



# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Martin Farebrother

Address: 117 Defoe House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:1 Whilst it is good that the building is to repurposed, the reasons why it cannot be repurposed as offices are few - low ceilings and an internal wall. It is ironic that the need for more offices is pleaded by the City of London in approving other developments - in particular London Wall West, and the Undershaft Tower

2 The site is surrounded closely on 3 sides by the Barbican Estate and on the 4th is contiguous with a residential block (Bridgwater House). The site is close to Bryer Court and Ben Johnson House, and quite close to Shakespeare Tower and Defoe House, especially (for Defoe) at the western end.

3 The application makes much of the fact that the site is not listed or part of the Conservation Area. However it is so close to both that any building impacts the Barbican Estate appearance. I would agree that in many respects the proposal is an improvement on the appearance of that existing. However there is increased massing, creating a 'wall' effect from the end of Bryer Court along the south side of BenJohnson House. In addition the proposed 'barrel vault' imitations are larger than those on Ben Johnson House, which is quite wrong architecturally.

4 The use of the building must not be allowed to become very short lets (a 'hostel'), and minimum 3 month let period must be rigidly enforced

5 The greatest objection is to the proposed uses of the 9th floor terrace area, to include music. From the amenity point of view the building is part of the Barbican Estate and the same rules on music and parties should be applied as in the Estate, for instance for the Lakeside Terrace, the gardens and the podium. We are on the 7th (top) floor of Defoe House, with all the bedrooms in the block on the north (proposed development) side, and although further from the high (9th floor) terrace of the development, than some in Defoe and elsewhere, the threat of noise disturbance is very real

6 I do not think the Construction plan adequately deals with the access problems for lorries

I note that a request has been made to amend the planning application to the above premises.

Extensive objections have already been submitted in respect of the change of use application of the above premises and this still stand. No account appears to have been taken of the objections.

Of continuing concern is the proposal to raise significantly the height of the building, the scale of the intended development, the proposed number of residents, and the application for a music licence. This is a residential area and a building of this scale, introducing a large number of comparatively short term residents with no stake in the area, the likelihood of even occasional music events, all these factors will diminish the quality of the neighbourhood and severely affect the right to quiet enjoyment of the residents of neighbouring properties.

The addition of an emergency generator could create additional noise and affect the air quality.

Regards

Helena Twist  
501 Ben Jonson House Barbican EC2Y 8NH

Sent from my iPad

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Harf Zatschler

Address: Flat 6, 6-9 Bridewater Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The proposed development has a negative effect on my home, including loss of light, increasing noise and loss of privacy:

- The proposed increase in height of the building would reduce the amount of sunlight.
- Outside entertainment and recreation areas would invite amplified music to be put on, which would then echo throughout the inner courtyard that lies between the development and Bridewater House.
- The large number of windows facing the inner courtyard would directly overlook two of my bedrooms.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Dean Wybrow

Address: flat 4 The Cobalt Building 10-15 Bridgewater Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I and my partner live on the ground floor of the Cobalt Building. I guess the nearest point of our flat to 45 Beech Street measures approximately 12 meters.

Our chief but not only concern around this application is the noise impact. We share the views of other residents about the likely effect of an external amenity space. There should also be enforceable conditions for residents in the new building, the sort of restrictions which are routine for leaseholders in relation to playing music, audible activities, etc., during the night. We would urge that all reasonable sound insulation measures are imposed to minimise the noise pollution for neighbouring residents.

Living close to what would be the cooking facilities, I would ask that there are stringent conditions on ventilation and noise coming from any air units.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Gina Barnes

Address: Flat 9 Bridgewater House Bridgewater Square London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I wish to object to the up to 55% reduction of sunlight (factor of former value = 45%, page 42) to Flat 9, 3rd floor, Bridgewater House. We all have a right to daylight, particularly sunlight, and if permission is granted I will be pursuing right to light claims for re-design/ injunction. Your labeling of the rooms in a 3-bed apartment as all 'bedrooms' is misleading; not all rooms are used as bedrooms. We have two studies for our work at home, where daylight is a crucial factor. Thank you for taking these objections into consideration.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Gary Mclean

Address: Flat 97, Defoe House Barbican LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The adjacent residential buildings have a strictly enforced set of rules on minimising noise pollution to our neighbours. Without similarly enforced rules I am concerned about the potential noise pollution from the proposed development's 9th floor terrace and from open windows. To minimise the potential for upset neighbours can we please have a similar set of noise pollution rules for the block, and for a minimum rental period of 12 months.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Garth Leder

Address: 85 Defoe House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The external communal terrace with live music and the short-term nature of the lets are both completely inappropriate next door to residential buildings. This development would cause perpetual, severe noise nuisance to hundreds of Barbican flats. Please don't do this to us.



# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Benjamin Mohamed

Address: 88 Defoe House 88 Defoe House, Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: My bedroom faces 45 Beech St. I

would object to evening noise that can be heard. I need to sleep early -10:30pm latest. Can we please guarantee quiet residential area?

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Frank Smith

Address: 18 Bridgewater House 6-9 Bridgewater Square London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I own the above address jointly with my wife, Sue Budden. We wish to object to this application on the grounds of a reduction in daylight and sunlight currently enjoyed by our flat. We are aware that we have a right to light and that if permission is granted we would be pursuing a right to light claim for re-design/injunction.

## **Objections to the Planning Permission Application for 45 Beech Street London EC2Y 8AD (2)**

**FOR THE ATTENTION OF THE CASE OFFICER SAMUEL JAMES**

YOUR REF: 24/00176/FULL

**This e mail is from the Ben Jonson House Group Committee on behalf of Ben Jonson House**

We have seen the revised application for 45 Beech Street and note that **NONE** of the entirely legitimate comments we made in our first Representation that was published on your site on 29 March 2024 (the First BJH Representation) have been addressed. Nor indeed, so far as we can see, have the observations and objections from anyone else.

Accordingly, we **continue to OBJECT** to the proposals in the Planning Application **24/00176/FULL** as follows:

1. We repeat in their entirety the points made in the First BJH Representation all of which continue to apply and continue to give great concern to residents of Ben Jonson House (BJH). We ask that all the points be reconsidered and that planning permission is not issued until they have been resolved satisfactorily. The proposed development has the potential to have an extremely deleterious effect on the existing quiet nature of the neighbourhood.

It is stated in the application that the proposals are designed to be “integrated into their surroundings”. However, in their current state, this does not seem to be ensured in the least.

We have the following additional points:

### **2. HEIGHT OF PROPOSED BUILDING**

The height of the proposed new building especially to the north end is extreme in the context of surrounding buildings and we ask that this be reconsidered and maybe even the two northernmost sets of windows be reduced. The loss of light specifically to all windows on the north side of Ben Jonson House but also across the whole area to the north and east will be significant in its proposed form.

### **3. SMOKING AND SMOKING AREAS**

There is no indication from the plans that there are any areas inside the building for people to smoke. We are very concerned that the potentially high numbers who will be in the buildings and using the café and other facilities will congregate outside as they do at the Jugged Hare and spill onto the pavement. Also if they go to the Podium that will cause further noise and nuisance to neighbouring residents.

We have experienced a great deal of noise, disturbance and smoke (including smoke from drugs) from people on the Podium this year smoking under residents’ windows and are extremely concerned that residents from 45 Beech Street will just use the Podium and the street as an additional smoking and congregating area.

You state that you will police the building but the Management Plan is very short on detail as to how the owners are going to do this. This should be specified.

#### 4. NUMBERS IN ROOMS

The application states that the rooms are single occupation only. However, there is no indication as to how this is to be managed. Is it really to be believed that none of the residents will have partners/girlfriends/boyfriends etc who will also expect to be able to sleep there?

The adjoining building Ben Jonson House has a large number of its 204 flats - which are significantly larger and often on two levels - limited by their Leases to being "in the occupation of one individual only and his or her immediate family" and limited to a maximum of two occupants only. The intensity of occupation of 45 Beech Street is causing considerable concern among residents.

#### 5. PLANNING CONDITIONS

A number of elements in any planning permission granted should be secured by specific enforceable planning conditions.

#### SUMMARY TO OBJECTION TO THE APPLICATION

As we have already stated, we are not objecting to residential accommodation in 45 Beech Street per se. We acknowledge that such accommodation is needed so this is not just our trying to look after our own interests.

However, in practice, far from being a simple change of use, this permission in its existing form could be a disaster for the area – affecting Ben Jonson House and a significant number of adjoining premises for the reasons set out above and in the First BJH Representation. Very little thought seems to have been given by the developers to consider the interests of either Barbican residents or those of other neighbouring buildings either during the construction or during the Building's operation.

The Planning Statement states that the Application pays "particular regard to the immediate surroundings, the local context and notably the setting which in this case relates most pertinently to key designated assets". This is a reference to the Design of the Development. However, for the reasons stated above, we do not think this principle has been adhered to adequately overall in this Planning Application.

Accordingly, the proposal should not go forward without significant further amendment – if at all. For these reasons we roundly **OBJECT** to it and ask that it be rejected in its existing form without serious further consideration and amendment for the reasons set out above. Some of the Objections mentioned could be resolved by Planning Conditions in any Planning Permission granted but sufficient details have not been given in the Draft Management Plan.

#### Ben Jonson House Group Committee

Sent on behalf of the Committee by:

Stephen Chapman  
Treasurer  
304 Ben Jonson House  
Barbican  
London EC2Y 8NQ

ENDS

20.08.24

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Dr Jane Bickerton

Address: 207 Ben Jonson House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am writing to confirm my previous objections to this planning application on the grounds of loss of residential amenity. I am a resident of Ben Jonson House affected potentially by this development both during the partial demolition of this property, construction of the new development and the subsequent disturbance to the Barbican by the future residents when completed.

I am particularly concerned by the impact of such a large number of new residents on the existing sewage system in this part of the Barbican.

## **Objections to the Planning Permission Application for 45 Beech Street London EC2Y 8AD (2)**

**FOR THE ATTENTION OF THE CASE OFFICER SAMUEL JAMES**

YOUR REF: 24/00176/FULL

**This e mail is from the Ben Jonson House Group Committee on behalf of Ben Jonson House**

We have seen the revised application for 45 Beech Street and note that **NONE** of the entirely legitimate comments we made in our first Representation that was published on your site on 29 March 2024 (the First BJH Representation) have been addressed. Nor indeed, so far as we can see, have the observations and objections from anyone else.

Accordingly, we **continue to OBJECT** to the proposals in the Planning Application **24/00176/FULL** as follows:

1. We repeat in their entirety the points made in the First BJH Representation all of which continue to apply and continue to give great concern to residents of Ben Jonson House (BJH). We ask that all the points be reconsidered and that planning permission is not issued until they have been resolved satisfactorily. The proposed development has the potential to have an extremely deleterious effect on the existing quiet nature of the neighbourhood.

It is stated in the application that the proposals are designed to be “integrated into their surroundings”. However, in their current state, this does not seem to be ensured in the least.

We have the following additional points:

### **2. HEIGHT OF PROPOSED BUILDING**

The height of the proposed new building especially to the north end is extreme in the context of surrounding buildings and we ask that this be reconsidered and maybe even the two northernmost sets of windows be reduced. The loss of light specifically to all windows on the north side of Ben Jonson House but also across the whole area to the north and east will be significant in its proposed form.

### **3. SMOKING AND SMOKING AREAS**

There is no indication from the plans that there are any areas inside the building for people to smoke. We are very concerned that the potentially high numbers who will be in the buildings and using the café and other facilities will congregate outside as they do at the Jugged Hare and spill onto the pavement. Also if they go to the Podium that will cause further noise and nuisance to neighbouring residents.

We have experienced a great deal of noise, disturbance and smoke (including smoke from drugs) from people on the Podium this year smoking under residents’ windows and are extremely concerned that residents from 45 Beech Street will just use the Podium and the street as an additional smoking and congregating area.

You state that you will police the building but the Management Plan is very short on detail as to how the owners are going to do this. This should be specified.

#### 4. NUMBERS IN ROOMS

The application states that the rooms are single occupation only. However, there is no indication as to how this is to be managed. Is it really to be believed that none of the residents will have partners/girlfriends/boyfriends etc who will also expect to be able to sleep there?

The adjoining building Ben Jonson House has a large number of its 204 flats - which are significantly larger and often on two levels - limited by their Leases to being "in the occupation of one individual only and his or her immediate family" and limited to a maximum of two occupants only. The intensity of occupation of 45 Beech Street is causing considerable concern among residents.

#### 5. PLANNING CONDITIONS

A number of elements in any planning permission granted should be secured by specific enforceable planning conditions.

#### SUMMARY TO OBJECTION TO THE APPLICATION

As we have already stated, we are not objecting to residential accommodation in 45 Beech Street per se. We acknowledge that such accommodation is needed so this is not just our trying to look after our own interests.

However, in practice, far from being a simple change of use, this permission in its existing form could be a disaster for the area – affecting Ben Jonson House and a significant number of adjoining premises for the reasons set out above and in the First BJH Representation. Very little thought seems to have been given by the developers to consider the interests of either Barbican residents or those of other neighbouring buildings either during the construction or during the Building's operation.

The Planning Statement states that the Application pays "particular regard to the immediate surroundings, the local context and notably the setting which in this case relates most pertinently to key designated assets". This is a reference to the Design of the Development. However, for the reasons stated above, we do not think this principle has been adhered to adequately overall in this Planning Application.

Accordingly, the proposal should not go forward without significant further amendment – if at all. For these reasons we roundly **OBJECT** to it and ask that it be rejected in its existing form without serious further consideration and amendment for the reasons set out above. Some of the Objections mentioned could be resolved by Planning Conditions in any Planning Permission granted but sufficient details have not been given in the Draft Management Plan.

#### Ben Jonson House Group Committee

Sent on behalf of the Committee by:

Stephen Chapman  
Treasurer  
304 Ben Jonson House  
Barbican  
London EC2Y 8NQ

ENDS

20.08.24

**Objections of STEPHEN CHAPMAN to the Planning Permission Application for 45 Beech Street  
London EC2Y 8AD (2)**

**FOR THE ATTENTION OF THE CASE OFFICER SAMUEL JAMES**

YOUR REF: 24/00176/FULL

**My objections to the Planning Permission Application (2) are more or less the same as those submitted by the Ben Jonson House Group Committee as I have a flat at the western end of Ben Jonson House which is the part most adversely affected by the Application. Accordingly, my objections follow almost verbatim the House Group's comments but slightly amended to cover my personal outlook and my interest in considering the needs of the Barbican Residential Estate generally where I have lived since 2002.**

I have seen the revised application for 45 Beech Street and note that **NONE** of the entirely legitimate comments made by me in my first Representation that was published on your site on 29 March 2024 (My First Representation) have been addressed. Nor indeed, so far as I can see, have the observations and objections from anyone else including those made by the Ben Jonson House Group Committee who wrote copiously on many points in the Application.

Accordingly, **I continue to OBJECT** to the proposals in the Planning Application **24/00176/FULL** as follows:

1. I repeat in their entirety the points I made in My First Representation all of which continue to apply and continue to give great concern both to me and residents of Ben Jonson House (BJH). I ask that all the points be reconsidered and that planning permission is not issued until they have been resolved satisfactorily. The proposed development has the potential to have an extremely deleterious effect on the existing quiet nature of the neighbourhood.

It is stated in the application that the proposals are designed to be "integrated into their surroundings". However, in their current state, this does not seem to be ensured in the least.

I have the following additional points:

**2. HEIGHT OF PROPOSED BUILDING**

The height of the proposed new building especially to the north end is extreme in the context of surrounding buildings and I ask that this be reconsidered and maybe even the two northernmost sets of windows be reduced which was mentioned as a possibility by the design team when I went to one of the original public exhibition at 45 Beech Street. The loss of light specifically to all windows on the north side of BJH but also across the whole area to the north and east will be significant in its proposed form not to just my dining room and bedroom but those of all flats on the west end of the north facing aspect of BJH.

**3. SMOKING AND SMOKING AREAS**

There is no indication from the plans that there are any areas inside the building for people to smoke. I am very concerned that the potentially high numbers who will be in the buildings and using the café and other facilities will congregate outside as they do at the Jugged Hare and spill onto the pavement. Also if they go to the Podium that will cause further noise and nuisance to neighbouring residents.



I/We have experienced a great deal of noise, disturbance and smoke (including smoke from drugs) from people on the Podium this year smoking under residents' windows and I am extremely concerned that residents from 45 Beech Street will just use the Podium and the street as an additional smoking and congregating area. It is supposed to be a peaceful place not one used by masses of young people from 45 Beech Street as a congregating place to make as much noise and create as much uncontrolled disturbance as they like. I am extremely concerned about this both for myself and for the remainder of BJH and other residents in surrounding buildings.

You state that you will police the building but the Management Plan is very short on detail as to how the owners are going to do this. This should be specified. Also I do not think that the Management Plan complies with the provisions of London Plan Policy H16 which are very specific.

#### **4. NUMBERS IN ROOMS**

The application states that the rooms are single occupation only. However, there is no indication as to how this is to be managed. Is it really to be believed that none of the residents will have partners/girlfriends/boyfriends etc who will also expect to be able to sleep there? It should be specified how this is to be assured.

The adjoining building Ben Jonson House has a large number of its 204 flats - which are significantly larger and often on two levels - limited by their Leases to being "in the occupation of one individual only and his or her immediate family" and limited to a maximum of two occupants only. If two independent people are not able to share one flat. The intensity of occupation of 45 Beech Street is causing considerable concern among residents.

#### **5. PLANNING CONDITIONS**

A number of elements in any planning permission granted should be secured by specific enforceable planning conditions.

### **SUMMARY TO OBJECTION TO THE APPLICATION**

As I have already said, I am not objecting to residential accommodation in 45 Beech Street per se. I acknowledge that such accommodation is needed so this is not just my trying to look after my own interests. It is think it important to look after and consider the needs of the Barbican Estate as a whole and other buildings nearby which might be impacted.

However, in practice, far from being a simple change of use, this permission in its existing form could be a disaster for the area – affecting Ben Jonson House (including my Flat) and a significant number of adjoining premises for the reasons set out above and in My First Representation. Very little (if any) thought seems to have been given by the developers to consider the interests of either Barbican residents or those of other neighbouring buildings either during the construction or during the Building's operation.

The Planning Statement states that the Application pays "particular regard to the immediate surroundings, the local context and notably the setting which in this case relates most pertinently to

key designated assets". This is a reference to the Design of the Development. However, for the reasons stated above, I do not think this principle has been adhered to adequately overall in this Planning Application.

**NOTE:**

**IT IS EXTREMELY CONCERNING THAT DESPITE THIS BEING A REVISED APPLICATION, NO ATTEMPT WHATSOEVER HAS BEEN MADE EVEN TO RESPOND TO ANY OF THE POINTS ALREADY MADE BY THE RESIDENTS OF NEIGHBOURING PROPERTIES DURING THE CONSULTATION PERIOD AFTER THE FIRST APPLICATION.**

**I AM FORCED TO WONDER WHETHER THE SO-CALLED CONSULTATION GRANTED BY THE CORPORATION OF LONDON IS IN FACT JUST A FORMALITY GRANTED AS REQUIRED PURSUANT TO LEGISLATION BUT OF NO OTHER VALUE OR RELEVANCE WHATSOEVER. I.E. THAT THE PLANNING DEPARTMENT OF THE CORPORATION OF LONDON MAKES NO ATTEMPT WHATSOEVER EVEN TO CONSIDER ANY OBJECTIONS MADE. WHICH OF COURSE IS A MATTER OF EXTRAORDINARY CONCERN.**

Accordingly, the proposal should not go forward without significant further amendment – if at all. For these reasons I completely **OBJECT** to it and ask that it be rejected in its existing form without serious further consideration and amendment for the reasons set out above and in My First Representation. Some of the Objections mentioned could be resolved by Planning Conditions in any Planning Permission granted but sufficient details have not been given in the Draft Management Plan.

**Stephen Chapman**

304 Ben Jonson House

Barbican

London EC2Y 8NQ

**20.08.24**

**ENDS**

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

Address: 45 Beech Street London EC2Y 8AD

Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Kevin Wallace Rogers

Address: Defoe House Barbican Flat 87 LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The development will significantly impact my own flat, mainly those flats in the middle of Defoe House. All of our bedrooms face north and directly onto No 45 Beech Street. The development does not factor major nuisance of noise to existing residents into the overall design.

While the general provision of good quality housing for local workers is desirable, the proposed re-development of 45 Beech Street will have additional storeys, meaning a loss of natural light to our flats, and for the upper floors the loss of the long view.

The proposed live music and the introduction of a large terrace on the 9th floor will be a nuisance to the residents with sound from the live music and the terraces feeding into the bedrooms of Defoe House. Given the present use is office, this change will have a very high impact on the existing residents. The opening windows of the flats also present a risk of noise and disturbance.

The additional height, with the change from office to housing, will regrettably result in a loss of privacy. Given the very tight site and its relationship to the Beech Street Tunnel, I would question

how the new flats will be adequately serviced. This, too, would generate traffic in the tunnel during otherwise quiet times and would mean further disturbance.

As the development is, it would have an overall negative impact on the area and the two existing listed residential estates,

# Comments for Planning Application 24/00176/FULL

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Case Officer: Samuel James

## Customer Details

Name: Mr Alex Castle

Address: 23 Shakespearw Tower London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The redevelopment of 45 Beech Street should not be permitted as proposed. Its proximity to Barbican residential buildings and its proposed use makes it unsuitable. The conversion to a large number of small single person residences with short-term tenants with no long-term stake in the Barbican and its environment is a bad outcome for the Barbican (a core asset of the City of London). There will be an increase in noise that will adversely affect Shakespeare Tower and Ben Johnson house. The open space and proposed terraces at the front will certainly lead to disturbance. The whole development is not in keeping with the Barbican and the property should be sympathetically developed as an office building.

# Comments for Planning Application 24/00176/FULL

## Application Summary

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Case Officer: Samuel James

## Customer Details

Name: Mr Pankaj Shah

Address: 36 Chandos Avenue Southgate London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: We own a flat in 6-9 Bridgewater House. One bedroom faces the redevelopment at 45 Beech Street. We object to the redevelopment as in our view the addition of 2 new storeys to the building will affect our view from our bedroom and the quantity of light.

# Comments for Planning Application 24/00176/FULL

## Application Summary

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Proposal: Partial demolition, extension and change of use of existing office building to co-living accommodation with associated internal and external amenity spaces (sui generis) including cycle storage, landscaping, servicing and all other associated works. Please note this is a re-consultation following the submission of amendments comprising the following: |cr|- Addition of an accessible car parking space within the courtyard; and |cr|- Addition of a flue to the courtyard elevation, serving an emergency generator

Case Officer: Samuel James

## Customer Details

Name: Mr Douglad Bevans

Address: 115 Defoe House Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I am concerned that music in and out in the open space (7/8th floor?) will effectively be broadcast into our homes directly adjacent.

Is there any requirement on the developer in this respect?

The area is rather residential and I would like to see it keep this quieter character.

# Comments for Planning Application 24/00176/FULL

## Application Summary

Application Number: 24/00176/FULL

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Case Officer: Samuel James

## Customer Details

Name: Mrs Helen Hulson

Address: 523 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: The changes to this application do not address the objections raised previously and the timescale for responses, during a holiday period, is unfairly short.

I object to this development primarily because it is a completely unacceptable concentration of dwellings in a very restricted space, in close proximity to several residential buildings.

For comparison, 45, Beech Street proposes 174 dwellings, while Ben Jonson House contains 204 dwellings within a far greater footprint.

The fact that a 9th floor communal terrace is proposed, with facilities for live music, indicates the target residents for the development, who are less likely to prioritize maintaining the amenities of neighbouring residents.

The compact nature of the dwellings is likely to attract a large transient group of residents, with a lower commitment to the neighbourhood than more permanent residents. I am concerned that there will be a severe adverse impact on the right to quiet enjoyment of their properties by neighbouring residents.

In addition, the increase in height will negatively affect the level of sunlight and daylight to the homes of nearby residents.



I ask the Planning Committee to consider very seriously the effect of such a drastic change of use on existing neighbouring residents, who have co-existed peacefully with the current office use for very many years. Please do not approve this application.