

## Begum, Shupi

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**From:**  
**Sent:** 14 March 2024 11:13  
**To:** PLN - Comments  
**Subject:** 3rd Party Planning Application - 24/00236/FULL

THIS IS AN EXTERNAL EMAIL

Corporation of London  
Department of Planning & Transportation  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Our DTS Ref: 76747  
Your Ref: 24/00236/FULL

14 March 2024

Dear Sir/Madam

Re: 165, FLEET STREET, LONDON, EC4A 2DY

### Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898302157%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=iDxrwjwI9Vdks9yacFQZxb1D06YfQ9nqsuKIPdHVV%2BA%3D&reserved=0>

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898312292%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=1qmNGexJsnG%2Bs2mHXm%2B7%2FwMHG76G%2Bq4WDA%2B2RlcPDI%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will

be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.affluent@thameswater.co.uk](mailto:trade.affluent@thameswater.co.uk). Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898318255%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=jBy0r4mxipXJ3mtzBk%2FrZmmdhaupvkXBkpc%2FkC8Li5U%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information :

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2Fhelp&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898322517%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=%2BTapEMUJYjqTcWC%2FIXzmPWfCezLH5Xm6P6HERKjx%2Fcm%3D&reserved=0>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.affluent@thameswater.co.uk](mailto:trade.affluent@thameswater.co.uk). Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898326694%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=bYrtvYGRG%2FTFLFq%2F1iur7MilrXcFcBn98BtlnJroE4Y%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

#### Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarge-scale-developments%2Fplanning-your-development%2Fworking-near-our->

pipes&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898330895%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=tNLn7Q2VaW7r6BWOWfUuEa7QoNCna5tXTqtGtMKXHCQ%3D&reserved=0

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel:020 3577 9998  
Email: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)

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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898335443%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=VGJRfYellUT4xOyD2%2BtKLehFopX3pauqfCoDiZoRj5M%3D&reserved=0> , follow us on twitter

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.twitter.com%2Fthameswater&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638460115898339628%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=mPpGkw65d4f0%2BM%2FGJLPDnSV6gOSxWZRQfDV007Mt9ao%3D&reserved=0> or find us on

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2Fthameswater&data=05%7C02%7CPLNComments%40cityoflondon.gov.uk%7C14ec2669b5e443e48d1b08dc4417ba35%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C6384601158983343665%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=tLRQuVelNn1ZTRi7hz8Oj5ksg6Cw2GPP23Ns1p3sqe4%3D&reserved=0>. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or

its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.

From: [REDACTED]  
To: [REDACTED]  
Subject: Ground Floor Retail Unit 1st Floor Street  
Date: 11 July 2024 11:01 AM

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-----Original Message-----

From: Yama, Yama  
Sent: Thursday, April 18, 2024 2:33 PM  
To: Mark, Mark  
Cc: Yama, Lee  
Subject: 2400236FULL - Ground Floor Retail Unit 1st Floor Street

Hi Mark,

The waste storage and collection facilities indicated in the Design and Access Statement, April 2024, comply with our requirements. This Division will, therefore, raise no objections to this application. Please note, waste stores must comply with BS7596 specifications.

Thanks

Yama

-----Original Message-----

From: [REDACTED]  
Sent: Monday, March 11, 2024 2:54 PM  
To: Yama, Yama; Yama, Lee  
Subject: Planning Application Consultation: 2400236FULL

Dear Sir/Madam

Please see attached consultation for Ground Floor Retail Unit 1st Floor Street London ECA/CA 2024. [REDACTED] with your consultation ID: 011224-174

Kind Regards

Planning Administration

On behalf of

Lisa Hart  
Environment Department  
City of London

# Memo

To Assistant Director (Development Management)  
Department of the Built Environment  
Email: [plncomments@cityoflondon.gov.uk](mailto:plncomments@cityoflondon.gov.uk)



**From** Ms Hazel Austin  
Environmental Health Officer  
Environment Department  
**Telephone**

**Date** 03 April 2024  
**Our Ref** 24/01639/NPLN  
**Your Ref** PT\_LH24/00236/FULL

**Subject** 165 Fleet Street London EC4A 2DY

**Change of use of part ground floor and part basement floor from commercial use (Class E) to a mixed use including a noodle bar with cafe and part leisure (mini golf) at ground floor level, and ten pin bowling and ancillary facilities at basement level (Sui Generis).**

This department acknowledges receipt for the above application and have the following comments and observations to make:

**Fumes from Use Class E / Sui Generis affecting offices or residential:**

No cooking shall take place within any Sui Generis (Pubs with expanded food provision, hot food takeaways) use/Class E (Restaurant) unit hereby approved until fume extract arrangements and ventilation have been installed to serve that unit in accordance with a scheme approved by the Local Planning Authority. Flues must terminate at roof level or an agreed high level location which will not give rise to nuisance to other occupiers of the building or adjacent buildings. Any works that would materially affect the external appearance of the building will require a separate planning permission. REASON: In order to protect the amenity of the area in accordance with the following policies of the Local Plan: DM15.6, DM21.3.

**Noise and vibration from mechanical systems or other plant:**

Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

**Ventilation & extraction:**

All parts of the ventilation and extraction equipment including the odour control systems installed shall be cleaned, serviced and maintained in accordance with Section 5 of 'Control of Odour & Noise from Commercial Kitchen Extract Systems' dated September 2018 by EMAQ+ (or any subsequent updated version). A record of all such cleaning, servicing and maintenance shall be maintained and kept on site and upon request provided to the Local Planning Authority to demonstrate compliance.

**REASON:** Reason: To protect the occupiers of existing and adjoining premises and public amenity in accordance with Policies DM 10.1, DM 15.7 and DM 21.3

**No music audible outside the premises:**

No live or recorded music shall be played that it can be heard outside the premises or within any residential or other premises in the building.

**REASON:** To safeguard the amenity of the adjoining premises and the area generally in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

**Hours of servicing:**

No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

**REASON:** To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, DM21.3.

**Noise control:**

(a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.  
(b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

**REASON:** To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

**Scheme of protective works:**

Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may

be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3. These details are required prior to any work commencing in order that the impact on amenities is minimised from the time that development starts.

Noise from use Class E / Sui Generis affecting offices / non offices:

The proposed Class E / Sui Generis development sharing a party element with office / non-office premises shall be designed and constructed to provide resistance to the transmission of sound. The sound insulation shall be sufficient to ensure that NR40 is not exceeded in the existing neighbouring premises and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results shall submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of occupiers of the building in accordance with the following policy of the Local Plan: DM15.7.

Regards

**Hazel Austin**  
**Environmental Health Officer**  
Pollution Team

Environment Department  
City of London, PO Box 270,  
Guildhall, London, EC2P 2EJ





Memo

To Assistant Director (Development Management)  
Department of the Built Environment

From District Surveyors Office  
Environment Department

Telephone [REDACTED]

Email [REDACTED]

Date 31 May 2024

Our Ref DS/ FS24/0023

Your Ref PT\_TPN/24/00236/FULL

Subject Ground Floor Retail Unit 165 Fleet Street London EC4A 2DY

**In response to your request for comments in relation to the application the District Surveyors Office has the following comments to make:**

The District Surveyors Office has reviewed the design and access statement section on fire and has the following comments:

No information has been provided in relation to the following requirements of policy D12(a):  
Information on passive and active safety measures; Information and data on construction products and materials.

The proposal is considered not to comply with policies D5 and D12.

From: [REDACTED]  
To: [REDACTED]  
Subject: FW: 165 Fleet Street (Application No. 24/00236/FULL)  
Date: 17 July 2024 14:15:46  
Attachments: [image001.png](#)  
[image002.png](#)  
[image005.png](#)

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Hi Team,

Final comments from District Surveyor's.

All the best

Tony



**Tony Newman**  
**Senior Planning Officer (Enforcement)**  
**Planning Enforcement Team**

Mobile: [REDACTED] | Switchboard: 020 7606 3030  
City of London | Environment Department | Guildhall | London | EC2V 7HH  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**Please note I will be away from the office from Tuesday 30 July returning on Wednesday 21 August.**



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From: Pundsack, Mark [REDACTED]  
Sent: Wednesday, July 17, 2024 1:47 PM  
To: Newman, Tony [REDACTED]  
Subject: RE: 165 Fleet Street (Application No. 24/00236/FULL)

Tony,

That is sufficient for this project. I consider the policies D5 and D12 to be met.

Regards

**Mark Pundsack** BEng(Hons) CEng MRICS AIFireE FIPStructE MIoL  
Assistant District Surveyor

**Registered Building Inspector**

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District Surveyor's Office



Environment Department  
City of London Corporation

[website](#) | [LinkedIn](#)



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From: Newman, Tony [REDACTED]  
Sent: Wednesday, July 17, 2024 1:10 PM  
To: Pundsack, Mark [REDACTED]  
Subject: 165 Fleet Street (Application No. 24/00236/FULL)  
Importance: High

Hi Mark,

Please see a response from the applicant in respect of fire safety.

All the best

Tony



**Tony Newman**  
**Senior Planning Officer (Enforcement)**  
**Planning Enforcement Team**

Mobile: [REDACTED] | Switchboard: 020 7606 3030  
City of London | Environment Department | Guildhall | London | EC2V 7HH  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**Please note I will be away from the office from Tuesday 30 July returning on Wednesday 21 August.**



From: Beasley Dickson Architects [REDACTED]  
Sent: Wednesday, July 17, 2024 10:43 AM  
To: Newman, Tony [REDACTED]  
Subject: Re: Attn: Mr David Dickson - - 165 Fleet Street (Application No. 24/00236/FULL)

THIS IS AN EXTERNAL EMAIL

Dear Tony,

With regard to the general fire safety approach.

An L2 compliant fire alarm system is proposed interlinked with the other building occupiers, and the basement currently has a sprinkler system which will be integrated into the new fire alarm system. The building benefits from multiple existing means of escape that are well spread out over the floorplan, and there are no internal rooms considered high risk. New interior finishes will predominantly be Class 1 Surface Spread of Flame with small amounts of Class 3.

The above is of course subject to landlord approval, a fire risk assessment and building control approval.

I hope this is sufficient for planning purposes.

Kind regards,

David

Beasley Dickson Architects  
1st Floor, 12-20 Baron Street, London N1 9LL

[REDACTED]  
- Melissa Beasley  
- David Dickson

[info@beasleydickson.com](mailto:info@beasleydickson.com)  
[www.beasleydickson.com](http://www.beasleydickson.com)

[REDACTED]

**AJ Retrofit Award 2023 - shortlisted (Aldeburgh House)**  
**NLA Don't Move Improve 2023 - longlisted (Gladsmuir House)**  
**NLA Don't Move Improve 2022 - longlisted (Carmalt House)**  
**AJ Retrofit Award 2021 - shortlisted (The Music Agency)**

'New Architects 4', The Architecture Foundation, 2021 - *'...the best British architectural practices established in the past 10 years.'*

**Young Architect of the Year [YAYA], Architect of the Year Awards 2020 - shortlisted**  
**NLA Don't Move Improve 2021 - longlisted (Chiswick House)**  
**NLA Don't Move Improve 2021 - longlisted (Vine House)**  
**Sunday Times British Homes Award 2019 - shortlisted (Orchard House)**  
**NLA Don't Move Improve 2019 - longlisted (Writers Studio)**  
**NLA Don't Move Improve 2019 - shortlisted (Tile House)**  
**NLA Don't Move Improve 2018 - shortlisted (The Copper Lookout)**

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