

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Michael Melnick

Address: Flat 3401, 5 Moor Lane, London EC2Y 9BB

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: Existing structure is dated and ugly. I support its replacement on the assumption some attractive landscaping will be provided to complement the new structure.

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Case Officer: Amy Williams

## Customer Details

Name: Mr Jan-Marc Petroschka

Address: 349 Ben Jonson House Barbican London

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

- Residential Amenity

Comment: To facilitate the reading of the analysis, and as good practice requires, could one please request for the Daylight, Sunlight and Overshadowing Report to include the visual depiction of the Transient Shadow Results, on 20 March, 20 June and 21 December - on an hourly basis. The analysis should show the the pre-existing condition and the proposed condition, and further consider the cumulative impact of Tenter House and 21 Moorfields on the residential properties to the west of the site.

**From:**  
**To:**  
**Subject:** RE: Tenter House 45 Moorfields London EC2Y 9AE  
**Date:** 26 April 2024 13:00:48

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THIS IS AN EXTERNAL EMAIL

Dear Environment Department, City of London,

RE: Your ref 24/00209/FULMAJ

I am writing to say, as I have done on all the previous occasions that you have asked for “comments” which you assiduously ignore, that I am absolutely opposed to the proposal to demolish an 11 storey building in order to replace it with a new 14 storey building.

I am going to continue to be opposed to the growing number of identical proposals to demolish and replace any buildings unless the building in question is uninhabitable and cannot be revamped for changed use without demolition. I seriously doubt that will be the case most, if not all, of the time.

My reasons are as follows:

1. The City pretends to be committed to green policies and yet constantly ignores them the minute you sniff money, and you seek to violate them on what seems an almost weekly basis. The 20<sup>th</sup> century is over. All life on this planet is at risk of dying as a result of environmental destruction and pollution. You must stop for the sake of a future. Take off your blinders.
2. Demolition involves noise pollution, tons of unrecyclable garbage and destroyed building materials as the endless contribution to pollution of the planet, dust and air pollution, pollution by endless numbers of trucks and other vehicles to carry away rubble, clear the area, bring in new building materials and repeat all these problems while rebuilding. As I have experienced daily, e.g. from across the street from Willoughby House, for years now. Years and years.
3. In the case of the street in which you propose this increase in pollution, there is already a very strong wind tunnel, which developed from the growing number of too high buildings that you have allowed to be built there. Sometimes it is really difficult even to walk there. Building works that create a wind tunnel are, as I understand it, illegal. I repeat, illegal. For this reason alone you should be stopped from going forward with this proposal.

The fact is, you have no acceptable answers for these, only the undemocratic power to ignore them.

I sincerely hope you will find something more of value to the community to spend your time on, instead of turning the City into another Canary Wharf, a place that fewer and fewer rich skyscraper occupiers wish to work in, and whose negative aspects should be acknowledged and avoided like the plague.

Kind regards,  
M Berer  
114 Speed House  
Barbican  
London EC2Y 8AU



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Case Officer: Amy Williams

## Customer Details

Name: Mr Tim Bishop

Address: 84 Speed House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: There is too much empty office space in this area - with new buildings on Ropemaker Street - new offices at the Broadgate site and proposals for the old Linklaters site on Silk Steet.

This new building will create more traffic - pedestrian and vehicles on Moor lane - already subject to more traffic due to the Deutsche Bank.

The building process will be disruptive - as was Deutsche Bank. The access routes include under my bedroom on Silk Street - a narrow street. This will create a noise and traffic problem.

The size of the building will mean it is visible from my living room. Already I am being boxed in with new buildings on London wall and proposals the Museum of London site.

Finally there is the whole issue of re-use and refurbishment and carbon footprint. Other

neighbouring areas e.g. Westminster are taking re-use seriously in order to lower carbon foot print.  
When will the City take carbon and global warming seriously ?

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Case Officer: Amy Williams

## Customer Details

Name: Mr Nigel Gilbert

Address: 314 Gilbert House Barbican Lpndon

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Aside from the apparent lack of any kind of sympathetic integration with the architecture of the surrounding buildings, the additional height proposed will block sunlight to both of the west facing residential blocks in the Barbican (Willoughby and Gilbert House) plus increase the risk of elevated light pollution at night. In addition, servicing a building with approximately double the capacity of the existing structure will place a significant additional strain on the transport and communications infrastructure serving the City Point area and potentially increase the level of noise pollution.

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Case Officer: Amy Williams

## Customer Details

Name: Ms Gabrielle Oliver

Address: 308 Willoughby House Barbican City of London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I object because of LOSS OF LIGHT.

Twenty two stories on the side closest to Willoughby House will block the small piece of sky I see from my bedroom.

Is it possible for the plans to be altered so that the 14 storey part of the building is on the Barbican side and the taller part is on the Moorgate side of the building. This would make it possible for me to still see some sky?

Noise will be a nuisance but my main objection is LOSS OF LIGHT.

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Case Officer: Amy Williams

## Customer Details

Name: Mrs Vivien Fowle

Address: Flat 102 Gilbert House, Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I have several objections to this planning application:

(1) The existing building is 11 storeys high , the current approved scheme is 18 storeys and now the new proposal is for 22 storeys.

(2) The new proposed building would be half way in height on the east skyline between City Point and 21 Moorfields

(3) This would result in a loss of sky and direct sunlight and the impact on Gilbert House residents, the impact of which is not addressed in the planning documents

(4) The lighting strategy says lighting will be turned off or dimmed at night. This is insufficient and automatic blinds should be fitted as light pollution is a significant issue for Barbican residents.

(5) The proposed use of Moor Lane as the service road for the building will significantly increase the number of vehicles on that road - which, once again, will have a severe impact on Barbican residents.

Once again, the planning committee should take into account the impact on residents and not just aim for commercial gain. Residents and business should accommodate each other and this scheme runs roughshod over residents.

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Case Officer: Amy Williams

## Customer Details

Name: Ms Sheelagh McManus

Address: flat 518 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am writing to object to the current proposals described in the supporting document : "Delivery, Servicing and Waste Management Plan", dated February 2024. My partner and I live in Willoughby House. Our bedroom windows face onto Moor Lane, and we are located directly opposite the junction of New Union Street and Moor Lane.

We are objecting on the grounds of Noise and Disturbance. The latest planning application proposes that all vehicular servicing will access the development via Moor Lane and New Union street (with egress onto Moorfields), on a one-way basis. It estimates 88 deliveries per day (with the increased size of the latest planning application accounting for an increase of 20 per day). This means that all of these additional deliveries will be routed directly past the bedroom windows of the 145 flats in Willoughby House, along Moor Lane.

Given this setting, we are particularly alarmed by the statement (Para 7.6 ), which proposes "...deliveries being undertaken before 6:30am and after 10pm to ease the number of deliveries during the peak daytime hours"

Moor Lane is currently subject to traffic management procedures, with the road closed to the south between 11pm and 7am M-F, plus all-day S+S, in recognition of the residential location. How can it then be appropriate to encourage commercial traffic to Tenter House during these hours?

We strongly urge you to consider the following amendments / conditions to any approval :

- All access and egress is 2-way, via Moorfields (at least for larger vehicles and early morning /late evening traffic)
- Redesign of the delivery area to include an in-out route that avoids the need to reverse (and the resultant high-pitched bleeping noises).
- Any vehicular access via Moor Lane to use smaller / quieter vehicles only (electrically powered, cycles etc)
- Robust conditions to ensure that any approved management strategies are enforceable, designed in from the outset, and not reliant on employment of on-site management staff



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Case Officer: Amy Williams

## Customer Details

Name: Dr Michael Swash

Address: 106 Willoughby house Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: There'll be an increase in vehicular traffic involving Moor Lane, as well as bicycles and the like, that will increase the level of hazard for pedestrians and of course residents.

The increased height of the new proposal means the building will be physically overwhelming - taller than all other local buildings. This will lead to light pollution since it is customary that commercial city buildings ALWAYS leave their internal lights blazing 24 hours/7 days, despite out entreaties that they turn them off out of business hours.

There will be loss of amenity for residents, since the new building is very close to 100% residential buildings - people will look down onto our bedrooms.

Sunlight enters our homes in the early morning and during the day - this will be significantly curtailed: this restriction will not be "insignificant" as claimed in the application documents. Further, the loss of light is NOT to be explained by "overhang on the Barbican balconies". That's a made-up fiction which betrays lack of understanding of life in the City of London.

There is no convincing work-up of deliveries and waste disposal traffic - both are likely to b

significantly increased.

The Barbican estate was not intended to be closely surrounded by tall commercial buildings, encroaching on light and amenities. The new build should be reduced in height .

I attach a photograph showing our current enjoyment of early morning sunlight

/Users/mikeswash/Pictures/Photos Library.photoslibrary/resources/derivatives/3/35669642-5DD4-4EAD-A54D-81E3253F2DDC\_1\_105\_c.jpeg

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Case Officer: Amy Williams

## Customer Details

Name: Guillaume Faucompre

Address: 327 Willoughby 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 participated to the public exhibition in November 2023 where I raised my concerns in writing about the height of the proposal (at the time 7 stories more than the existing building).

I received recently a thank you note from Freshwater in which they stated: "The feedback given by you, and many other local residents and businesses, has helped shape the final details of the plans"

I asked specifically what those details were and received a STATEMENT OF COMMUNITY INVOLVEMENT document in which my concerns about height (as well as noise and sustainability issues) are noted as shared by other people.

But I also realised to my astonishment in this document that the total height of the proposal has been increased by another 4 stories (22 total).

What is the point of public feedback if they are here to be taken, ripped up and completely ignored.

It almost feels like those 4 stories have been added only to spite the people who have raised concern.

The only window of clear sky available from my bedrooms were in between Citypoint and 21Moorfields. And this proposal is getting rid of this altogether to render the view completely artificial.

Moreover, any proposal that pretends to be more sustainable when it actually involves the destruction of existing buildings instead of refitting is just pure greenwashing.

So I can only object to this proposal that again ignores affected residents concerns. Some people on the planning committee might see this comment as nimbyism, I prefer to see it as niabyism (not in anyone's backyard).

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Case Officer: Amy Williams

## Customer Details

Name: Dr Lucy Pollard

Address: 303 Gilbert House Barbican London

## Comment Details

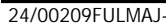
Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will take a great deal of light from my East-facing flat in Gilbert House. This is unacceptable to me, my household and my neighbours. I strongly object.

From:   
To:   
Subject: 24/00209FULMAJ-tenter house  
Date: 05 May 2024 15:37:03

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THIS IS AN EXTERNAL EMAIL

I wish to comment on the latest planning application re the above .

I am a leaseholder at 516 Willoughby House Barbican, Moor Lane .

I am extremely concerned that the proposed terrace will intrude into the privacy of my bedroom, at the very least if consent for this is given , then conditions should be in place re access, not before 10 am and after 6pm, and never at weekends and bank holidays . There is also a need to respect privacy and light pollution at night by the installation of automatic blinds .

The new proposed height of the building means I shall loose day light and sun light in both my bed room and balcony where I grow a number of plants to benefit the environment, in addition the new height will make our local environment a city of towers , not to be enjoyed by visitors to our historic city ,and will affect iconic views of St Paul's from the river.

The servicing of this new proposal, both in terms of possible demolition, rebuilding and servicing new tenants needs careful consideration.Moor lane is not designed to receive additional traffic, it is a cycle way and already receives traffic from deuche bank

Susan Gilbert

Sent from my iPhone

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Case Officer: Amy Williams

## Customer Details

Name: Dr Barbara MG CORLEY

Address: Flat 208, Gilbert House, Barbican Estate, London EC2Y8BD LONDON EC2Y8BD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:Objections are made here to the raising of the proposed new Tenter House by a further 4 storeys to double its present height whilst in close proximity to a dense residential area.

Objections are:

1. Light Pollution and Light Spill will affect adversely nearby Barbican East facing flats. Dimming and unenforced Curfew are insufficient mitigation. Automatic shuttering may be a partial solution. At present office lights shine out intrusively at night from blocks adjacent to the proposed Tenter House and any increase will have a very adverse impact on some nearby homes.

[References: Townscape Heritage and Visual Impact -pages 60-67: and Lighting Strategy pages 1 and 19.]

2. Loss of Daylight and Sunlight by nearby residential flats [Reference: Daylight, Sunlight and Overshadowing Report, especially Daylight Analysis - Existing v. Proposed dated Nov. 2023

pages 118-132] There will be loss of light for some longstanding residential East facing flats. ANY loss of light to any individual home will have a serious impact and Good Practice by a responsible developer will surely take account of that.

3. Potential Increase in traffic Noise and Air Pollution in and around the narrow street of Moor Lane arising from the servicing of two ground level retail outlets.

Thank you.



I write on behalf of the Willoughby House Group to object to the planning application for Tenter House on a number of issues.

The reason for each issue is residential amenity. The objections are summarised below and for each there is a solution, as described in the text.

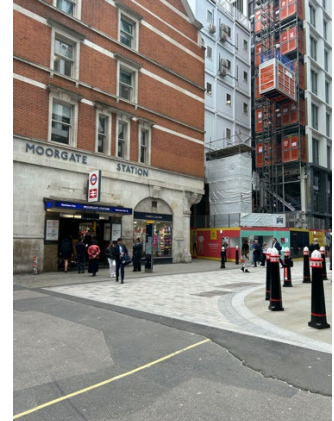
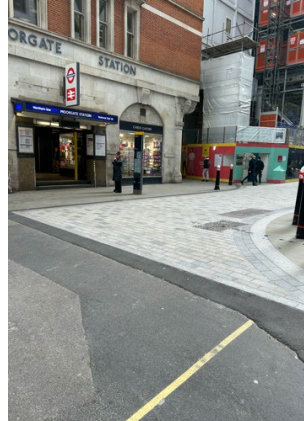
1. The access route to the service yard for all vehicles from any direction is proposed to be from Moor Lane despite the fact that all Tenter House vehicles have previously accessed from Moorfields
2. The service yard is not large enough for vehicles to turn around so that the beepers on all vehicles reversing out will cause a noise nuisance
3. Light spillage from 22 storeys into the bedrooms of 145 flats of Willoughby House needs a planning condition to fit automated blinds on the west facing windows
4. 60 sqm of terracing on 12 floors and a large terrace on the 14th floor can cause a noise nuisance and needs a planning condition to close the west facing terraces at 6pm and at weekends
5. **The waste strategy is not clear**
6. There will be light loss for some flats and the cumulative effect of the extra floors will be significant.

The solutions to these issues are detailed below:-

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1. **ACCESS ROUTE** from Moor Lane into New Union Street  
There is no reason that access to the service yard cannot be from Moorfields as it has always been for Tenter House.  
During discussions on the demolition traffic, we were told that the CoL Traffic Department's view was that the footfall at the Moorfields entrance was too large. This is clearly not the case as these photos show the New Union Street/Moorfields junction at various times during the morning and afternoon on a mid-week Wednesday. The extra 4 storeys increase the office space, this in turn generates an extra 20 deliveries a day, taking it to 88 vehicles every day accessing the service yard. Moor Lane is a priority street for a greening project that has been on hold for some years. It is also in the Healthy Streets initiative which is being decided over the next few months.

**All vehicles should access the service yard from Moorfields**



## 2. SIZE OF SERVICE YARD

In the consultation on London Wall Place and 21 Moorfields we managed to get the service yards enlarged. The vehicles can drive in and turn round within the space. This avoids the noise nuisance of reversing beepers (white noise is advisory and not mandatory in CoL guidelines). There is no need to reverse.

**The service yard for Tenter House should be enlarged** as it was in LWP and 21M then all vehicles can access New Union Street from Moorfields and turn round into the service yard then drive out forwards to Moorfields. This is a solution that with

some tweaks to the design will make a huge difference to the lives of all the residents of Willoughby House. It has worked at 21M and LWP.

### 3. LIGHT SPILLAGE

Policy DM 15.7 of the London Plan states 'Internal and external lighting should be designed to reduce energy consumption, **avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing...**

We know from experience that lights are left on 24/7, despite automated lighting systems, even at Christmas when no-one is in the offices, blinds are the only thing that work. The CoL planning guidelines recommend the fitting of automatic blinds to windows that overlook residential properties. Unfortunately, it is not mandatory but where the residents have negotiated with Schrodgers at LWP this has made a huge difference to the well-being of the neighbours.

We know that fitting automated blinds at the fit out stage does not work, there needs to be **a strict planning condition to fit automated blinds to west facing windows** now.

### 4. TERRACES AND BALCONY

Noise nuisance from the use of terraces has been significant for us on Moor Lane and there has been a precedent set for them to be closed in the evening and at weekends. Indeed, we notice that the CoL application for London Wall West had a condition that terraces be closed at 6pm and at weekends. We ask for the same, **a condition that terraces are closed at 6pm and at weekends.**

### 5. WASTE STRATEGY

The strategy states in 4.3 that waste will be stored on the lower ground adjacent to the servicing yard, although 4.2 states that refuse bins will be stored to the rear of the servicing yard. The noise disturbance from throwing waste into bins and for compactors carries a long way, especially if it is along the narrow New Union Street. **A planning condition is needed to require waste bins, compactors etc to be stored inside the servicing yard and for delivery/collection of waste to be contained within the building**

### 6. LOSS OF SUNLIGHT AND DAYLIGHT

There is a cumulative effect of the loss of light. Residents have taken photographs of the sunlight they gain in the morning over tenter House. The analysis for this planning application should at the very least give **the analysis showing the change from the present 11 storey building** to the proposed 22 storey building so that those affected can make representations.

Helen Kay  
Willoughby House Group  
Barbican

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Bernard Hughes

Address: 107 Willoughby House Moor Lane London

## Comment Details


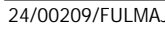
Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: The amended proposal is excessively high and far too dense for a small square (CityPoint) and will overshadow hundreds of bedrooms on Moor Lane obliterating morning sunlight and amenity for residents. A west facing terrace overlooking our bedrooms cannot be right and is unnecessary and in any circumstance must have considerable greening to maintain privacy and safety by keeping people away from the west edge. Under no circumstances should the part of the terrace facing residents be used for entertaining or after 5pm and certainly not at weekends. The tower is just too tall and dense and all additional servicing will create more highway issues and amenity loss. The scheme is too big for such a dense area.

From:   
To:   
Subject: 24/00209/FULMAJ  
Date: 06 May 2024 09:29:11

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

I am writing to object to the above application.

It is stated wrongly that the reduction in light is caused by very deep overhanging projections above the windows of Willoughby House. There are no such projections on the top floor. Loss of 13% of light is a considerable loss to anyone, on whatever floor they may be living. Indeed, If these overhangs are so light-depriving, it is surely wrong to deprive them of even more. For twenty years, Willoughby House has gradually and inexorably been the victim of light loss, from City Point and 23 Moorfields and other developments. The one sliver of light we benefit from is currently the gap between the two mentioned buildings. The blunt fact is the new development will obstruct this substantially. As I understand it, more detailed information on this has been requested by WHG but at the time of writing - the day before the deadline - this has not been provided.

Moor Lane is already burdened with a plethora of access vehicles servicing City Point and 23 Moorfields. This street was intended to be part of a greening project by COL. Instead, we have the prospect of yet more access vehicles servicing Tenter House.

Has anyone researched how much office space in the City is unused?  
Has anyone asked whether we actually need yet more retail outlets?

It was said at the planning meeting for LWW, "This isn't Dorset" - the comment was designed to impress on residents the fact that we must live cheek by jowl, as London has done "since Roman times". Today, we have a choice. We can either go on and on developing unnecessary and polluting building projects, or we can work towards net zero and a more humane way of living.

Yours faithfully  
James Y Watson  
513 Willoughby House  
Barbican  
EC2Y 8BN

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Scott Palmer

Address: Flat 102, Willoughby House Barbican London

## Comment Details

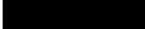
Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The plan for service vehicles to access the site from Moor Lane is unacceptable. It is a residential street. There will be excessive traffic on other residential streets around the Barbican. Residents have been subject to building noise for more than ten years. 21 Moorfields is just finishing and The Heron and The Guildhall School were finished in 2014 after many years of construction. This is a constant menace to residents.

From:   
To: [PLN - Comments](#)  
Subject: Objection to Application 24/00209/FULMAJ - Tenter House  
Date: 06 May 2024 13:04:27

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THIS IS AN EXTERNAL EMAIL

Dear City of London Planning,


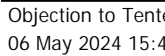
I am writing to object to the planning application named in the subject line. Importantly, I'm objecting on the grounds that:

- demolition of Tenter House would contradict carbon policies, and reuse of the space should be thoroughly considered before demolition.
- Terraces will directly overlook residential properties, leading to a loss of amenity and a further encroachment on our personal and private spaces, without proper assessment of the risks.
- There must be a planning condition that stipulates west facing windows (i.e. those overlooking residential areas) to have automated blinds to control light spillage. As seen with other recent developments, such as 21 Moorfields, this should be a condition earlier in the process.
- The service yard is not big enough for vehicles to turn round, and vehicles will reverse in/out using beepers. Given experiences from construction of 21 Moorfields, white noise beepers should be a condition.
- Tenter House is not serviced from Moor Lane. New Union Street would be overrun with delivery trucks, adding to the disruption to residents.

Please confirm receipt of this objection.

Many thanks,

Nina Barber  
538 Willoughby House, EC2Y 8BN

From:   
To:   
Subject: Objection to Tenter House planning application 24/00209  
Date: 06 May 2024 15:49:40

THIS IS AN EXTERNAL EMAIL

Dear Planning at City of London,

I am writing to object to the planning application for a 22 storey building replacing Tenter House.

My concerns are :

1. The primary concern is the noise pollution. Already I find it hard to understand why the main loading bay to the new Deutsch bank building was put adjacent to the bedrooms of residents, when access with more careful consideration and planning could have been arranged from Moor Lane. To compound this with yet more traffic disturbance to Tenter House that is currently not served by Moor Lane will make noise pollution unbearable, and though I don't have readings to demonstrate it, I expect the intermittent noise pollution will exceed permitted levels. This morning I was woken by the sound of a vehicle reversing out of 21 Moorfields / Deutsch Bank, the loud beeping would wake anyone. Vehicles must not be allowed to reverse out of Tenter House.
2. Heritage is another major consideration. Tenter House with careful refurbishment would be turned into a modern building that compliments the neighbouring Barbican estate.
3. Carbon emissions—refurbishment will considerably lower the damage to the climate from emissions plus the new material impact that will ensue with a new build. Why on the one hand the Corporation tinkers at the edges with the Heart of the City climate campaign and on the other hand allows extensive and unnecessary development on the other makes no sense. Paying lip-service to the problem won't cool us down.

The developers need consider:

1. Installing and paying for double glazing in all flats to lessen the noise.
2. Installing blackout blinds across the whole Tenter House development to prevent light pollution, though given the Heart of the City's Climate campaign, I'd sooner see buildings issued with fines for keeping lights and heating on unnecessarily overnight.
3. I will lose a considerable amount of light in my bedrooms and would like to know why this has not been addressed at the pre-planning stage as it was with 21 Moorfields / Deutsch bank.

I look forward to hearing from you.

Yours sincerely,

Caroline Bennett  
527 Willoughby House

Barbican



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Benedict Harris

Address: Flat 317 willoughby house, barbican Willoughby House, Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Deeply concerned by vehicle access plans, it is essential that traffic is not allowed to access the site from Moor Lane. Moor Lane is not suited for hgv access, acoustics on the street amplify noise in a residential area. Residents have already dealt with significant disruptions from the Moorgate development, Tenter House is likely to be much louder. As a father of 2 under 2 I am deeply concerned about noise disruption that will make our lives unbearable.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
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Case Officer: Amy Williams

## Customer Details

Name: Ms Lila Rawlings

Address: 719 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I would like to object to the plans for Tenter House on the following points:

The height of the building is excessive at 22 floors - residents at the Western end of Willoughby (and possibly further along the block) will suffer significant loss of light. This is another building that takes away our quality of life in so many ways that we request the plan to be modified into a reasonable size.


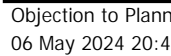
We have lived opposite the building of Deutsche Bank for 6 years and are well aware of the strain that Moor Lane is now under - the noise of service vehicles is already at maximum capacity. The plan to send ALL projected 88 vehicles a day into New Union Street from Moor Lane is unworkable - these are people's bedrooms - children and elderly people are sleeping in the rooms currently directly affected by noise - this is simply untenable.

The service yard is too small for vehicles to turn round, vehicles will reverse in/out using beepers -

these currently begin as early as 6am and as above - have done so for over 6 years. Again this is leading to sleep deprivation and mental health issues for many of the residents.

Light pollution continues to be a issue for all the new buildings on Moor Lane so we would like it to be a planning condition that west facing windows be fitted with automated blinds (and this should be done at the fitting-out stage)

We request planning condition for terraces next to our flats (west facing) to close at 6pm (which the City closing time planning proposal for London Wall West). We have lived with late night noise, drunken people urinating outside our block and worse - and we have fought to keep this a safe and enjoyable place for our community to live. This proposal indicates terraces on floors 2, 4, 6, 8, 10, 12 and a larger one on 14 which we need to be closed by 6pm.

From:   
To:   
Subject: Objection to Planning Proposal Ref : 24/00209/FULMAJ – Tenter House 6/05/2024  
Date: 06 May 2024 20:48:55

THIS IS AN EXTERNAL EMAIL

Objection to Planning Proposal Ref : 24/00209/FULMAJ –Tenter House 6/05/2024

Objector: Richard Haynes –long Leaseholder Flat 705 Willoughby House, Barbican

The grounds for my objection are as follows:

1. Deal creep

Planning Approval granted 2017 for 18 story building, was the sixth proposal in 20 years . Why should the Corporation approve another additional height ( an additional 4 stories ) when the original footprint was/ is 11 stories before Tenter Demolition? This deal creep has DOUBLED the proposed building height. I have been a resident in Willoughby for 30 years and this is another attempt by Corporations not resident in this locale to diminish our quality of life through damaging the local townscape.

2. Layout and density

The layout and density of the development through 22 stories DIRECTLY in front of my bedroom window is another incremental attempt by planners / developers to diminish our quality of life in the following ways:

3. Loss of Light

The Surveyors in the employ of the Developers have stated that there are some minor reductions of light and sunlight to Willoughby which will in their view be unnoticeable due to “deep overhanging projections above the windows”. I disagree . I am aware that this comment notwithstanding –the surveyors have acknowledged to our neighbours on either side of our flat that there has or will be a material loss of light.

4. Overlooking and Loss Of Privacy

The terrace directly overlooking our homes damages residential amenity significantly affecting our valuable privacy. This will be much worse if business / client entertaining access is permitted after normal working hours –the noise effects of chatter is particularly reverberative along Moor Lane as it is. ( From the Refinery which is at Street Level);

5. Servicing arrangements potentially dangerous

This is particularly an issue as it is inappropriate for a Residential area- there are residents with children whose bedrooms face onto Moor Lane and the continuing sound of Lorry reversing alarms is already routinely disturbing our children. There is no need for servicing access to be granted

We were previously promised that this would be an access road with Trees !

6. Light Pollution at Night

In order for residents to minimise this we would ask for offices facing Willoughby House to be blacked out automatically at dusk.

Richard Haynes

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr G Dissez

Address: Flat 201, Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: There is already a significant loss of light due to the buildings next to Barbican flats on Moor Lane. After approving a 21 storey tower it's shocking that permission is now being sought for a 22 storey tower. Developers continually create new proposals and amend existing ones seeking to push the bounds of what was previously agreed. Each individual proposal is positioned as a small loss of light, a small increase in traffic, a bit more noise but the cumulative effect is hugely detrimental to residents. The main elements we oppose to are:

- The increase in noise on Moor Lane, there are already a very large number of deliveries including early in the mornings and on weekends with trucks reversing and beeping throughout the day. Moor Lane should not be used for servicing any new development either during construction or once complete, there are alternative options such as Moorfields and New Union Street that are far less disruptive to residents.
- The proposed tower is very tall and many residents will face significant loss of light. Terraces directly overlook homes and there will be a significant increase in light pollution which is already a real problem with existing developments such as City Point.

- The City of London claims it has a "radical Climate Action Strategy", one of the most obvious ways to help the climate is to reuse and repurpose existing buildings rather than knocking them down and starting again. Any green measures such as solar panels have a negligible impact when compared to the embodied carbon in a new development. Why is a new building needed?

As the City of London aims to position itself as more than just an area filled with offices with schemes such as "Culture Mile" I would hope that they start to take their residents into greater consideration. If the CoL aims to have a more diverse set of occupiers as the demand for office space drops it should place greater emphasis on the needs of residents rather than just pandering to businesses.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
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Case Officer: Amy Williams

## Customer Details

Name: Mr Petre Reid

Address: 524 Willoughby 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 for the following reasons:

Traffic and Resulting Noise.

Currently Tenter House is not serviced from Moor Lane. This should remain. The proposal is for this to change with upwards of 80+ vehicles a day using Moor Lane to access the proposed new site. In addition, as there has been no plans to enlarge the service area to allow vehicles to turn around, these vehicles will thus have to reverse back into Moor Lane. The Willoughby block, which is residential, looks down on Moor Lane and those rooms that face Moor Lane ( and thus Tenter House) are, in the main, bedrooms. The increase in vehicle movement within Moor Lane is already causing distress to residents of Willoughby; how much more distress will be caused if this proposal is approved.

### Right to Light

The proposal calls for a 22 storey high building. With such a tall building within such close proximity to Willoughby House it is inevitable residents will be impacted by a decrease in their light.

### Light Pollution

The planning approval must require automated blinds. Residents do not want to be kept awake looking at burning lights.

Noise from proposed terraces/balconies. The proposal calls for a number of terraces and balconies which will overlook the residents of Willoughby House. At best these terraces and balconies should be removed. At worst, restrictions should be placed on their usage, for example no use after 6pm on weekdays and no use during weekends.



To whom it may concern,

Please find an objection to the below referenced planning application.

<b>Reference</b>	24/00209/FULMAJ
<b>Address</b>	Tenter House, 45 Moorfields, London, EC2Y 9AE
<b>Proposal</b>	Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA]. Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

I am the leaseholder of 601 Willoughby House, a neighbouring residential property directly impacted by this application.

The grounds and details of the objection are as follows:

### **Residential Amenity: Impact of Loss of Light to Residential Dwellings (Willoughby House)**

The 2020 Permission extends to 87.9m AOD, whilst the 2024 Proposal extends to 99.9m - twelve metres higher.

The detrimental impact of this height increase on daylight to Willoughby House, including my own flat, is significant.

The table below uses data from the application to illustrate this. It compares NSL 'lit areas' between the baseline 2020 Permission and the 2024 Proposal.

As a means of illustrating the difference in impact between the two schemes, the data for 'Room 35' is shown for each floor. I understand that Room 35 on the 6th Floor falls within my property.

	<b>2020 Permission / NSL sq ft</b>	<b>2024 Proposal / NSL sq ft</b>	<b>Reduction in NSL</b>
<b>Room 35, 1st Floor</b>	52.4	41.2	21.4%
<b>Room 35, 2nd Floor</b>	56.8	43.7	23.1%
<b>Room 35, 3rd Floor</b>	61.0	47.2	22.6%
<b>Room 35, 4th Floor</b>	68.0	54.0	20.6%
<b>Room 35, 5th Floor</b>	72.4	56.4	22.1%
<b>Room 35, 6th Floor</b>	76.1	62.1	18.4%

In the case of the 1st floor room, the 2024 Proposal takes the NSL to just under 30% of the room's area. In similar vein, the room on the 2nd floor sees a reduction of 45% in VSC. All rooms considered see a substantial reduction in both NSL and VSC.

The data simply does not support the applicant's statement '*that the Proposed Development would not cause a material additional impact to the surrounding amenity in terms of daylight, sunlight and overshadowing*'.

Given the material negative impact evidenced by the applicant's own data, allowing the 12m increase in height would seem inconsistent with the the City of London Local Plan policy statement '*to resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels ...*'.<sup>1</sup>

The proposed 2040 City Plan further notes '*The amount of daylight and sunlight received has an important effect on the amenity of dwellings... Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents.*'

### **Noise / Traffic & Highways: Impact of Increased Service Traffic to Residential Dwellings (Willoughby House and 5 Moor Lane)**

The scheme envisages a large amount of service traffic entering the proposed building via Moor Lane.

The increased traffic will cause inevitable loss of amenity due to noise impact to the residential dwellings in Willoughby House and 5 Moor Lane, including my own. This will be amplified by the canyon effect, given the road is already bordered by tall buildings. There is also risk of noise impact to the same dwellings if vehicles are not given space to turn within the proposed building and are expected to reverse out on to New Union Street.

Furthermore, increased traffic if routed from the north, may create conflict / increased hazard to pedestrians crossing Moor Lane on the natural route from Moorgate Station to the Barbican Arts Centre, as well as for the many cycle commuters who use the route.

Finally, routing traffic along Moor Lane seems to oppose the spirit of the City of London's previous proposals '*to create greener, biodiverse and environmentally resilient Moor Lane*'.

Having service traffic enter and exit the building from Moorfields, turning within space provided in the building, seems as though it would address all of these concerns.

### **Other: Negative impact on the setting of the Barbican Conservation Area and Listed Buildings**

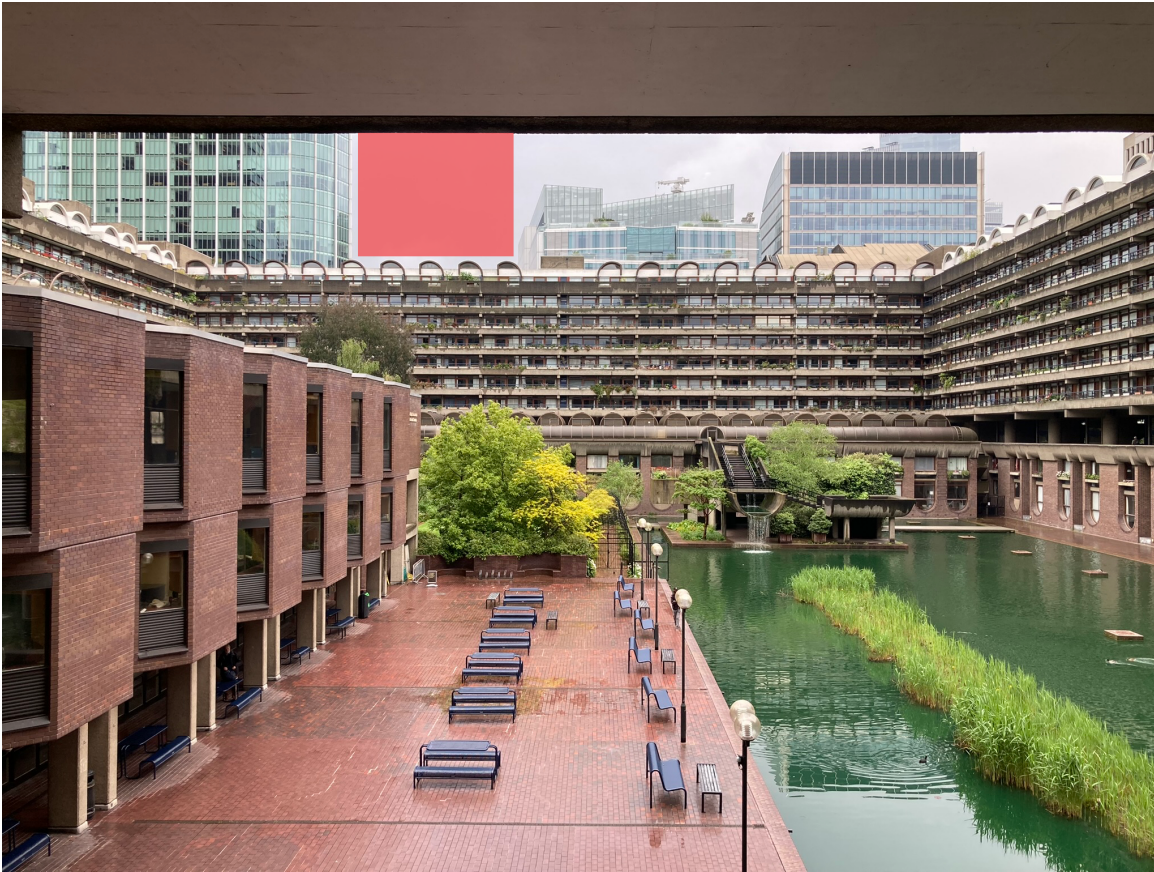
The Barbican Estate Listed Building Management Guidelines<sup>1</sup> state:

*1.5.4 Grandeur. The sheer extent, volume and richness of space, land and water, especially as viewed in both directions from the vantage point of Gilbert Bridge makes it unique in the City of London. Whilst it is differentiated in landscape treatment in numerous ways and thereby is actually experienced as a series of linked 'sub-zones', it is of paramount importance that the overall sense of this space as a single entity is not diminished by any physical intervention or sub-division. Any proposal for alteration would need to be judged against the most stringent criteria imposed by designation.*

The photograph below shows the view east from Gilbert Bridge, with the approximate location of the proposed development highlighted in red.

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<sup>1</sup> <https://www.cityoflondon.gov.uk/assets/Services-Environment/spd-barbican-estate-listed-building-management-guidelines-volume-IV.pdf>



The photograph demonstrates that whilst the proposed development lies outside the estate, it would diminish the overall sense of space by dramatically impinging on the remaining visible sky. this is in strict opposition to the very strongly worded guidelines.

### **Other: Environmental Impact of Scheme**

The Planning Statement notes:

*8.136 The Proposed Development would therefore include a considerably more sustainable building in comparison to the 2020 Permission by considering and reducing both embodied carbon and operational carbon. A range of sustainability measures have been integrated within the approach to the Proposed Development, including through the use of high-performing materials and the provision of renewable technologies.*

Whilst I welcome measures to aid sustainability, presumably the building could be made even more sustainable by introducing the same measures within a smaller building, inline with the 2020 Permission.

I note that the application also list other advantages over the 2020 Permission, such as improved public realm, which again could also be achieved with a building of the previously planned height.

Yours faithfully.

Mark McMillan

From: [REDACTED]  
To: [PLN - Comments](#)  
Subject: Objection to Tenter House planning application 24/00209  
Date: 06 May 2024 22:29:48

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THIS IS AN EXTERNAL EMAIL

Dear Planning at City of London,

This email is to object to the planning application for another tall building of 22 storey which will replace Tenter House.

My worries are listed below:

1. The main concern is the noise pollution. Already I find it hard to understand why the main loading bay to the new Deutsch bank building was put adjacent to the bedrooms of residents, when access with more careful consideration and planning could have been arranged from Moor Lane. To compound this with yet more traffic disturbance to Tenter House that is currently not served by Moor Lane will make noise pollution unbearable, and though I don't have readings to demonstrate it, I expect the intermittent noise pollution will exceed permitted levels. This morning I was woken by the sound of a vehicle reversing out of 21 Moorfields/Deutsch Bank, the loud beeping coming from the truck/van would wake anyone. Vehicles must not be allowed to reverse out of Tenter House.
2. Heritage is another major consideration. Tenter House with careful refurbishment would be turned into a modern building that compliments the neighbouring Barbican estate.
3. Carbon emissions– refurbishment will considerably lower the damage to the climate from emissions plus the new material impact that will ensue with a new build. Why on the one hand, the Corporation tinkers at the edges with the Heart of the City climate campaign and on the other hand allows extensive and unnecessary development on the other, makes no sense. Paying lip-service to the problem won't cool us down.
4. Light pollution, these new buildings have the lights on all night long...that can't be good and it certainly does not match our need to lower our electric output as a city and take off some of the burden from our already struggling power grid which itself need gas... (the whole carbon net zero target is such a paradox??)...

The developers need to consider the following:

1. Installing and paying for double glazing in all flats to lessen the noise.
2. Installing blackout blinds across the whole Tenter House development to prevent light pollution, though given the Heart of the City's Climate campaign, I'd sooner see buildings issued with fines for keeping lights and heating on unnecessarily overnight.
3. I will lose a considerable amount of light in my bedrooms and would like to know why this has not been addressed at the pre-planning stage as it was with 21 Moorfields /

Deutsch bank.

looking forward to hearing from you.

Yours sincerely,

Sami Nkaili

527 Willoughby House

Barbican



Ms Amy Williams  
City of London PO Box 270  
Guildhall  
London EC2P 2EJ

5<sup>th</sup> May, 2024

Dear Ms Williams,

Objection to planning application 24/00209/FULMAJ for the demolition and building at Tenter House, 45 Moorfields, London, EC2Y 9AE

I object to this development on the grounds of sustainability, massing/overbearing, daylight/sunlight, townscape, inadequate traffic/servicing and damage to amenity for neighbouring residential occupiers. The current application doubled the size of this building. This new application adds four more floors and is too big, too near neighbouring residential, and encroaches too much on strategic views and skylines, without suitable mitigation to make it acceptable. Consultation was only done after the pre-application stage and my comments were not taken into account in the design evolution.

In particular I object to;

- i) The WLCA which excludes the carbon associated with demolition
- ii) The size/scale of the scheme
- iii) Traffic and servicing arrangements
- iv) Loss of daylight and sunlight due to the excessive height of the development.
- v) Noise pollution from the roof terraces.
- vi) Light pollution from artificial lighting at night.

To safeguard amenity under the Local Plan (DM15.7, DM21.3), west-facing terraces overlooking and very near our flats should either be taken out of the scheme or limited by condition to restrict use after 6pm on weekdays, and none at all on weekends and Bank Holidays, as with the London Wall West application which said (condition 41) that: "*The roof terraces hereby permitted shall not be used or accessed between the hours of 1800 hours on one day and 0800 hours on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency*".

Nearly 90 deliveries a day are anticipated to service Tenter House, arriving along the residential street, Moor Lane. This will damage amenity for residents and pose a danger for cyclists using the strategic cycle route on the street. As the servicing yard is not big enough for vehicles to turn around there will also be noisy reversing. This contravenes the City's current plan policy DM 16.5. In the 2020 scheme, the planning department insisted on a servicing yard big enough for lorries to turn round and publicised this particular aspect of the consent. The same should apply to this application.

Conditions should also require blinds to drop automatically at 7pm to stop the high level of light pollution adversely affecting "light-sensitive" homes next to the scheme –in line with the City's Lighting SPD.

Yours sincerely

E Hirst

**From:**  
**To:**  
**Subject:** RE: Objection to Tenter House planning application 24/00209  
**Date:** 07 May 2024 07:46:54

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THIS IS AN EXTERNAL EMAIL

Dear Planning at City of London,

Following on from my objection yesterday, I attach three photos taken this morning clearly demonstrating that the loss of light will be significant.

I trust this will be considered.

Best

Caroline

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**From:** Caroline Bennett  
**Sent:** Monday, May 6, 2024 3:50 PM  
**To:**  
**Subject:** Objection to Tenter House planning application 24/00209

Dear Planning at City of London,

I am writing to object to the planning application for a 22 storey building replacing Tenter House.

My concerns are :

1. The primary concern is the noise pollution. Already I find it hard to understand why the main loading bay to the new Deutsch bank building was put adjacent to the bedrooms of residents, when access with more careful consideration and planning could have been arranged from Moor Lane. To compound this with yet more traffic disturbance to Tenter House that is currently not served by Moor Lane will make noise pollution unbearable, and though I don't have readings to demonstrate it, I expect the intermittent noise pollution will exceed permitted levels. This morning I was woken by the sound of a vehicle reversing out of 21 Morrfileds / Deutsch Bank, the loud beeping would wake anyone. Vehicles must not be allowed to reverse out of Tenter House.
2. Heritage is another major consideration. Tenter House with careful refurbishment would be turned into a modern building that compliments the neighbouring Barbican estate.
3. Carbon emissions– refurbishment will considerably lower the damage to the climate from emissions plus the new material impact that will ensue with a new build. Why on the one hand the Corporation tinkers at the edges with the Heart of the City climate campaign and on the other hand allows extensive and unnecessary development on the other makes no sense. Paying lip-service to the problem won't cool us down.

The developers need consider:

1. Installing and paying for double glazing in all flats to lessen the noise.
2. Installing blackout blinds across the whole Tenter House development to prevent light pollution, though given the Heart of the City's Climate campaign, I'd sooner see buildings issued with fines for keeping lights and heating on unnecessarily overnight.
3. I will lose a considerable amount of light in my bedrooms and would like to know why this has not been addressed at the pre-planning stage as it was with 21 Moorfields / Deutsch bank.

I look forward to hearing from you.

Yours sincerely,

Caroline Bennett  
527 Willoughby House  
Barbican













From: [REDACTED]  
To: [PLN - Comments](#)  
Subject: Tenter House Planning Application Objection - 24/00209/FULMAJ  
Date: 07 May 2024 08:55:50

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THIS IS AN EXTERNAL EMAIL

Dear Planning Team

As a resident of Willoughby House in Barbican I am writing to object about the proposed increase to 22 storeys of the new Tenter House.

This is yet another example of constant encroachment and diminishing of the amenities and rights of enjoyment by residents at Willoughby House.

I am very concerned about the increased traffic the development is going to give rise to as well as the problems it will cause the dedicated cycle route. As I understand it the builder intends to direct all traffic for the development up Union Street - this will cause inordinate difficulties for the residents by reason of the noise (often as experience of 21 Moorfields proves, very early in the morning).

The demolition seems to be contrary to the drive for carbon zero developments. In any event, if permitted to be demolished, the dust the demolition it will generate will mean we will not be able to open our windows, at all. Even with our windows closed our homes have been covered in dust during past demolitions.

The increased height will affect light amenity into our flats. In addition, if windows are permitted at that height they will cause unacceptable light pollution so, any windows at that height will need to be fitted with automated blinds which will have to be pulled down when the lights are on and the lights should be switched off at night (as at Weworks & Schroeders).

The plans seem to show terraces. Events or late opening at terraces are very noisy and disruptive for residents. If they are to be permitted then please ensure they are closed from 6pm every night and closed during public holidays.

There are so many objectionable reasons that a grant of the amendment to 22 storeys would be incomprehensible.

Kind regards,  
RR

**Ms Rashda Rana SC**  
**521 Willoughby House**

From: [REDACTED]  
To: [PLN - Comments](#)  
Subject: Comment (Objection) on Tenter House Planning Application - 24/00209/FULMAJ  
Date: 07 May 2024 10:46:01

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THIS IS AN EXTERNAL EMAIL

Good morning

I wish to object on several grounds:-

1. Traffic & Noise. The proposal entails 88 vehicles/day to access the site via New Union Street. This equates to one vehicle every 16 minutes (if operating 24/7) or 1 vehicle every 11 minutes if operating 7am to 11pm. This is inherently unsafe for other vehicles & for pedestrians, since the loading/unloading time would mean vehicles waiting in line in roadways too narrow to accommodate; the turning circle & space available in New Union Street would mean that all trucks would need to reverse, leading to i) noise from reversal beepers ii) high risk of collision.
2. Light. The high-rise nature of the building will have an obvious impact on light for the existing residents of Willoughby House (as has already been documented). There is also no provision/requirement for the completed building to have zero overnight light pollution.
3. Noise/Pollution. There is no attempt at mitigation of noise, air pollution or compromised access during the works.
4. Climate. The Carbon Dioxide generated by CO2 release from demolition of the existing building ("captured carbon") and the construction of the new building is in contravention of UK & City of London climate targets.
5. Financial. There is no evidence provided that the project has any commercial value to the City of London, which already carries surplus office space. It appears, therefore, that the entire project is devised as a means of manipulating CoL tax & construction incentives to the exclusive benefit of the company and its shareholders.

I am emailing because I have been unable to enter this comment on the website in spite of multiple attempts.

Dr Steve Nicholson  
Resident (therefore Neighbour or Member of Public)  
536 Willoughby House  
The Barbican  
London EC2Y 8BN

[REDACTED]

**From:**  
**To:**  
**Subject:** OBJECTION: Your Reference 24/00209/FULMAJ  
**Date:** 07 May 2024 12:16:03

THIS IS AN EXTERNAL EMAIL

Good afternoon

I write as a neighbour to OBJECT to Planning Application Reference 24/00209/FULMAJ - Tenter House, 45 Moorfields, London, EC2Y 9AE

*Proposal Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b)) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA]. Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).*

My OBJECTION is based on the following matters:

**Traffic and servicing** - the current plan seeks to route deliveries down Moor Lane, which has never been the servicing point for Tenter House and is both a key cycle route, an important pedestrian route and should be a quiet residential street as it is overlooked by hundreds of bedrooms in Willoughby House.

I am informed that the current plan contravenes both City and London Plan policies.

**Impact on daylight and sunlight** - To cut to the chase, it is clear that this big building will reduce light to the neighbouring flats. The only appropriate mitigation is a reduction in the height of the proposed building.

**Size and scale** - This is touched on above re light reduction, but it is obvious that the proposed building is too big given its placement next to a Grade II Listed Estate and several conservation areas. This plan should be revised, similar to the prior buildings on Moor Lane to respect the height of the Barbican Estate on the other side of the street.

**Terraces and residential amenity** - The proposal for terraces that are opposite the bedrooms and living rooms of residents should be taken out of the proposal or access strictly limited - perhaps not after 6pm on weekdays, and no access at weekends and Bank Holidays. Further, plans must be in place to reduce the flood of artificial light into the street at night.

**Don't demolish - retrofit** - last but not least, the building should be retrofitted. Demolition in 2024 is a last resort. Not a first.

Yours faithfully

Christopher Makin  
21 Speed House, Barbican, London, EC2Y 8AT



From: [REDACTED]  
To: [PLN - Comments](#)  
Subject: Tenter House planning application 24/00209 objections  
Date: 07 May 2024 12:27:38

**THIS IS AN EXTERNAL EMAIL**

The reason for each issue is residential amenity. The objections are summarised below and for each there is a solution, as described below:

1. The access route to the service yard for all vehicles from any direction is proposed to be from Moor Lane despite the fact that all Tenter House vehicles have previously accessed from Moorfields - SOLUTION all vehicles should access only from Moorfields
2. The service yard is not large enough for vehicles to turn around so that the beepers on all vehicles reversing out will cause a noise nuisance - SOLUTION the yard should be enlarged
3. Light spillage from 22 storeys into the bedrooms of 145 flats of Willoughby House needs a planning condition to fit automated blinds on the west facing windows - SOLUTION fit automated blinds
4. 60 sqm of terracing on 12 floors and a large terrace on the 14th floor can cause a noise nuisance and needs a planning condition to close the west facing terraces at 6pm and at weekends - SOLUTION close terraces at 6pm
5. The waste strategy is not clear- SOLUTION **A planning condition is needed to require waste bins, compactors etc to be stored inside the servicing yard and for delivery/collection of waste to be contained within the building**

Yours sincerely

Ian Williams  
111 Willoughby house  
Ec2y8BL

Sent from my iPad



Graham Webb  
318 Willoughby House  
Barbican  
London EC2Y 8BL

City of London  
Dept of the Built Environment  
Guildhall  
London EC2P 2EJ

7 May 2024

Dear Planners,

**Tenter House – planning application ref. 24/00209/FULMAJ**

I live at flat 318 Willoughby House, with my bedrooms on the lowest level of the block directly opposite the junction of New Union Street with Moor Lane. . I **object** to the proposed development because of the traffic implications (including traffic noise).

**The applicant does not acknowledge (or perhaps understand) that Moor Lane needs to be treated in a manner appropriate for a (relatively) quiet residential street (as long established by the City of London through its traffic restrictions).** Moor Lane is also a designated 'safe' cycle route and is undergoing a 'greening' initiative to improve the street environment.

The much larger proposed building means a large increase in the number of deliveries to the loading bay in New Union Street, all proposed to enter from Moor Lane and exit to Moorfields. Deliveries to the original Tenter House accessed the loading bay from Moorfields. This means a huge increase in delivery traffic using Moor Lane. The number of deliveries will be large enough to warrant a complex servicing plan with pre-planned delivery slots. Trucks etc will be forbidden to stop/wait in the privately owned New Union Street but we all know that the drivers will instead sit in Moor Lane with engines running waiting for their time slot. It will be much more appropriate for delivery traffic to enter and exit from the entirely commercial street of Moorfields, as happened for the original Tenter House.

It goes without saying that all noisy taxis and couriers **must** be obliged, as a planning condition, to use the front entrance of the building in Moorfields.

These traffic implications are also, of course, a loss of amenity issue on the grounds of noise, as more delivery vehicles using (or worse, parking up in) Moor Lane runs counter to Moor Lane's status as a quiet residential street. The City has long acknowledged this status, hence the traffic restriction and barrier at Moor Lane's south end to discourage traffic.

Incidentally, the application's promotion of New Union Street as a pedestrian thoroughfare is utterly misconceived. Now that the new escalators and highwalk through 21 Moorfields has been opened up, that will be the preferred route from Moorgate Station to all parts of the Barbican. Likewise the unblocked south end of Moorfields now gives good access from Moorgate Station to Fore Street, and City Plaza gives access to Silk Street.

So efforts to make New Union Street a space shared by pedestrians and traffic are superfluous. Instead, the street should be dedicated to deliveries only, which ought to give more room to vehicles and make the servicing of the building a lot easier. This should then enable delivery vehicles to enter

**and** exit via Moorfields (unquiet commercial area) rather than use Moor Lane (quiet residential area).

Particular comments on the delivery plans are:

- The plan does not propose any time limitations on deliveries to the loading bay in New Union Street, either during the week or at weekends (indeed it suggests that, if there is too much delivery congestion, deliveries could occur pre-7am or late in the evenings). As a bare minimum, the City **must** restrict deliveries into New Union Street to the same hours as have been dictated to the developers of 21 Moorfields next door in Moor Lane.
- The plan's proposal to schedule all deliveries in advance clearly won't work for motorcycle/bicycle couriers, who will be delivering small packages to offices at short notice and often well outside the restricted hours for loading bay deliveries (often on noisy motorcycles). The City **must** dictate that the developers provide a courier reception as part of the office reception on Moorfields, much farther away from the Barbican (cf. the 21 Moorfields courier reception on Fore Street Avenue).
- The plan's proposed "Goods In Manager", operating from the New Union Street loading bay, won't have a clue what is happening in Moor Lane, even if the current entry barrier to New Union Street is retained. For all he/she knows, delivery vehicles may be backed up and/or parked up in Moor Lane with engines running – a particular problem with refrigerated goods for the retail outlets. It's not good enough to dictate to suppliers that they should switch off engines while stationary in the loading bay; the instructions should also cover New Union Street and Moor Lane.

In addition, if the plans were to be approved, the City **must** give assurances to the developer (which Barbican residents can rely on) that any and all future pedestrian schemes implemented in Moorfields will not, in any way, impede the planned one-way operation of New Union Street with egress of all delivery vehicles from New Union Street into Moorfields (and north to Ropemaker Street) guaranteed. The alternative, of a fully pedestrianised Moorfields that turns New Union Street into a two-way cul-de-sac too narrow for HGVs to pass each other, would be a nightmare for both the building's owners and Barbican residents.

Yours sincerely

Graham Webb

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mrs Katherine Jarrett

Address: 504 Willoughby House Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: We object to the revised planning application 24/00209/FULMAJ ref. Tenter House, 45 Moorfields on the following grounds:

1) Impact of Massing / Rights to Light (Residential Amenity).

As residents of Willoughby House we are really worried about the height of the new building with regards to the impact on our right to light. We expect an additional independent assessment of light loss to our particular property and note that we have read the assertions made in Volume 1 (Feb 2024). The revised massing - ref. Volume 3 (Proposal 6.0 section 6.1 massing) is likely to further obstruct this amenity to an unreasonable level, which we raised concerns about previously with regards to 17/0150/FULMAJ. Volume 3 is of particular concern; the proposed building is now a huge 12m taller than the previous planning application.

2) Impact of Massing: Noise Pollution (Residential Amenity)

8477sqm of additional floor space will lead to a significant increase of deliveries above and beyond what had already been agreed. This will have a significant detrimental impact on noise levels for us as residents. Access route to the service yard should be from the Moorfields side rather than Moor Lane given the proximity of the proposed service routes to many residential premises.

3) Green space - As the existing Tenter House building is being demolished under an old planning consent, the current applicants can claim that there is very little embedded carbon to consider in this new scheme, thereby somewhat disingenuously side-stepping the City's "retrofit first" policy.

4) Impact of Roof Terraces and Balconies - Noise Pollution

We would request that, as previously, we request the setting of conditions as to the use and timing of terraces in order to preserve the amenity of ourselves as owners of a neighbouring residential property.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Ms Patricia McGettigan

Address: Flat 341 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to the demolition of the existing Tenter House because it wilfully contributes to environmental harm through the release of vast amounts of climate warming carbon dioxide currently locked within the structure of the existing building. In the context of our rapid global warming, the existing building should be repurposed, not demolished.

I object to the construction of a new 22 storey building on the site of Tenter house and surrounds because:

1. It will generate continual and excessive amounts of traffic, especially of delivery vehicles and of heavy waste pick-up vehicles, alongside a residential area with narrow streets and in constant pedestrian and cycling use, destroying amenity, putting vulnerable road users at risk of accident / harm, and causing access problems for residents with their own vehicles, as well as parking problems, traffic jams and excess engine noise.
2. Another huge building, taller than all of the existing buildings in the area, is wrecking the character of the Conservation area of the Barbican, dwarfing the low residential blocks of

Willoughby House and Speed House.

3. There is well-documented evidence of the incapacity of Thames Water to provide reliable (leak-free) water supplies and sewage / waste disposal / drainage for its customers. Demands from yet another massive office block add excessively to water management requirements and place residents and other businesses in the area at risk of supply / service failure.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Michael Friel

Address: 341 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:Dear Sir/Madame,

### Policy & Infrastructure

In the current climate of excess office space and low return on investment, it makes no economic sense to demolish and rebuild. The climate contribution from demolition generates more than 2 ton of CO2 per ton of fabric of the building.

The building could be used as a show case for repurposing, with the City of London showing the world how it is possible.

This is not wise use of CoL assets.

Apart from the noise and light disturbances, there is also the loss of light caused by overshadow of a 22 story building.

The pollution from noise, dust, fumes and traffic will add to increasing emissions of the City.

Nor is there enough space for the safe managing of traffic, demolition trucks and equipment, to and from the site.

The risk of death and injury to pedestrians, cyclists and commuters in a high area.

The challenge of parking in an already narrow road infrastructure will be exacerbated by adding such a high density building. Are there adequate water, electric and sewage infrastructure?

The effect on a conservation area is not taken into account.



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Ms Patricia McGettigan

Address: FLAT 341 WILLOUGHBY HOUSE BARBICAN LONDON

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I object to the demolition of the existing Tenter House because it wilfully contributes to environmental harm through the release of vast amounts of climate warming carbon dioxide currently locked within the structure of the existing building. In the context of our rapid global warming, the existing building should be repurposed, not demolished.

I object to the construction of a new 22 storey building on the site of Tenter house and surrounds because:

1. It will generate continual and excessive amounts of traffic, especially of delivery vehicles and of heavy waste pick-up vehicles, alongside a residential area with narrow streets and in constant pedestrian and cycling use, destroying amenity, putting vulnerable road users at risk of accident / harm, and causing access problems for residents with their own vehicles, as well as parking problems, traffic jams and excess engine noise.
2. Another huge building, taller than all of the existing buildings in the area, is wrecking the character of the Conservation area of the Barbican, dwarfing the low residential blocks of

Willoughby House and Speed House.

3. There is well-documented evidence of the incapacity of Thames Water to provide reliable (leak-free) water supplies and sewage / waste disposal / drainage for its customers. Demands from yet another massive office block add excessively to water management requirements and place residents and other businesses in the area at risk of supply / service failure.

From: [REDACTED]  
To: [REDACTED]  
Subject: OBJECTION: Your Reference 24/00209/FULMAJ  
Date: 08 May 2024 06:36:15

THIS IS AN EXTERNAL EMAIL

Good morning

OBJECTION to Planning Application Reference 24/00209/FULMAJ - Tenter House, 45 Moorfields, London, EC2Y 9AE

*Proposal Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA]. Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).*

**Size and scale:**

The proposed building is too big given its placement next to a Grade II Listed Estate and several conservation areas. This plan should be revised, similar to the prior buildings on Moor Lane, to respect the height of the Barbican Estate on the other side of the street.

**Terraces and residential amenity:**

The proposal includes 60 sqm of terracing on floors 2, 4, 6, 8, 10, 12 and a larger one on 14, all directly facing residential homes of Willoughby House and Brandon Mews. Noise nuisance from the use of terraces has been significant for residents on Moor Lane and there has been a precedent set for them to be closed in the evening and at weekends.

The terraces will directly impact on a significant number of directly adjacent homes and the addition of planning conditions to control use is always open to abuse in the practical operation of a building.

Thus this proposal for terraces that are opposite the bedrooms and living rooms of residents should be taken out of the planning (highly preferred) or at the very least access strictly limited.

Failing an amendment to exclude the terraces we need a planning condition to close the terraces next to our flats (west facing) at 6pm. We notice that the CoL application for London Wall West had a (CoL proposed) condition that terraces be closed at 6pm and at weekends. We ask for the same, a condition that terraces are closed at 6pm and at weekends.

**Traffic and servicing:**

The new plan will send ALL projected 88 vehicles a day into New Union Street from Moor Lane! This can start at 7am. Moor Lane has not been the servicing point for Tenter House and is a key cycle route, an important pedestrian route (including a natural route for schoolchildren to local schools as well as the route for many to the Barbican Arts Centre) and should be a quiet residential street as it is overlooked by hundreds of bedrooms in Willoughby House and Brandon Mews.

The increased traffic will cause inevitable loss of amenity with noise impact to the residential dwellings in Willoughby House and Brandon Mews. This will be amplified by the canyon effect, given the road is already bordered by tall buildings and is a known acoustic bowl.

There is also risk of noise impact to the same dwellings if vehicles are not given space to turn within the proposed building and are expected to reverse out on to New Union Street.

Furthermore, increased traffic if routed from the north, may create conflict / increased hazard to pedestrians crossing Moor Lane.

Finally, routing traffic along Moor Lane seems to oppose the spirit of the City of London's previous proposals '*to create greener, biodiverse and environmentally resilient Moor Lane*'.

Therefore we propose that planning requires service traffic to enter and exit the building from Moorfields with turning space required to be provided within the building.

**Impact on daylight and sunlight**

It is clear that this big building will reduce light to the neighbouring flats. The 2020 Permission extends to 87.9m AOD, whilst the 2024 Proposal extends to 99.9m - twelve metres higher. The detrimental impact of this height increase on daylight to Willoughby House is significant and cumulative. The only appropriate mitigation is a reduction in the height of the proposed building.

The analysis for this planning application should at the very least give the analysis showing the change from the present 11 storey building to the proposed 22 storey building so that those affected can make representations

**Light Spillage:**

Plans must be in place to reduce the flood of artificial light into the street at night and there needs to be a strict planning condition to fit automated blinds to west facing windows as part of any approval.

Policy DM 15.7 of the London Plan states 'Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing.... The CoL planning guidelines recommend the fitting of automatic blinds to windows that overlook residential properties.

We know from experience of that lights in offices are left on 24/7, despite automated lighting systems. Our experience with neighbouring developments shows that automated blinds are the only thing that work and this makes a significant difference to wellbeing for neighbouring residents. We also know from experience that leaving this to the fit out stage also does not work,

Yours faithfully

[Redacted signature]

[Redacted signature]

[Redacted signature]

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Ms Hilary Sunman

Address: Flat 124 Willoughby House City Of London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application


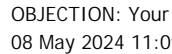

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment:Traffic access to New Union Street via Moor Lane will negatively affect residents at the at the eastern end of the estate. When the planning application was first submitted all access traffic was to reach the building via Moorfields, where Tenter House is already serviced from, not Moor Lane. Moor Lane is designated as a cycle and green lane, this is no compatible with the planned 88 vehicle er day.

The proposed building of 22 stories and will result in loss of light and amenity for Barbican residents. In particular the west facing terraces facing Willoughby House should be closed at 6pm to protect residents from noise and light pollution. these terraces should also be fitted with automated blinds to protect residents from light pollution.

Moor Lane has been blighted with building traffic for the past several years; access to Tenter House via Moorfields would protect Willoughby residents from this blight continuing.

From:   
To:   
Cc:   
Subject: OBJECTION: Your Reference 24/00209/FULMAJ  
Date: 08 May 2024 11:09:44

THIS IS AN EXTERNAL EMAIL

8 May 2024

OBJECTION to Planning Application Reference 24/00209/FULMAJ - Tenter House, 45 Moorfields, London, EC2Y 9AE

*Proposed Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA]. Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).*

I wish to object in a number of respects to the new proposals for the rebuild of Tenter House.

Please note that I have no objection in principle to rebuilding Tenter House on its current site but for those of us living nearby there are a number of serious issues with the current proposal. I will summarise them here.

1. The proposed building is too high. It will obstruct our morning sunlight - which currently pours unobstructed into our bedroom since the sun rises directly over the current building across Moor Lane. This morning light is really very important to our well-being, and no amount of monetary compensation will alleviate this loss. Sunrise was beautiful this morning.
2. I note it is suggested that “the overhang” on our Barbican building (Willoughby House) already obstructs light from the east - this is utterly untrue.
3. Our flat (106 Willoughby House) is on Floor 1, immediately above the podium, and directly faces the proposed new building.
4. Moor Lane is designated as a major cycle route, and as a pedestrian preferred roadway. Indeed there are plans, as yet unfulfilled, to green this small street. Indeed, it is proposed to narrow it further as part of this evolution. It is not designated as a Service road for major buildings. It is unsuitable for such access, being narrow with difficult access, and partially blocked at its southern end by a gate closed at night and weekends/holidays. This restriction is essential to our well-being. Moor Lane should NOT be used for access by a major new building at Tenter House. New `Union Street is difficult to access, even for cars, and reversing vehicles are particularly noisy with reversing ‘beepers’ and revving engines. The Simmonds and Simmonds and other new buildings on the east side of Moor Lane are well managed and of appropriate height. They do not use Moor Lane for access - except for Deutsche Bank, and that organisation has shown exemplary restraint and understanding.

5. The new building will loom threateningly over our eastern views. Its height should be reduced to its original planned height, which was acceptable.

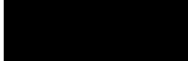
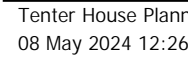
6. The new proposal adds balconies/terraces directly overlooking our bedrooms. These will encourage socialising outside and constitute a noise nuisance as well as a “peeping Tom” threat to our bedrooms.

All Willoughby House bedrooms overlook Moor lane, and are therefore vulnerable to this new design, as well as to the increased noise and disruption. These balconies/terraces should be removed from the design. At the least they should be closed after 6.00pm, as is the case for other buildings abutting Moor Lane.

7. Light pollution is an ever-present hazard. The City has not succeeded controlling this hazard to our rest, even with automatic interior lighting systems; an effective solution is urgently needed. Lighting control regulations should be enforced to manage this in the new Tenter House.

In summary: the new proposal rides thoughtlessly over residents’ amenities and their enjoyment of their living space. Its increase in height is particularly troublesome and the negative effect on the future of Moor Lane as a green corridor for cyclists and pedestrians has been ignored.

Michael Swash MAE MD FRCP FRCPATH  
Professor of Neurology (emeritus)  
St Bartholmew’s and the Royal London Hospitals etc

From:   
To:   
Subject: Tenter House Planning Application -- Objection - 24/00209/FULMAJ  
Date: 08 May 2024 12:26:38  
Attachments: [WHG Objections to Tenter House application May24.docx](#)

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THIS IS AN EXTERNAL EMAIL

To whom it may concern

The Barbican residences and the streets surrounding them were designed to be and should remain residential. We observe, however, that commercial and finance companies are increasingly asking for more space and destruction of existing commercial and office buildings in order to replace them with even larger commercial and office buildings. In my opinion and in the opinion of the vast majority of residents in the Barbican, they are being given far too much consideration by the City of London, who wish to gain financially from them despite all their negative consequences for those of us who have to live next door to them. They are also using up our time to reject these repetitive proposals, which violate existing environmental protection policies, and need both to be strictly adhered to and greatly increased.

In every email I have sent, week after week now, I have had to repeat these views. You are ignoring them completely. Watch the Tory government at national and local level being kicked out of office for lining their own pockets and ignoring the views and needs of people across this country. Look in a mirror.

I am attaching the response from Willoughby House, which expresses everything I also stand for and which I ask you to take into account. The streets around us were not designed or intended to cope with 30-40-50-60-80-90 huge delivery trucks coming and going all day. They bring noise pollution, dust and dirt pollution, damage the streets and make it impossible for pedal bikes and walkers to move about easily. They destroy the pathetic greenery that has been planted along them as well. Just as the years of building works across from Willoughby House and the noise and trucks and pollution accompanying them are finally disappearing from the area, you ask to extend it for years more to come just up the road. You have located an ear-splittingly loud, smelly, air polluting object to sit in Silk Street to be recharged for months, taking no responsibility for the effects on the people who live and work all along Silk Street who are being negatively affected by it. We used to have birds in our gardens who some of us feed on our balconies and in the gardens. They have almost all disappeared since that bloody noise began, and I was advised by a wildlife trust where I buy birdfood that the noise is likely to have frightened them away. And all you want to do is introduce more noise and more pollution. I object, I object, I object. Ask me again and I will object again, and so will all of us. Why don't you take your gigantic buildings somewhere else and consider going with them and putting up with the pollution yourselves instead.

Very sincerely,  
Margaret Berer  
114 Speed House



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Dr Dimitri Varsamis

Address: Apartment 83, Roman House, Wood Street, London EC2Y 5AG

## 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 construction of a new 22 storey building on the site of Tenter house and surrounds because:

one of the most obvious ways to help the climate is to reuse and repurpose existing buildings rather than knocking them down and starting again. Any green measures such as solar panels have a negligible impact when compared to the embodied carbon in a new development. Why is a new 22-floor building needed?

There is already a significant loss of light due to the buildings next to Barbican flats on Moor Lane. Each individual proposal is positioned as a small loss of light, a small increase in traffic, a bit more noise but the cumulative effect is hugely detrimental to residents.

In the current climate of excess office space and low return on investment, it makes no economic sense to demolish and rebuild. The climate contribution from demolition generates more than 2 ton of CO2 per ton of fabric of the building.

it wilfully contributes to environmental harm through the release of vast amounts of climate-warming carbon dioxide currently locked within the structure of the existing building. In the context of our rapid global warming, the existing building should be repurposed, not demolished.

It will generate continual and excessive amounts of traffic, especially of delivery vehicles and of heavy waste pick-up vehicles, alongside a residential area with narrow streets and in constant pedestrian and cycling use, destroying amenity, putting vulnerable road users at risk of accident / harm, and causing access problems for residents with their own vehicles, as well as parking problems, traffic jams and excess engine noise.

Another huge building, taller than all of the existing buildings in the area, is wrecking the character of the Conservation area of the Barbican, dwarfing the low residential blocks of Willoughby House and Speed House.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Ms Gabrielle Oliver

Address: 308 Willoughby House, Barbican, London EC2Y 8BL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

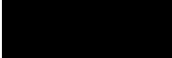
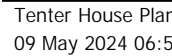
Comment Reasons:

- Noise
- Other

Comment:I object to the extra storeys added to this building which will increase the traffic in the area, producing reduction in the air quality.

Plus an increase in noise.

I am a resident of Willoughby House and will be affected by the changes to this building.

From:   
To:   
Subject: Tenter House Planning Application Objection 24/00209/FULMAJ  
Date: 09 May 2024 06:57:25

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THIS IS AN EXTERNAL EMAIL

Dear planning team,

The purpose of this email is to explain my objections to the Tenter House Planning Application and to provide constructive comments on how to address these concerns.

My objections are primarily noise and excessive light as explained below. In each case the reason for the objection is residential amenity. I am a resident of Willoughby House, Barbican.

### **Noise**

At present Moor Lane is not the access route for Tenter House. Moving access from Moorfields to Moor Lane will significantly increase traffic noise for the many flats along Moor Lane. Continuing access from Moorfields will alleviate this issue. It will also allow cyclists to continue to use Moor Lane comfortably.

The proposed Tenter House service yard is not big enough to allow vehicles to get into New Union Street from Moorfields without turning around. Enlarging the Tenter House service yard (as it was in LWP and 21M) means all vehicles can drive into New Union Street from Moorfields, turn round into the service yard and drive out forwards to Moorfields without the need for noisy reverse beeping.

The proposals include many outdoor balconies. A reasonable suggestion is for these balconies to be vacant after 6pm and on weekends.

All bins, compactors and so on must be stored inside the servicing yard and delivery and collection of waste must be contained within the building. Otherwise the sound of rubbish being thrown in and taken out will disturb the many people who live in the nearby Barbican.

### **Excessive light**

Modern buildings tend to have very bright lights on all day and all night. The Tenter House lights will shine directly into the bedrooms on the west facing side of the Barbican. Automated blinds on the west facing windows would mitigate this effect. This must be a condition of planning consent to be effective.

Many thanks  
Melissa Marks

From: [REDACTED]  
To: [REDACTED]  
Subject: Tenter House, application ref 24/00209/FULMAJ  
Date: 09 May 2024 09:08:54

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THIS IS AN EXTERNAL EMAIL

Dear Planning Team

I write to raise my concerns about this planning application. I am a resident of Willoughby House, and my bedroom overlooks the development.

I have two areas of concern:

#### Loss of light

While I am less affected by this than neighbours whose living areas overlook the site, I am concerned that there will nonetheless be some impact on rooms (and balconies) on the west side of Willoughby House, given the proposed height of the new building and the potential to overshadow Willoughby House. I have had a letter from the developers that appears to acknowledge that loss of light is a likely consequence of the proposal. Vague offers to consider financial compensation do not reassure me.

#### Moor Lane traffic

This is an area of very significant concern to me, both during the development phase and once the building is complete and occupied. I understand all delivery vehicles will enter the site via Moor Lane, close to my bedroom window. Noise and disturbance will be the inevitable consequence, and it is particularly unacceptable that sleeping accommodation should be affected in this way. I have already been disturbed on numerous occasions by traffic in Moor Lane, often very early in the morning, including motorcyclists revving their engines and lorries delivering, loading and unloading materials, with scant respect for residents. This is despite attempts to restrict traffic in Moor Lane outside working hours. I am extremely anxious about the significant increase in noise and traffic that this new development will generate.


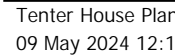
I hope these points will be given very careful consideration.

Yours sincerely

Katherine Green

711 Willoughby House  
Barbican EC2Y 8BN

[REDACTED]

From:   
To:   
Subject: Tenter House Planning Application Objection - 24/00209/FULMAJ  
Date: 09 May 2024 12:14:29

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THIS IS AN EXTERNAL EMAIL


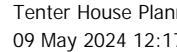
Tenter House Planning Application Objection - 24/00209/FULMAJ

We are long term residents in Willoughby House, having bought our property, which is on the western end of Willoughby, more than 20 years ago. As such, we have seen the problems caused by construction works that have taken place in the surrounding streets over the last number of years. This latest planning application will significant impact on our property with loss of light and sky view as well as loss of privacy if a 22 storey building was approved directly across the street from the Barbican. Added to this is the increase in noise and light pollution that will come in to play not only during construction but also post construction.

At a very minimum, strict planning conditions are required for the terraces that will face our property and others on western side of Willoughby House with closing times to coincide with City closing hours, in line with that mandated for the planning application for London Wall West. Also required are window fittings such as blinds, that would close automatically and be installed at construction stage, to reduce light pollution into bedroom windows (including ours) after dark.

I trust that our objection and those of a large number of other Barbican residents who will be adversely affected by the planned construction, will be taken on board in any decision taken in regard to the Tenter House application

Yours sincerely  
Richard and Ann Holmes

From:   
To:   
Cc:  
Subject: Tenter House Planning Application Objection - 24/00209/FULMAJ).  
Date: 09 May 2024 12:17:57

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THIS IS AN EXTERNAL EMAIL

We are owners of a flat in Speed House.

I object to the current planning application for the replacement of Tenter House. The proposed building would be twice the height of the existing one and would therefore cause a loss of light to our neighbours in Willoughby House as well as Speed House Gardens which we overlook. Moreover, the terraces will create noise and therefore need to be closed in the evenings as this is a residential area.

After dark there will be light pollution for Willoughby House from internal lights so automated blinds must be a condition of approval.

The service yard must be large enough for vehicles to turn without reversing as beeping is very unpleasant for us flat dwellers and it is likely to occur early in the morning.

The entrance into New Union Street must remain from Moorfields rather than the proposal for it to be from Moor Lane. Moor Lane has been identified for several years as an area which should have 'greening'. If service vehicle use it then Silk Street is likely to suffer from increased traffic too. It is likely to be noisy early in the morning and wake us as all Speed House bedrooms are on Silk Street.

Yours sincerely

Philippa and David Andrews  
76 Speed House  
Barbican  
EC2Y 8AU

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Nazar Sayigh

Address: 301 Willoughby 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: We write to object to the planning application at Tenter House on the following grounds:

- Loss of light; we will suffer excessive loss of light as a result of the development, impacting our amenity.
- Servicing; there is inadequate provision for servicing, relying on sole access from Moor Lane via New Union Street as opposed to Moorfields.
- Noise; as a result of inadequate servicing provision, vehicle movement will generate significant noise and disturbance.
- Traffic and Highways; as a result of inadequate servicing provision, there will be significant traffic



impact on Moore Lane.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mrs Charlotte E Bradford

Address: Flat 514, Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I have two principal objections: loss of light and noise. My flat is one of those already subjected to loss of light by the previous proposals for Tenter House. A building of greater mass is likely to lead to greater loss and, of course, view of the sky. Not only would that adversely affect my current enjoyment of the flat, but it could also impact on the value of my flat should I choose to sell it. I imagine my building surveyors would have given different advice had these proposals been made clear at the outset, and my actions might have been different. My second point is about noise nuisance from servicing the building along New Union Street. My flat is directly opposite and well within earshot of any vehicle movements, especially those that use audible reversing and turning warnings. All the rooms along the Moor Lane side of Willoughby House are bedrooms and we must not be subjected to this scale of nuisance. The building should not be serviced from Moor Lane. Finally, provision must be made to ensure that no light pollution is caused by lights being left on in Tenter House overnight, unless blinds are required to be fitted and used.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Fiona Lean

Address: 251 Ben Jonson House Barbican London

## 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:I object to the application for the following reasons:

The terraces will give rise to noise nuisance: a condition is needed to limit their use to routine office hours only - they should not be used after 6pm daily and at weekends.

The additional height of the building will reduce the already limited sunlight enjoyed by residents in some of the surrounding Barbican flats.

The provision for waste disposal in the servicing yard will cause noise nuisance by the actions of disposing of waste in the bins and its removal. Provision for all this should be within the confines of the building.

The expansion of the building will necessitate increased deliveries to the site and along a proposed new access route, adding to the traffic in this area.

Fiona Lean  
251 Ben Jonson House  
Barbican EC2Y 8DL

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Ms Scarlett Roux

Address: 333 Willoughby 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:With regard to the development of TENTER HOUSE site (45 Moorfields, London, EC2Y 9AE)

To note that this development has been ongoing (since the late 1990's) with successive schemes and each proposal incrementally increasing the building height!

I would like to record my OBJECTION to the latest plans (ref. 24/ 00209 / FULMAJ ) currently being considered by the City of London Corporation.

**SIZE + SCALE | LOSS OF LIGHT & WIND TUNNEL EFFECT OF TALL BUILDINGS**

Overbearing height at 22 stories and TWICE the height of the existing building. The area is not designated by City of London as a "tall buildings" area (such as the "Eastern Cluster" & Fleet

Valley).

Excessive loss of \*daylight\* in addition to loss of direct sunlight.

Wind tunnel effect which would only add to that already experienced around CityPoint/Ropemaker.

#### LIGHT POLLUTION

Potential nighttime light pollution overspilling onto residential area.

#### AIR QUALITY

Environmental pollution caused by the demolition & lorries removing debris, waste (& carbon) from site, plus developer's proposed 88 deliveries a day.

#### RELATED CONSTRUCTION NOISE

Noise from construction lorries (including reverse 'beeping' noise) on the adjacent Moor Lane (including weekends) and New Union Street. This pattern has previously been experienced in relation to the building of Deutsche Bank at 21 Moorfields.

#### EXTRA DEMANDS ON LOCAL RESOURCES

Concern about the supplies of electricity & water, etc, to the local area & the unreliability of their current supply being stretched even further without adequate infrastructure planning. Waste management measures, or the scale of, don't appear to be very clearly delineated.

To reiterate that I am formally objecting to the demolition of the 11 storey "Tenter House" (permission for which was granted -2018- by the Planning Committee led at the time by Councillor Chris Hayward). The destruction of this dignified building which represents a more measured approach to city planning, would be regrettable.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Dr Paul Horsnell

Address: 326 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:Am concerned that the access road for the service yard for the development goes via Moor Lane rather than access via Moorfields as for the current building on the site. This will increase noise, particulate emissions and disruption on Moor Lane significantly given the number of extra vehicles involved. Such a large increase in traffic runs counter to the Moor Lane greening project and the Healthy Streets Initiative that is currently under discussion. The plans unnecessarily divert lorries (and the associated noise and local air quality issues) much closer to a residential area. A larger service yard and accessing via Moorfields as has been the case for the current site would greatly reduce the consequential loss of residential amenity for Barbican residents.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr David Hall

Address: 509 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:I am writing to formally object to the planning application referenced above for the development of Tenter House. I have significant concerns regarding the proposed plans that must be addressed before approval is granted.

First and foremost, the new planning proposal needs to be lowered and imposed in a location facing a listed residential estate. We can see that in the work that the applicant is concerned about loss of light fundamentally proving an adverse affect on residential amenity.

I want to draw attention to the issue concerning traffic management. Presently, Tenter House is not serviced from Moor Lane. However, the new proposal suggests that all projected 88 vehicles per day will access New Union Street via Moor Lane.

Moor Lane is overlooked by many bedrooms, including those of my daughter and me, and I know



how disruptive traffic can be. This will affect both ends of the day, and I understand that the traffic can start as early as 7 am. This is a matter of utmost concern and needs immediate attention.

Having lived above Moor Lane for over 20 years, I know that simple traffic noise is not the only disturbance. The service design doesn't provide enough space for vehicles to turn and, so vehicles will be forced to reverse out with loud warning noises, making it far worse. This design needs to be rejected and revised.

Furthermore, I strongly urge the imposition of a planning condition regarding installing automated blinds on west-facing windows. Light pollution remains a significant issue in Moor Lane, and it needs to be managed by a planning condition.

Lastly, to protect residential amenities and preserve the tranquillity and privacy of residents residing close to the proposed external terraces/ spaces, a planning condition needs to be applied to close them at 6 pm.

In conclusion, while I appreciate the efforts towards urban development, the concerns of local residents must be considered.

From:   
To:   
Subject: objection Tenter house  
Date: 10 May 2024 16:56:35

THIS IS AN EXTERNAL EMAIL

## 24/00209/FULMAJ Tenter House Objection

I am James Ball, of 7 Brandon Mews

I am the Brandon Mews House Group representative on the Tenter House project.

We have numerous objections to both this development and the demolition process, but for ease of Planning Office consumption restrict the comments to these.

### Comments:

During the process of demolishing and then beginning construction at 21 Moorfields we were subject to torrents of dust. Only after protracted objections and the contractor agreeing to be more neighbour friendly did we get a number of measures to reduce dust. This dust blows right under Willoughby house and into our roof area ventilation.

We also faced a barrage of deliveries, trucks with engines left on, workers smoking and discarding litter on the pavements and ramp to our car park (Brandon Mews residents all have car park level front doors). It took over a year to curb these practices.

The Corporation planners should control this in planning conditions this time.

### Objections:

<!--[if !supportLists]-->1) <!--[endif]-->The current plans add over 80 deliveries along Moor Lane to service construction and then operation of the Tenter House project and subsequent building. This is totally unacceptable, especially after Moor Lane has been landscaped and made more peaceful with the exterior completion of 21 Moorfields. It is perfectly possible and far preferable to service Tenter House from Moorfields. We already have around 100 deliveries from City Point tower and do not need any more; indeed cannot take any more.

<!--[if !supportLists]-->2) <!--[endif]-->The proposed increased height to 22 floors is an awful idea, further restricting natural light and totally out of character with the recent buildings along Moorfields. It should be curtailed at no more than the already too high 18 floors.

<!--[if !supportLists]-->3) <!--[endif]-->A notable breakthrough in design stage planning occurred with the agreement to install night blinds on resident facing

windows at the design stage. At the east end of the Barbican we already have unsightly lit office windows in City Point. Please insist of this.

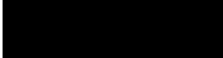
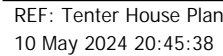
- 4) Please ensure all west facing terraces close at 6pm. We suffer huge amounts of noise even from ground level drinking in that area.

Best Regards

James

James Ball



From:   
To:   
Subject: REF: Tenter House Planning Application Objections - 24/00209/FULMAJ  
Date: 10 May 2024 20:45:38

THIS IS AN EXTERNAL EMAIL

Sir/Madam

It will result in loss of light and sight of the sky, only the cumulative impact on noise and amenity, increased light pollution, significant impact on Moor Lane traffic (not just in construction but subsequent operational deliveries - ironically a quiet cycle superhighway with a greening plan in progress), and will create precedent for Silk Street and other developments coming up.

1. ACCESS ROUTE from Moor Lane into New Union Street

There is no reason that access to the service yard cannot be from Moorfields as it has always been for Tenter House.

During discussions on the demolition traffic we were told that the CoL Traffic Department's view was that the footfall at the Moorfields entrance was too large. This is clearly not the case as these photos show the New Union Street/Moorfields junction at various times during the morning and afternoon on a mid-week Wednesday.

The extra 4 storeys increases the office space, this in turn generates an extra 20 deliveries a day, taking it to 88 vehicles every day accessing the service yard.

Moor Lane is a priority street for a greening project that has been on hold for some years. It is also in the Healthy Streets initiative which is being decided over the next few months.

It is for planning committee to consider others within the community who live here and those who work in the environment you are responsible for.

Yours faithfully,

Gillian Castle Stewart

Dowager Countess Gillian Castle Stewart  
539 Willoughby house  
London. EC2y 8BN

- Sent from my iPad



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].  
|cr| |cr|Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).

Case Officer: Amy Williams

## Customer Details

Name: Mr Edward Mceneaney

Address: Flat 110 Willoughby 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: Considerations for the planning department

My two main concerns with the proposal are traffic issues and the light problem

1) The use of Moor Lane as the access point for commercial traffic both during and after construction will be very detrimental for the many people and families living on Moor Lane. The increased volume of heavy vehicles will generate increased noise and pollution for the many local residents (in excess of 100 flats in Willoughby House alone) on and near to Moor Lane.

2) Light is becoming an increasingly rare commodity for Moor Lane residents due to the building activity of the last 15 years, and the proposal for Tenter House will deteriorate this problem even more so.



From: [REDACTED]  
To: [REDACTED]  
Subject: OBJECTION - Ref 24/00209/FULMAJ  
Date: 13 May 2024 14:23:47

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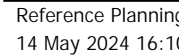
THIS IS AN EXTERNAL EMAIL

Over the past 27 years, this site has seen a series of increasingly large planning applications, with the current Tenter House still standing and no significant demolition started. Despite having permission for an 18-storey building, the applicant suggests treating it as built for daylight/sunlight but demolished for carbon impact. This approach undermines established policies on Whole Life Carbon and overlooks the true carbon impact of demolition. My objections to the application are based on several factors, including inadequate consideration of demolition in the Whole Life Carbon Assessment, unacceptable loss of daylight/sunlight, and disproportionate size/scale of the proposed scheme in relation to heritage assets. Concerns also include potential noise pollution, light pollution, and inadequate traffic and servicing arrangements. The proposed scheme's impact on residential amenity, traffic, noise, and light pollution is further highlighted, along with insufficient community contributions. In conclusion, the new scheme is significantly larger and closer to its neighbors, posing detrimental effects on views, homes, and heritage assets.

I urge you to REJECT this application.

Brenda Szlesinger  
Flat 112 Thomas More House  
Barbican  
EC2Y 8BU



From:   
To:   
Subject: Reference Planning application 24/00209/FULMAJ  
Date: 14 May 2024 16:10:56

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THIS IS AN EXTERNAL EMAIL

Dear Sir

#### TRAFFIC ACCESS-EGRESS

We object to the requirement for traffic to and from the Tenter House service bay at New Union Street should travel in one direction and use Moor Lane.

This requirement appears to be made in isolation of the future traffic arrangements within the proposed greening of Moor Lane as part of the Bunhill, Barbican and Golden Lane Healthy Neighbourhood.

Traffic to and from Tenter House previously travelled through Moorfields, and unless there are more satisfactory arrangements as part of the Healthy Neighbourhood, should continue to do so.

#### SIZE OF SERVICE BAY

We object to the small size of the service bay. Vehicles will be unable to turn within it. They will need to reverse out into New Union Street using a hazard warning sound that will cause considerable disturbance and irritation to surrounding residents.

#### WASTE STRATEGY

We object that waste is to be stored adjacent to but not within the service bay. This means that the noise of waste being handled in the open air will carry as far as the Heron and cause unnecessary disturbance. The storage and handling of waste should be within the building.

Kind regards

Colin Davis  
for  
The Heron, 5 Moor lane  
Residents Committee



**BARBICAN  
QUARTER  
ACTION**

<https://www.londonstartshere.co.uk>

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

14 May 2024

**For the attention of Ms Amy Williams, Senior Planning Officer**

Dear Ms Williams

**Reference**

24/00209/FULMAJ

**Address**

Tenter House 45 Moorfields London EC2Y 9AE

**Proposal**

Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 22-storey [+99.9m AOD] office building (Class E(g)(i)) [34,880sq.m GIA], with two ground floor retail units (Class E(a/b)) [556sq.m GIA], community floorspace at first floor level (Class F2(b) [179sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 39,490 sq.m GEA].

Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ (the Proposed Development).



**Barbican Quarter Action's OBJECTIONS to this application primarily concern the following factors:**

1. Increased height and mass leading to loss of daylight and sunlight, potential light pollution, and noise disturbance from terraces and 'woodland'.
2. Unacceptable access, entry, and servicing routes which will have a negative impact on residential amenity.
3. Negative impact on townscape and heritage.
4. Deficits in the application process and information provided, particularly regarding the Whole Life Carbon Assessment and Daylight, Sunlight, and Overshadowing Reports.

#### **Loss of Daylight and Sunlight; Overshadowing:**

- Proposed development significantly increases height and mass, resulting in a loss of daylight/sunlight.
- Concerns raised about the impact on neighbouring properties, particularly Willoughby House.
- Cumulative impact of recent developments in the area needs consideration.
- Applicant's report on the issue lacks credibility.

There is urgent need for a revised report detailing the impact on neighbouring properties and third-party verification: On 24 April 2024, we requested (public comment by Jan-Marc Petroschka, BQA) *“the Daylight, Sunlight and Overshadowing Report to include the visual depiction of the Transient Shadow Results, on 20 March, 20 June and 21 December - on an hourly basis (...) The analysis should show the pre-existing condition and the proposed condition, and further consider the cumulative impact of Tenter House and 21 Moorfields on the residential properties to the west of the site.”* This requested information has not been forthcoming.

The Daylight, Sunlight and Overshadowing Report has only considered the impact of the additional four floors over the consented 2020 scheme. The comparison against previous breaches presents misleading results which disguise the actual and cumulative impact of the proposed development on residential amenities. The assessment must address in detail the cumulative impact, including from other developments completed since the previous scheme was consented, as requested on 24 April.

The Daylight, Sunlight and Overshadowing Report states in its summary under point 7.6: *“It is clear from the additional assessments undertaken that where transgressions of the BRE Guidelines are identified, they are attributable to the presence of deep projecting balconies on Willoughby House as opposed to the scale of the proposed scheme.”* The claim that it is supposedly the residential building itself, with its 3 ft ‘deep’ balconies, that



causes the transgressions and not the proposed 22-storey tall building is misleading and requires an **independent** assessment as consequently applies to all other findings of the report. This should be made publicly available before the consultation closes. A decision by officers shall be taken on this scheme only thereafter.

#### **Light Pollution:**

- Proposed development height and mass raise concerns about light pollution. Strict planning conditions needed to mitigate light pollution.

#### **Noise Pollution from Terraces:**

- Terraces and balconies pose a noise pollution risk to nearby residential areas. Strict conditions needed regarding the use and timing of terraces.

#### **Unacceptable Access, Entry, and Servicing Routes:**

- Proposed access routes raise concerns about noise and disruption. Service yard design and waste strategy need revision to minimize negative impacts.

#### **Unclear Waste Strategy:**

- Contradictory statements in the waste strategy raise concerns about potential noise pollution.

#### **Impact on Townscape and Heritage:**

- Proposed development's excessive height damages local townscape and heritage views.
- Contravenes policies aimed at protecting heritage assets and their settings.

The post-war plan for the commercial Barbican area saw a general building height of 8-10 floors with a small number of high-rise and tall buildings strategically placed and projecting above. This compositional clarity has recently been lost as the redevelopment of the lower post-war blocks between Moorfields and Moor Lane has resulted in a continuous wall of tall mega-structures – some attached, others only meters apart – which now connect the previously separate clusters on Ropemakers Street and London Wall. The general building height along Moorfields has doubled, from a medium of 10



floors to over 20 – with far reaching impact on townscape, conservation areas and listed buildings, views and residential amenities.

However, the recent neighbouring buildings along Moor Lane all respect the shoulder height of the opposite Barbican Estate. From the common datum across the street additional building mass is developed away from the residential estate and towards Moorfields. The 2014 completed Moor Place at no. 1 Fore Street increases its height at a shallow angle towards the east of the site; Deutsche Bank at 21 Moorfields adopts the same principles. In stark contrast, the proposed development's seven-storey high block on top of the 15-storey base transgresses the established and gradual height development of its neighbours, placing substantial mass ever closer to the Barbican Estate. The encroaching seven-storey block by itself and in context of its neighbouring buildings will appear out of character and overbearing; it will be detrimental to views and the setting of the Grade II Barbican Estate and its Grade II\* listed landscape and gardens.

#### **Whole Life Carbon Assessment:**

- Assessment ignores carbon emissions associated with demolition, evading "retrofit first" policy.
- Lack of adherence to City's own policies is concerning.

While it may be technically and legally permissible to demolish a building under one planning permission and erecting a replacement building under another, this sets a dangerous precedent: Basing a Whole Life Carbon Assessment on the latter application and on a cleared site seems equivalent to a planned tax avoidance or rather to tax evasion scheme.

We trust that the City of London would neither want to be associated with tax evasion nor with greenwashing.

#### **Summary:**

Application should be **REJECTED** due to numerous concerns regarding residential amenity, environmental impact, and lack of adherence to planning policies.

Best wishes,

Averil Baldwin, Co-Chair Barbican Quarter Action

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [26,345sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Mr Guy Orton

Address: 157 Andrewes House Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am glad to see the existing building finally go and the new proposal looks very tasteful and in keeping with the surrounding area.

My only request would be to design the commercial space so that there is potential for a Pub. As the last Pub was a great spot, due to the square providing a rare spot for large outdoors drinking away from cars.

From: [REDACTED]  
To: [REDACTED]  
Subject: YOUR REF 24/00209/FULMAJ re Tenter House 45 Moorfields London EC2Y 9AE  
Date: 17 September 2024 14:37:00

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

17 September 2024

TO: Amy Williams, Development Division

I am writing in response to your request of 12 September for representations regarding this application.

It has reached a point where I and my fellow residents in the City are having to respond to letters like this asking our views on demolitions of existing buildings and their replacement by taller, wider and bigger buildings almost every week. We are all of us getting increasingly fed up with this, above all, BECAUSE IT IS CITY ENVIRONMENTAL POLICY NOT TO DESTROY BUILDINGS THAT ARE IN GOOD ENOUGH SHAPE TO CONTINUE TO BE USED.

Why your department considers it a valid use of your staff time, which we residents are paying for, and residents' time as well, therefore, in responding to letters asking us to approve your violation of your own policies is beyond my comprehension. A typical TORY behaviour, however, because you think God has given you the right to do whatever you please because you have money and power. Wake up! A large number of buildings in the City of London are empty. Let your rich types take those over and use them.

Every day when we turn on the news, there is flooding in one place and drought in another and fires in still another. Every day I hear that the privatised water I pay for is unclean, affected by sewage, thanks to Tory policies and corrupt private firms whose only aim is to get rich quick and devil take the hindmost. In my fancy Barbican flat, I am unable to drink the tap water in my bathroom in 2024, more than 60 years after my building was built, and have to go to the kitchen for a glass of water to brush my teeth. There is still asbestos in my toilet plumbing cupboard. The heating system does not allow me to keep my flat warm enough in spite of national and international public health policy stating how warm it should be kept, which you pretend you nhave no responsibility for because of an outdated lease.

If the City has nothing better to do than knock down viable buildings, its leaders and staff who do not protest against it should be forced to resign. The leaders of the City and the heads of your department need to get your priorities straight. The extent of corruption and bad policy that is being revealed as taking place in the City, and the resulting loss of millions of pounds, is shocking. It seems the only work you are capable of generating is to knock down viable buildings and replace them, causing unacceptable noise, polluted air, and tons of rubble, further polluting the dying planet we live on.

I say no to your plans. I am 100% opposed to these plans and to any others another one dreams up next week and the next, and into the future, because the Earth cannot cope with the destruction you stand for and it seems your bosses are ignorant of the consequences they will cause. I say NO!

Kind regards,  
M Berer  
Speed House  
Barbican EC2Y 8AU



Tenter House 45 Moorfields London EC2Y 9AE – 24/00209/FULMAJ

From Helen Kay 403 Willoughby House Barbican London EC2Y8BN  
25 September 2024

I am writing to object to this planning application on the grounds of Residential Amenity, in particular noise nuisance.

I start with a question and to make it easy for those of you who make decisions about our lives, an easy solution.

Why should the residents along Moor Lane be disturbed by more traffic noise because of choices made by developers and their architects?

This noise nuisance will be a direct result of 2 issues with this planning application, the size of the service yard and the traffic plan. You alone can make the decision to change our lives for the next 20 years:-

#### SOLUTION:

- Change the design of the lower level so that the service yard is large enough for all vehicles to turn round.
- All traffic to enter New Union Street from Moorfields.
- All traffic to exit forwards and drive the short distance to Moorfields.

This is all possible and here is why and how this should be done -

#### Service yard -

The proposal is for vehicles to reverse out of the service yard but beepers from reversing vehicles onto NU street will be a serious noise nuisance to Barbican residents. The sound is high pitched and carries a long distance. The CoL recommendation for white noise beepers is not mandatory and is largely ignored.

The architect says the entrance is too narrow to widen because of the core; 21 Moorfields is narrow and they made a turning circle inside to overcome this.

The developers have increased the height from 11 storeys to 21, this increases the deliveries and servicing. It is therefore their responsibility to change the internal design. The architect knew of the problem back in 2016/17 with the original consultation, he remembers us both talking about it.

#### Traffic plan

The first reason/excuse for wanting all vehicles to access via Moor Lane was that the footfall from Moorgate Station was too large for access to be from Moorfields. I took photos to prove this was not the case - a head count survey was then carried out and found that it is only busy between 0830 and 0945 on the 3 midweek days. We have been told there will be no deliveries before 10am. Thus, the footfall is no longer a problem.

We have been told that all deliveries and servicing are strictly regulated to spread out during the day, un-booked ones turned away with banks men on duty – thus, there is no problem for vehicles to enter and exit from Moorfields

21 Moorfields service yard was moved from Fore Street Avenue to Moor Lane causing a significant increase in traffic for us along Moor Lane. To mitigate this, the service yard was increased so that all vehicles can turn inside.

The new design for Tenter House has removed the ramp from Moorfields down to a car park and delivery area and the developers have made the decision to double the height of the building, both these decisions cause increased delivery and servicing traffic. It must therefore be the responsibility of the developers to make these changes in such a highly residential area.

Moor Lane is already besieged with deliveries and servicing and is on the north south cycleway. The street is included in the Healthy Neighbourhood Scheme that will be described to Streets and Walkways on 1 October. Following that, our much awaited greening scheme for Moor Lane can get started at last. There are proposals that will widen pavements, create more much needed planting, make one-way, even close one end.....

We are told that New Union Street will be one way but it does not need to be, for all the reasons given. With the good management, of which we have been assured, all vehicles can safely enter and exit from Moorfields.

From: [REDACTED]  
To: [REDACTED]  
Subject: Tenter House Planning Application objection 24/009/FULMAJ  
Date: 26 September 2024 14:48:10

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

Dear City Planning,

I am writing in objection to the current planning application at Tenter House and would like the following points considered:

1. Noise pollution. Already with Deutsch bank building opening we have experienced a significant increase in noise pollution, mostly owing to increased traffic.

Inspite of apparently there being room for vehicles to turn inside Deutschs building, I am woken daily, bar Sundays, to the relentless sound of traffic and motorbikes, and beeping as vehicles reverse.

This noise carries along way so it is imperative from my view that 1)there be no vehicle access to Tenter house from Moor Lane, vehicles should approach from the Moorgate station side. 2)there be sufficient space for vehicles to turn as noise carries 3) motorcycle parking should be moved to Moorgate side or ideally beyond.

The second point is on right to light as I've not been contacted by anyone inspite of having tried, and my loss of light will be significant.

Thirdly light pollution needs be addressed. Rather than blinds, while a useful interim measure, lights need be programmed to go off entirely at night.

Deutsch building replaced a beautiful building, a refurbished building would have been more aesthetically pleasing. I despair of the approach of the Corporation of London to rid the square mile of interesting, culturally valuable buildings.

Lastly, terraces should not be open at weekends at all, and ideally be closed early Monday to Friday, but certainly before 9pm though I am aware this is already too late for many.

Yours sincerely,

Caroline Bennett  
527 Willoughby House

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## 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
- Other
- Residential Amenity
- Traffic or Highways

Comment: The building is still too high and has not been reduced in height as you say. There must be a 6pm curfew on the use of terraces. All deliveries should take place from Moorfields. This is a non-residential street and is only busy at rush hour. This road could be adapted and a pedestrian crossing could be added. This is crucial. Moor Lane already has delivery entrances for City Point and Deutsche Bank. There is constant beeping and exhaust noise 18 hours per day. Noise is a huge issue in this area. Bedrooms are located on Moor Lane. These are peoples homes and we deserve to have a suitable environment. We know it is the city centre, but businesses can mitigate, if they want to. The windows to 'Tenter House' should be factory fitted with solar blinds, otherwise the use of blinds fitted within the building will never be used properly and they will get damaged. Ideally they should be controlled electronically. The plan to have a community space not managed by the building owners is a huge issue. There will be no control and management of this area and

noise and anti social behaviour will be nobody's responsibility. The residents will suffer. If you have catering outlets in the building you must provide adequate litter disposal facilities and closing hours must be as per requirements in residential areas.

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ  
**Date:** 27 September 2024 12:21:03

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THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam

I am writing to object to the revised plans for Tenter House.

We live in 522 Willoughby House, Barbican, EC2Y 8BN which is directly opposite the proposed site for the demolition and rebuilding of Tenter House.

The initial plans meant that we would lose the sliver of morning sunlight because of the larger building. The revised plans (presumably a well-worn method of achieving what they wanted in the first place) means the addition of three more floors and an increase in size of the whole building to an unacceptable 21 storeys.

Moreover the proposed balconies facing south and west mean that our bedrooms will be overlooked.

Following on the heels of the Deutsche Bank development the traffic in Moor Lane has increased and the Tenter House development will mean even more traffic, during the construction and service afterwards with more bleeping lorries from 6:30 in the morning.

For over twenty years we have been surrounded by building sites and the construction of enormous buildings. They have cumulatively caused an unacceptable increase in noise, traffic and loss of privacy.

Yours faithfully

Dr NJ and Mrs SP Astbury  
522, Willoughby House  
Barbican  
EC2Y 8BN

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Dr Michael Swash

Address: 106 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I appreciate the work that has gone into the application and have no generic objection to a rebuild on the Tenter House site. However, the currently submitted plan has a number of important problems, especially from the viewpoint of a resident near-neighbour, just across Moor Lane, directly to the west of the new building.

1. Moor Lane is a narrow street, designated as a major cycle route, that is already subject to increasing traffic as a short cut, and to service Deutsche Bank, a building not yet fully operational. There is not sufficient spare capacity to allow more service vehicle to access Tenter House through New Union St.

Please remember that Moor Lane is designated as a Health Neighbourhood Scheme, shortly to be enacted by the addition of 'greening' - increased traffic is therefore contraindicated.

2. All motorised access should be via Moorfields - connecting to New Union St from the east. The developer should thus reinstate the access that is planned to be removed (originally to an

underground car park that is no longer included in the plans). Loading bays should be internalised within the new building, including turn around space (as for Deutsche Bank). Turning vehicles emit loud 'beeps'.

3. The new building is much too tall - it will dominate residential accommodation in the City's much admired Barbican Estate, cutting off lights to eastern properties, especially in Willoughby House. Simmonds and Simmonds kept their rebuilt offices to a reasonable height, and Tenter MUST do likewise. Move the tower eastward.

4. The addition of balconies in the sky overlooking our bedrooms in Willoughby is thoughtless and, frankly, obnoxious. All Willoughby bedrooms face directly onto Moor Lane and therefore toward Tenter House. Currently, of course, Tenter House is invisible from Willoughby.

5. Nocturnal Light Pollution from lights left on all night is a perennial problem, and automatic blinds soon cease to function. Strict regulation with appropriate penalties please.



**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ  
**Date:** 28 September 2024 16:37:47

THIS IS AN EXTERNAL EMAIL

**Objection to Planning Application Ref: 24/00209/FULMAJ**

Redevelopment of Tenter House 45 Moorfields London EC2Y 9AE

**Objection Letter submitted: 28/09/24**

I am writing to object to the revised proposals for redevelopment of Tenter House (45 Moorfields London EC2Y 9AE). I previously submitted an objection to the proposals submitted in February 2024, on grounds of Noise and Disturbance. Unfortunately, the latest amendments do nothing to mitigate these issues.

**OBJECTION TO SERVICE DELIVERY PROPOSALS**

I live in Willoughby House. My bedroom window faces onto Moor Lane, and I am located directly opposite the junction of New Union Street and Moor Lane. All of the windows on this side of Willoughby House, facing directly onto Moor Lane are to bedrooms (147 flats in total). Many residents have children. The current planning application proposes that all vehicular servicing will access the development via Moor Lane and New Union Street, with egress onto Moorfields.

The amended proposal estimates a potential 81 deliveries per day, compared with 88 in the February application. However, this still represents an increase of 14 per day over the previously consented scheme for the site (September 2020). What is worse is that a significantly higher proportion of these are anticipated to be HGV (3 or 4 axle) large lorries. **In 2020 it was estimated that there might be 3 HGV deliveries per day.** In the current reports **this has increased to 10 HGVs per day.** There is currently inadequate space within the proposed service yard for larger lorries to turn so they will have to reverse in, with resultant loud beeping and “reversing lorry” announcements.

Moor Lane is currently subject to traffic management procedures, with the road closed to the south between 11pm and 7am Monday to Friday, in recognition of the fact that it is a residential location. How can it be appropriate to encourage commercial traffic to Tenter House during these hours.?

Given this setting, I am particularly alarmed by the statement (Para 7.6 of “Delivery, Servicing and Waste Management Plan”, dated February 2024. ), which proposes “...deliveries being undertaken before 6:30am and after 10pm to ease the number of deliveries during the peak daytime hours”

I note that there is an undertaking to implement a “consolidation” of deliveries to reduce the number of trips. However, how will this be enforced, and might it not potentially result in an increase in size of vehicle used?

The argument for retaining a 'one-way' limitation on New Union Street appears to partly stem from the proposal in the current application to "pedestrianise" it and improve access for both cyclists and pedestrians. The images show it as a shared surface with adjacent café seating in Moorfields. Whilst this might improve the visual appearance of Moorfields, I think that this strategy is ill-conceived. The reality of a service route with 80+ delivery vehicles per day (plus those servicing City Point) in a tunnel under a 14 storey building, sloping steeply down to basement level is hard to reconcile with the proposed conceptual treatment. The remaining portion of New Union Street (outside the scope of this application) is of a completely different character. Surely a more efficient and realistic proposal would be to direct pedestrian and cycle traffic through the enhanced City Point Plaza, linked through to a pleasant (quiet) tree lined Moor Lane at the rear. New Union Street could then work harder as a two-way managed service route, visually screened (Gated?) at the Moorfields end.

I strongly urge you to consider the following amendments / conditions to any approval:

- All access and egress is 2-way, via Moorfields and not via Moor Lane (at least for larger vehicles and early morning /late evening traffic). New Union Street to be designed to accommodate this.
- Redesign of the delivery area to include an in-out route that avoids the need to reverse (and the resultant high-pitched bleeping noises).
- Any vehicular access via Moor Lane to use smaller / quieter vehicles only (electrically powered, cycles etc)
- Robust conditions to ensure that any approved management /consolidation strategies are enforceable, designed in from the outset, and not reliant on employment of additional-site management staff in perpetuity.

#### **OTHER ISSUES OF CONCERN:**

##### **Proposed Balcony / terrace usage:**

I note that a large terrace is still proposed - similar to the consented scheme, but at a higher level with increased potential for overlooking. There are also additional balconies on the elevation facing Moor Lane. Please ensure that the same planning conditions will apply as per the previous consent (to both terraces and balconies):

- *Condition 25 (Sept 2020): Roof terraces hereby permitted shall not be used or accessed between the hours of 1800 hours on one day and 0800 hours on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency.*
- *Condition 26 (Sept 2020): No amplified or other music shall be played on the roof terraces.*
- 

##### **Light pollution:**

Bedrooms on Moor Lane are currently very affected by light pollution from adjoining offices – e.g. City Point where lights are regularly left on all night and blinds are not used. This also results in an enormous waste of energy and is surely contrary to COL sustainability initiatives.

The only way to address this appears to be to design in a solution from the outset. PIR operated systems are unpopular with staff and do not appear to work long-term. Have any other planning conditions proven to be successful? How will this issue be addressed in the design of the new Tenter House? Has any consideration been given to the inclusion of automatically operated black-out blinds as a mandatory design feature.

**From:**

**Sheelagh McManus,**

**518 Willoughby House EC2Y 8BN**

Flat 518, Willoughby House  
The Barbican  
London  
EC2Y 8BN  
United Kingdom

28 September, 2024

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

SUBMITTED BY EMAIL TO: [plncomments@cityoflondon.gov.uk](mailto:plncomments@cityoflondon.gov.uk)

Dear Madam/Sir

[REDACTED]

The developer has submitted revised proposals for this project. I am a local resident living at Willoughby House, my flat overlooks Moor Lane directly opposite the junction with New Union Street and facing the west elevation of the revised Tenter House planning application. The updated proposal will have a negative bearing on my quality of life. As a consequence, I would like you to consider my objections. These are:

[REDACTED]

The revised application shows the developers decision to remove the ramp access for car parking and some deliveries from Moorfields. This now means all traffic will be routed via Moor Lane to New Union Street exiting onto Moorfields. In addition, the increased volume of the building is expected to account for 20 more delivery lorries per day, this total of over eighty will include up to 10 large HGV movements with consequential increase in noise and air pollution. I do not believe it is reasonable to route these deliveries directly past my bedroom windows on Moor Lane.

The proposal outlined in the Design and Access statement describes the pedestrianisation of New Union Street whilst at the same time re-directing all delivery vehicles through this route. This layout which requires large vehicles to carry out complex manoeuvring (also illustrated in the Design and Access statement) appears both disingenuous and dangerous.

Moor Lane is currently subject to traffic management procedures in recognition of the residential location. It forms part of a Health Neighbourhood Scheme and is to be planted next year. It forms a designated route for cyclists heading north/south. I am a cyclist and use the cycle route on Moor Lane. Existing delivery traffic to City Point using the constrained turning to New Union Street currently requires exceptional care to negotiate. I do not believe it to be safe or appropriate to encourage an increase in commercial traffic to the Moor Lane / New Union Street junction.

I would like you to consider the following amendments / conditions applied to any approval of the current application:

Delivery vehicle access and egress should be 2-way and via Moorfields.

- Redesign of the constrained delivery area to include a turning circle for the largest anticipated commercial vehicle and an in-out route that avoids the need to reverse (with the resulting high-pitched sound alerts amplified at Moor Lane by the canyon-like acoustics of New Union Street).
- Vehicular access via Moor Lane to be used only for quieter and less polluting vehicles such as e-bikes, cycles etc.

### **Height and bulk:**

The west elevation viewed of the proposal from my bedrooms, is substantially higher and wider than the consented scheme (2020). There are more balconies on the west face. This will mean overlooking. It may have an impact on daylight and a likely increase to artificial light pollution. The proposed terrace is also higher and more prominent as a result.

I would like you to consider the following amendments / conditions applied to any approval of the current application (some of which apply to the already consented application):

- Terraces must be closed at the end of normal working hours (6pm). There should not be exceptions for bank holidays or weekends.
- No loud noise generating activities (amplified music, commentary, speech, etc.) should be permitted on the terraces.
- No distracting light displays (large screen video displays, lasers lightshows, etc) should be permitted on the terraces.
- Automated blinds must be required for all windows on the west elevation.
- The daylight / sunlight calculations should be independently verified.

### **Community Space:**

The proposal includes for the provision of a community space on the ground floor opening onto City Point Plaza. As a local resident and member of the community, I have a direct interest in the success of this element of the proposal.

I would like you to consider the following amendments / conditions applied to any approval of the current application:

- The space should be fully furnished and fitted out as part of the consent.
- The approval should require an undertaking to fund the promotion and facilities / operational management of the space for a reasonable period of time. For example ten years from the point of availability.

Sincerely

A large black rectangular redaction box covering the signature area.

Christopher Shaw

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Mrs Katherine Jarrett

Address: 504 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: We submitted an objection to this proposed plan on 07/05/2024 at 15:23 REF. 24/00209/FULMAJ however due to a change in outlined date we were unclear as to whether that objection would be considered, so are re-submitting our objections with additional clarification.

Specifically with regards to the amended plans we would like to object to:

- 1) Light: The proposed revised massing of the building and the associated impact on our right to light.
- 2) Noise / Peaceful enjoyment: our bedroom is on Moor Lane. The proposal for terraces would unfairly impact on our peaceful enjoyment of our property in the evenings / weekends. The terraces should close at 6pm.
- 3) Noise: Real concerns about loading bays - servicing and deliveries should be from Moorfields

not Moor Lane.

4) Embodied carbon: the new scheme should account for the release of embodied carbon.

5) Overlooking / Residential amenity: Automated blinds should be installed in the new Tenter House development's south and west facing windows.

We also previously submitted an objection to 17/0150/FULMAJ.

Many thanks for your consideration - we love our home and feel very strongly about the proposals.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

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Case Officer: Amy Williams

## Customer Details

Name: Keith Webster

Address: 50 Speed House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This application fails to make sufficient allowances for the fact that it is adjacent to a residential area.

The increased size of the replacement building means the additional traffic both during construction and once built will be significant. It is important that the noise and flow from that traffic is kept away from the residential area by being routed via Moorfields. Vehicle turning and reversing also needs to be well away from the residential area, ideally within the building.

I also believe insufficient consideration has been given to the environmental impact of the proposed destruction of the current building and construction of the replacement. The carbon emissions from the project are being those the City should find acceptable.



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Ms Nicola Guereca

Address: Flat 113 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I wish to register my objection on the grounds of light loss. I am concerned about the impact this will have on my property in terms of loss of light. The revised development proposal would cause a materially greater impact upon the light to my property.

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ"  
**Date:** 30 September 2024 10:00:56

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THIS IS AN EXTERNAL EMAIL

I am very concerned by the proposed amendments to the Tenter House scheme (notably the increase in scale and density) and wish to object for the following reasons as the revision has not taken into account the views of nearby residents

I will be living next door to this huge development and the following issues need to be considered and changes made please :

- . Unacceptable height (this impacts WH and other areas of the Barbican)
- . Terraces must close at 6pm and no use of them at weekends or bank holidays and no exceptions
- . Servicing and deliveries must be from Moorfields. The traffic on Moor Lane is already at dangerous levels and the noise impact on residential amenity significant
- . Loading bay needs to be big enough for vehicles to fully turn around in
- . Automated blinds to be fitted to west and south facing windows
- . Community space should be funded, managed and controlled
- . Daylight/sunlight calculations need to be independently verified; and
- . The release of embodied carbon should be accounted for

Key issues

Service Yard

The developers have increased the height from 11 storeys to 21, this would increase the deliveries and servicing. It is therefore the responsibility of the developer to change the internal design.

Bleepers from reversing vehicles onto New Union Street would be a serious noise nuisance to Barbican residents. The CoL white noise bleepers are not mandatory. Bleepers already cause disturbance from 630am!

#### **. TRAFFIC PLAN**

*For all of the reasons below it is CRITICAL that the service yard design is amended to be large enough for all vehicles to turn inside the yard.*

Why should the residents along Moor Lane be disturbed by more traffic noise nuisance because of choices made by developers and their architects?

When the 21 Moorfields building service yard was moved from Fore Street Avenue to Moor Lane the service yard was increased so that all vehicles can turn and drive out. Even so there was a significant increase in traffic and noise

The Tenter House architect has decided to remove the ramp from Moorfields down to a car park and delivery area in the current building and the developers have made the decision to double the height of the building, both these decisions would cause increased delivery and servicing traffic

Willoughby residents are told that all deliveries and servicing are strictly regulated and spread out during the day, un-booked ones turned away, banks men on duty –if so then again there should be no problem in having deliveries from Moorfields as it only busy for relatively short periods of time with commuter traffic and this has been confirmed by survey data

Moor Lane will form part of the Health Neighbourhood Scheme and the much awaited greening scheme is scheduled to start in a year's time

Moor Lane is already besieged with deliveries and servicing and is on the north south cycleway. It's full!

New Union Street is supposedly one way but the short distance to the servicing yard does not need to be

There is a SOLUTION to noise disturbance: all vehicles travel in from Moorfields into New Union Street with their strict regulated system.

## **TERRACES & AUTOMATIC BLINDS**

No less important are the issues of terrace usage and installation of automatic blinds. This can easily be solved by 2 appropriate conditions.

- . the limiting of time on terraces

Terraces must close at 6pm and there must be no use of them at weekends or bank holidays (with no exceptions)

- . Light spillage

A condition to require automatic blinds to stop light spillage. This needs to be included at this stage as no-one takes responsibility at the fit out stage and the automatic switch off systems do not work

Please take these important points on board and moderate the impact on

local residents

Regards

Ian Williams  
111 Willoughby house

Sent from my iPad

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Mr John Holme

Address: Barbican London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

Comment: Servicing and deliveries cannot be via Moor Lane, Fore Street or Wood Street. Vehicle traffic on these streets is already too high (and note they have a high level of pedestrian footfall, which does not mix well with heavy vehicle traffic) - and those streets are in any event a key focus for traffic calming (and no/limited access) measures already as part of the Healthy Neighbourhood Scheme (in its near final stages).

Servicing and deliveries should therefore be via Moorfields and Moorgate instead, which is a far safer, more established, and easier access point.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Sian Phillips

Address: 52 Speed House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Planning Application Comment: Application Reference 24/00209/FULMAJ

I wish to formally express my objections to the revised planning application submitted by the developer. While some modifications have been made, many significant concerns raised by Willoughby House Residents remain inadequately addressed.

Key Issues:

Height and Scale: The proposed increase to 21 storeys and the addition of another tower are unacceptable. This change adversely impacts Willoughby House and obstructs views of St Paul's Cathedral from the river.

Terrace Usage: The balconies on the southern and western façades pose privacy concerns. I

strongly urge that conditions be set to limit terrace use to weekdays only until 6 PM, with no use permitted on weekends or bank holidays to mitigate disturbances.

#### Service Yard and Traffic Concerns:

**Service Yard Size:** The current design of the service yard is inadequate. It is essential that it is large enough for all vehicles to turn around within the yard to minimize traffic disruptions on Moor Lane.

**Traffic Plan:** Accessing the site solely from Moor Lane exacerbates existing traffic issues. This plan fails to consider the impact on residential amenity and public safety, especially with the anticipated increase in deliveries due to the building's height. The service yard should follow the successful model established at 21 Moorfields, where vehicle access was efficiently redesigned.

**Noise Disturbance:** The noise generated by reversing vehicles and general servicing activities is already a concern for Barbican residents. I urge that the use of noise-reducing beepers be mandated to lessen disturbance, particularly during early morning hours.

**Light and Daylight Impact:** The daylight and sunlight calculations need to be independently verified, as preliminary checks suggest inaccuracies. The cumulative impact of this development on existing properties has not been adequately considered.

**Community Space Management:** Any proposed community venue should be properly funded and managed to ensure it serves local needs without negatively impacting nearby residents.

**Automated Blinds and Light Spillage:** To prevent light pollution, I recommend that all west and south-facing windows be fitted with automated blinds. Additionally, specific conditions should be included in the planning to address light spillage, ensuring responsibility for compliance during the fit-out phase.

#### Conclusion:

While I appreciate the efforts made to revise the original plans, the concerns of Willoughby House Residents must be taken into account. I urge the planning committee to thoroughly assess these issues and require the developer to make necessary amendments to the proposal.

Thank you for considering my comments.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Ms Jo Bradman

Address: Flat 59, Speed House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: My objection relates particularly to the servicing of the building and its impact on residential amenities.

The plan seeks to route servicing vehicles down Moor Lane, which will adversely affect all neighbouring properties and which has not previously been the case with Tenter House. I seek a return to servicing vehicles approaching from Moorfields, which is not residential. The service yard seems from the plans to be too small for vehicles to turn, which would result in reversing vehicles, causing further noise issues to surrounding properties. The service yard should enable vehicles to turn inside the yard and drive out forwards.

Another objection concerns terraces which overlook bedrooms of neighbouring properties. Access to these should be limited to avoid access (and therefore noise and light disturbance) during



evenings (say, after 6pm) and weekends.

My final objection is to the scale of the proposed building. The proposed building is vastly bigger in all dimensions than its predecessor. This will adversely impact on access to daylight and sunlight to neighbouring residential properties during the day, and adversely impact through light pollution during the night.

Thank you.

---

**From:** Michael Friel

**Sent:** Monday, September 30, 2024 6:48 PM

**To:** PLN - Comments

**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madame,

As a Barbican resident living next door to this development, I wish to object to the proposed planning application. I do not object to sensible developments, the city has many great examples. However this application seems senseless in the present economic and office space environment.

The building should have been repurposed, on current rates Buckingham Palace will be next for demolition and redevelopment!

The Tenter House application has poor access points for deliveries. The traffic and noise is horrendous at the moment. I hate to imagine what it will be like after this development.

There is no need for additional recreational bars and restaurants in the building.

There is a lack of loading bays for delivery vehicles to turn.

The building's terraces will tower over Barbican residents flats with no privacy.

There needs to be a community spacer rather than the current practice of office building perimeters right up to the pavement. Narrow pavements are a hazard for all.

I would ask you to reconsider this application and make a better effort to make the development more sustainable. Think if it does not work as an office, it could be repurposed easily to residential accommodation.

Thanking you.

Kind regards,

Michael.

--

Michael Friel MPharm PhD



From:  
To:  
Subject: Tenter House Planning Application Objection - 24/00209/FULMAJ. Objection  
Date: 01 October 2024 12:13:30

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

I wish to object to the above referenced planning application.

#### Noise/Traffic/Residential.

The proposal is to increase the footprint and height of Tenter substantially. This will inevitably increase the numbers of delivery and other vehicles frequenting the building. Willoughby House overlooks Moor Lane and the majority of rooms that face down on to Moor Lane are bedrooms, whilst others will be home working spaces. It is simply unacceptable for those vehicles heading to and from Tenter House to be routed through Moor Lane. Moor Lane is subject to a greening scheme and it forms part of the Healthy Neighbourhood scheme. All vehicle movements should be routed directly from Moorfields into New Union Street and kept away from Moor Lane.

#### Noise/Traffic/Residential.

The developer and architect have made no provision for increasing the size of the vehicle turning circle within the loading bay, which should be positioned within the building. As mentioned above there is going to be a sizable increase in delivery and other vehicles. The proximity of Tenter House to Willoughby House, the latter of which is a residential block, means that without adequate provision to address the vehicle turning circle issue, residents of Willoughby will be constantly bombarded with the noise pollution from beepers resulting from vehicles turning/reversing. .

#### Light Pollution.

Nighttime light pollution is a big issue to residents of Willoughby, particularly as it is primarily bedrooms that overlook Moor Lane and the adjacent office blocks. All windows within the proposed Tenter House building must come with automated blinds fitted as standard

#### Noise/Residential

It appears that provision has been requested for a community space within the Tenter House building. It needs to be made clear that responsibility for managing all spaces, including the community space within the building, must fall to the Managing Agent. Unacceptable noise and antisocial behaviour must be managed and promptly addressed by the Managing Agent.

#### Noise/Residential

Strict controls must be in force relating to the usage of terraces/balconies. The plans show these will be directly overlooking Willoughby House and its residents. They should only be operational between Monday to Friday and must close by 6pm. No openings should be allowed over weekends and bank holidays.

#### Health & Safety

Does Tenter House have asbestos? If yes, do the developer and Corporation of London Planning have a duty of care to those persons resident within proximity of the demolition. What means of communication is being made to the residents?

#### Right to Light

Many of the properties within Willoughby will be impacted by the loss of light resulting from the sizable height increase in the proposed new building. All calculations relating to the loss of light must be independently verified.

Thank you,

Petre Reid

524 Willoughby House  
Barbican  
EC2Y 8BN

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ  
**Date:** 01 October 2024 15:38:05

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THIS IS AN EXTERNAL EMAIL

Dear Planning Team,

Please accept this email as an objection to the above Tenter House Planning Application.

As a resident of Speed House, the primary objection is the routing of construction traffic via Silk Street, which can be avoided.

Kind regards,

Andrew Watts RIBA  
40 Speed House  
Barbican EC2Y 8AT

**From:**  
**To:**  
**Subject:** Tenter House planning application objection ref:24/00209/FULMAJ  
**Date:** 01 October 2024 17:26:26

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THIS IS AN EXTERNAL EMAIL

I am objecting to the above planning application on the following grounds:

I live at 516 Willoughby House Barbican EC2Y8BN

My bedroom directly faces Moor Lane and the proposed Tenter House development ,

Traffic on Moor Lane is already at a dangerous and congested level with drivers constantly hooting and swearing in frustration at the delays with vehicles beeping as they have to reverse .Thus all deliveries / servicing to Tenter House must be through Moofields .

Following on from the above point the loading bay at Tenter House must be large enough for deliveries to turn around, again to reduce noise pollution when reversing .

As well as noise pollution there is danger of light pollution disrupting sleep so all windows on West and South sides should have automatised blinds.

Proposed balconies and terraces overlook the bedrooms of Willoughby House , thus I insist that they close at 6pm on all days without exception allowing young children, shift workers and vulnerable adults to use their bed rooms in privacy and quiet ,

Susan Gilbert

Sent from my iPhone

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ  
**Date:** 01 October 2024 18:43:10

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THIS IS AN EXTERNAL EMAIL

I write to express my objections to the revised plans for Tenter House; I was unhappy with the previous planning application but as a City of London and Barbican resident, I am particularly concerned at the over provision of new office space and also the effect of this particular development on the Barbican and specifically – as a resident of Speed House – of the additional traffic movement on Silk Street and Moor Lane not only during construction but subsequently. I make this objection in the knowledge that there are more applications in the pipeline to demolish and rebuild that will use the same streets and will directly affect me.

From what I have gathered from the revised planning application, it is proposed to

1. increase by 3 storeys to 21 floors as well as the overall size of the development with an additional tower
2. Construct balconies along the length of the southern façade of the top floor and the western side, both will be overlooking my neighbours in Willoughby House. I don't think the proposed mitigation measures will be adequate and bearing in mind the saga with Tate Modern I would think might be turned down by judicial review
3. Provide what is termed a 'community venue' on the ground floor with direct access from City Point Plaza about which I feel less strongly but will clearly add to footfall and need to be reviewed in conjunction with other proposals to add more retail to the area immediately surrounding the residential Barbican Estate

In sum these are choices to maximise the potential revenue of the building which come at the expense of the residential community and indeed other stakeholders and, apart from any other issues, could well decrease the desirability of what is in effect a premium area. I would hope that, at the very least, the revisions are rejected and a more appropriate set of solutions to the acknowledge problems sought. These involve both mitigations during the construction phase and an overall consideration of what the area as a whole will look and feel like as a result of this and other current proposals some of which have not yet been formally submitted but are well known to officers.

Yours truly,

Professor Tim Butler  
97 Speed House



Ms Amy Williams  
City of London PO Box 270  
Guildhall  
London EC2P 2EJ

1<sup>st</sup> October, 2024

Dear Ms Williams,

Objection to SCHEME AMENDMENTS to planning application 24/00209/FULMAJ for the demolition and building at Tenter House, 45 Moorfields, London, EC2Y 9AE

I object to this development on the grounds of sustainability, massing/overbearing, building height, daylight/sunlight, townscape, inadequate traffic/servicing and damage to amenity for neighbouring residential occupiers.

The revisions to this application still result in a “tall building” which the Mayor of London (and therefore City of London emerging planning policy) says is unsuitable for this location. The revisions still result in damage to the views of St Paul’s Cathedral, which are supposed to be protected even from small-scale encroachment, without suitable mitigation to make it acceptable.

The resulting roofline along Moor Lane is a mess, affecting the setting of the listed Barbican and the Conservation Area.

Consultation was not done at all on these revisions and my comments were not taken into account in the design evolution.

In particular I object to;

- i) The WLCA which excludes the carbon associated with demolition
- ii) The size/scale of the scheme, which is still too high
- iii) Traffic and servicing arrangements, which need to conform with the Local Plan by including an internal place for vehicles to unload and turn around
- iv) Loss of daylight and sunlight due to the excessive height of the development.
- v) Noise pollution from the roof terraces, which need to close at 6pm with no exceptions
- vi) Light pollution from artificial lighting at night, which needs windows with integral automated blinds

Pretending that there is no carbon impact because demolition occurs under another planning consent is a nonsense and makes a mockery of the City’s “retrofit first” claims.

The scheme is still three storeys higher than the 2020 consent; still breaches Mayoral policy and emerging City policy; still interferes with views of St Paul’s Cathedral; still damages amenity for neighbouring homes, especially by being wider at the top as well as higher than the 2020 consent.

Neighbours were not shown the daylight/sunlight impact of these scheme amendments. Not only should a fully independent assessment be required; this should also be shared with affected property owners, with allowance for further objections before any decision is made.

To safeguard amenity under the Local Plan (DM15.7, DM21.3), terraces overlooking should be limited by condition to restrict use after 6pm on weekdays, and none at all on weekends and Bank Holidays, as with the London Wall West application which said (condition 41) that: “*The roof terraces hereby permitted shall not be used or accessed between the hours of 1800 hours on one day and 0800 hours on the following day and not at any time on Saturdays, Sundays or Bank Holidays, other than in the case of emergency*”.

Deliveries to Tenter House, from the residential street, Moor Lane, will damage amenity for residents and pose a danger for cyclists using the strategic cycle route on the street. As the servicing yard is not big enough for vehicles to turn around there will also be noisy reversing. This contravenes the City’s current plan policy DM 16.5. In the 2020 scheme, the planning department insisted on a servicing yard big enough for lorries to turn round and publicised this particular aspect of the consent. The same should apply to this application; as the 2020 scheme is being used as a precedent in other matters, consistency and fairness demands that it should apply to servicing, too.

Conditions should also require window units with integral blinds to drop automatically at 7pm to stop the high level of light pollution adversely affecting “light-sensitive” homes next to the scheme – in line with the City’s Lighting SPD.

Yours sincerely

E Hirst

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Mr Nigel Gilbert

Address: 314 Gilbert House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Moor Lane sits between Willoughby House and the retail /office buildings on the other side of the road.

With the significant increase in the size of the building in this proposal, the volume of delivery and despatch traffic needed to service it will increase in proportion so if the delivery access to Tenter House is in Moor Lane it will increase the disturbance to the residents and the traffic using Moor Lane and Fore Street which has already been impacted by the 21 Moorfields project.

Placing the delivery entrance in Moorfields between two rows of commercial property would eliminate this, retaining the relatively quiet flow of traffic via Wood street /Fore Street/ Moor Lane and retain the quiet junction between Silk Street and Moor Lane in front of the Guildhall School of Music.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Mr Louis Gilbert

Address: 516 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: Dear Sir

I am a leaseholder of 516 Willoughby House, almost directly opposite the Tenter House site on Moor Lane. The bedroom window faces east towards the Tenter House site.

I'm objecting to the proposed planning application on the following grounds.

The revised plans are unsympathetic to the local community namely the unacceptable height that will impact Willoughby House and Views of St Paul's from the River Thames.

The proposed terraces must close at 6pm and be permanently closed on public holidays and weekends with no exceptions to safeguard the privacy of sleeping areas in Willoughby House.

Services and deliveries to the new development MUST be made via Moorfields a wholly

commercial street, Moor Lane is heavily residential with the Heron and Barbican Estate Blocks overlooking the already heavily congested Moor Lane , with daily parking infringements already occurring with little to no control from the City, this road is at capacity and unable sustain further heavy site traffic.

The loading bay must be large enough for vehicles to turn around inside this eliminating the traffic congestion and noise on the exterior of the building.

The proposed community space must fully funded for a minimum time going forward to ensure its survival as a community venue. It must be managed in considerate and ethical way that enables the space to work, and have a designated operating time such as the adjacent commercial units. The term 'community' is a very loose term and the space must be protected for the local community at appropriate fees, there is a huge risk of it becoming more of a commercial space under the guise of community space as a planning sweetener to local residents, who over time will not benefit from the space due to high usage fees.

Automated blinds must be fitted to the west and south facing windows to safeguard the privacy of residential neighbours.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Henrietta Wells

Address: 119 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: While I am in favour overall of the redevelopment of the Tenter House site, the plans as proposed are unsuitable as follows:

- The building is too tall and has too much mass at height. It will result in considerable loss of light for those in Willoughby House;
- The building terraces are proposed to be used a few times a year in the evenings after 6pm. This will cause unnecessary disturbance for residents whose bedrooms are overlooked by the proposed terraces. There should be no use of the balconies at all after 6pm;
- All windows facing towards the north, west and south must have integrated blinds that close at sunset, to prevent nighttime light pollution for nearby residents;
- The proposal for the building loading bay to be accessed from Moor Lane will generate unacceptable noise and traffic along this street, which is already busy. It will also result in friction

with vehicles delivering to City Point, which already use Moor Lane. The access to Tenter House should be from Moorfields, and the loading bay should be large enough to permit vehicles to turn inside to prevent noise from reversing "bleepers".

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Mr Bernard Hughes

Address: 107 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: I live on Moor Lane and my bedroom faces the proposed service entry. I am objecting because there is lack of consideration as to how this very large building - much larger than existing planning permission - will sit harmoniously alongside its neighbours. The building is too tall - surely CityPoint Plaza will be thrown into darkness and this greater scale will place huge strain on the already busy Moor Lane - damaging residential amenity. Rooms facing the tower will have darkness - one of my 1st floor neighbours hasn't received any contact on light loss to her flat. Something has gone awry with the light calculations and they must be independently verified before real mistakes are made.

The scheme needs to be more aware of residential amenity eg automated night blinds are key Servicing must be away from residents and the cycle path of ML and via Moorfields - vehicles must turnaround inside the building .Why should residents suffer through a design choice? We had beepers on Moor Lane at 610am today. Deliveries persistently arrive very early on ML and



idle : all parking on ML must be reviewed in light of this scheme

There is an arts space: access must be via the reception area for control and management. Who will be liable for what takes place in the venue?

Balconies facing us must shut at 6pm and weekends and have dense foliage to protect privacy and to cut noise.

The scheme is too big and there is a lack of care to the amenity of those nearby Improvements must be made. I've no ill will against the developer or comment on the style of design other than scale and servicing.

To whom it may concern,

Please find an objection to the below referenced planning application as recently amended.

<b>Reference</b>	24/00209/FULMAJ
<b>Address</b>	Tenter House, 45 Moorfields, London, EC2Y 9AE
<b>Proposal</b>	Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA]. Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

I am the leaseholder of 601 Willoughby House, a neighbouring residential property directly impacted by this application.

I have made a previous objection to the original 2024 Proposal ('Submitted Scheme'), which still stands.

The grounds and details of the objection to the amended proposal ('Addendum Scheme') are as follows:

### **Residential Amenity: Impact of Loss of Light to Residential Dwellings (Willoughby House)**

The 2020 Permission extends to 87.9m AOD, whilst the Addendum Scheme extends to 95.2m - over seven metres higher.

The detrimental impact of this height increase on daylight to Willoughby House, including my own flat, is significant.

The table below uses data from the application to illustrate this. It compares NSL 'lit areas' between the baseline 2020 Permission and the Addendum Scheme.

As a means of illustrating the difference in impact between the two schemes, the data for 'Room 35' is shown for each floor. I understand that Room 35 on the 6th Floor falls within my property.

	<b>2020 Permission / NSL sq ft</b>	<b>2024 Addendum Scheme / NSL sq ft</b>	<b>Reduction in NSL</b>
<b>Room 35, 1st Floor</b>	52.4	39.9	23.9%
<b>Room 35, 2nd Floor</b>	56.8	44.0	22.5%
<b>Room 35, 3rd Floor</b>	61.0	48.0	21.3%
<b>Room 35, 4th Floor</b>	68.0	55.0	19.1%
<b>Room 35, 5th Floor</b>	72.4	55.7	23.1%
<b>Room 35, 6th Floor</b>	76.1	62.6	17.7%

In the case of the 1st floor room, the 2024 Proposal (both original Submitted and Addendum) take the NSL to under 30% of the room's area. All rooms considered see a substantial reduction in both NSL and VSC versus the 2020 Permission.

The impact on some rooms in Addendum Scheme is in fact even greater than the original 2024 Proposal ('Submitted Scheme'). The applicant's own report further confirms this by stating the Submitted Scheme had only 192 of 231 rooms NSL in compliance with BRE guidelines, but the Addendum Scheme has even lower compliance.

The data simply does not support the applicant's statement '*whilst the Proposed Development will give rise to some minor reductions in daylight and sunlight to Willoughby House these reductions are considered to be so minor as to be unnoticeable*'.

Given the material negative impact evidenced by the applicant's own data, allowing the >7m increase in height would seem inconsistent with the the City of London Local Plan policy statement '*to resist development which would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels ...*'.

The proposed 2040 City Plan further notes '*The amount of daylight and sunlight received has an important effect on the amenity of dwellings... Access to appropriate levels of daylight and sunlight is important for the mental health of workers and residents.*'

In summary, both the Submitted and Addendum Scheme cause material and unacceptable loss of light, over and above the 2020 Permission.

The applicant attempts to gloss over this loss of light by blaming it on what it calls 'private amenity balconies', but which are in fact the fire escapes of Willoughby House. The fire escapes are a key functional feature of a listed development, which has existed over 50 years. Such attempts to blame loss of light from a new development on them are disingenuous to say the least.

In any case, the loss of light impact of the increased height / additional storeys over the 2020 Permission profile could be significantly mitigated if the applicant moved such mass exceeding this profile eastwards to the Moorfields side of the building.

### **Noise / Traffic & Highways: Impact of Increased Service Traffic to Residential Dwellings (Willoughby House and 5 Moor Lane) & Vulnerable Road Users / Pedestrians**

The Submitted and Addendum schemes envisage a large amount of service traffic entering the proposed building via Moor Lane.

The increased traffic will cause inevitable loss of amenity due to noise impact to the residential dwellings in Willoughby House and 5 Moor Lane, including my own. This will be amplified by the canyon effect, given the road is already bordered by tall buildings. There is also risk of noise impact from reversing alarms to the same dwellings if vehicles are not given space to turn within the proposed building and are expected to reverse out on to New Union Street.

Furthermore, increased traffic if routed from the north, may create conflict / increased hazard to pedestrians crossing Moor Lane on the natural route from Moorgate Station to the Barbican Arts Centre, as well as for the many cycle commuters who use the route (Moor Lane forming part of the C1 Cycleway route).

Moor Lane is already frequently lined by commercial vehicles stopped on both sides of the road (often contrary to road markings), dramatically impinging on visibility for crossing pedestrians of oncoming vehicles, and for oncoming vehicles of pedestrians attempting to cross (including at the pedestrian crossing). Additional service traffic would only make this situation more hazardous for pedestrians and vulnerable road users.

Finally, routing traffic along Moor Lane seems to oppose the spirit of the City of London's previous proposals 'to create greener, biodiverse and environmentally resilient Moor Lane'.

Having service traffic enter and exit the building from Moorfields, turning within space provided in the building, seems as though it would address all of these concerns.

### **Residential Amenity: Light and Noise Pollution to Residential Dwellings (Willoughby House)**

The Scheme clearly has a large number of windows and a terrace overlooking Willoughby House. The former may cause light pollution at night and the latter noise pollution, unless they are subject to appropriate mitigations.

I suggest that as a condition of the planning:

- all windows facing residential buildings should be fitted with automatic blinds to close at night;<sup>1</sup>
- the terraces should also be limited to use on business days only, no later than 6pm, with no exceptions.

It seems that the two mitigations, whilst not at all onerous would substantially reduce the impact from noise and light pollution on Willoughby House.

### **Other: Negative impact on the setting of the Barbican Conservation Area and Listed Buildings**

The Barbican Estate Listed Building Management Guidelines<sup>2</sup> state:

*1.5.4 Grandeur. The sheer extent, volume and richness of space, land and water, especially as viewed in both directions from the vantage point of Gilbert Bridge makes it unique in the City of London. Whilst it is differentiated in landscape treatment in numerous ways and thereby is actually experienced as a series of linked 'sub-zones', it is of paramount importance that the overall sense of this space as a single entity is not diminished by any physical intervention or sub-division. Any proposal for alteration would need to be judged against the most stringent criteria imposed by designation.*

The photograph below shows the view east from Gilbert Bridge, with the approximate location of the proposed development highlighted in red.

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<sup>1</sup> I believe that 1 London Wall Place demonstrates a good positive example of the effectiveness of a blind placed system.

<sup>2</sup> <https://www.cityoflondon.gov.uk/assets/Services-Environment/spd-barbican-estate-listed-building-management-guidelines-volume-IV.pdf>



The photograph demonstrates that whilst the proposed development lies outside the estate, it would diminish the overall sense of space by dramatically impinging on the remaining visible sky. This is in strict opposition to the very strongly worded guidelines.

### **Other: Environmental Impact of Scheme**

The Planning Statement notes:

*5.68 Therefore, the Proposed Development (as amended) is a considerably more sustainable building compared to the 2020 Permission and the proposals submitted in February 2024 in terms of reducing both embodied carbon and operational carbon. A range of sustainability measures have been integrated within the approach to the Proposed Development (as amended), including through the use of high-performing materials which have evolved through detailed design and the provision of additional renewable technologies.*

Whilst I welcome measures to aid sustainability, presumably the building could be made even more sustainable by introducing the same measures within a smaller building, in line with the 2020 Permission.

I note that the application also lists other advantages over the 2020 Permission, such as improved public realm, which again could also be achieved with a building of the previously planned height.

The comments on carbon are extremely disingenuous given the applicant chose to completely demolish the existing building rather than refurbish.

Yours faithfully,

Mark McMillan

Ms Amy Williams  
City of London PO Box 270  
Guildhall  
London EC2P 2EJ

1 October 2024

Dear Ms Williams

**Re: Tenter House 45 Moorfields London EC2Y 9AE – 24/00209/FULMAJ (the Revised Planning Application)**

The Willoughby House Group RTA and the Brandon House Group RTA (the \*Group\*) together represent 150 flats and 27 houses positioned adjacent to the Tenter House development. Each one of those flats and houses will be adversely affected by the issues raised in this objection since bedrooms and living rooms overlook or are adjacent to the Tenter House developments.

Following consultation with our members, we are making this submission of objection as Chairs of the Group.

Please see below the objections from the Group.

Yours sincerely

Fionnuala Hogan  
Chair, Willoughby House Group RTA

Andrew Tong  
Chair, Brandon Mews House Group RTA

## WILLOUGHBY HOUSE GROUP OBJECTIONS

Members of the Group have raised 9 substantive objections. There are also other objections submitted by some members of the Group individually and directly to the Corporation. We request that you also refer to those in your consideration of the Revised Planning Application.

The **9 substantive objections** concern:

- a. developer's failure to consult stakeholders;
- b. overdevelopment likely to cause damage to residential amenity;
- c. the cumulative loss of light and light spillage by this and each additional development;
- d. terracing;
- e. servicing of the development & the traffic plan;
- f. impact of proposed ground floor restaurant;
- g. community space;
- h. unacceptable impact of carbon emissions; and
- i. honouring commitments made by the Corporation in earlier consultations on developments.

We deal with each in detail below.

### **A. DEVELOPER'S FAILURE TO CONSULT STAKEHOLDERS**

1. The Corporation's Statement of Community Involvement dated July 2024 makes clear that there is a strong expectation that developers and other applicants will

*"...enter into meaningful engagement with local communities and key stakeholders in a positive and timely fashion to enable these groups to input into, comment and help shape development proposals before a planning application is formally submitted to the Corporation..."*

2. No such consultation took place prior to submission of this Revised Planning Application at the instigation of the developer. Neither the Group nor any particular resident was consulted by the developer before the Revised Planning Application was submitted. Indeed, the Group requested a consultation with the developer once we learned that the developer was proposing to submit the Revised Planning Application.
3. The developer cannot comply with the Corporation's requirement set out in the Statement of Community Involvement that a consultation statement be submitted as a part of the Revised Planning Application. A Statement of Community Involvement was submitted with the original application. The developer has indicated that it does not propose to submit an updated Statement of Community Involvement in connection with the Revised Planning Application. However, it is imperative that the Corporation ensure compliance with its processes by requiring an updated Statement of Community Involvement.
4. We ask that the Corporation require compliance with its own express practices, procedures, requirements and expectations in line with the Statement of Community Involvement.

### **B. OVERDEVELOPMENT LEADING TO DAMAGE TO RESIDENTIAL AMENITY**

5. The proposed design has now increased disproportionately in scale and mass, almost twice the size of the original building permission granted in 2019.
6. The increased height and scale of the proposed development is unacceptable and inappropriate in such close proximity to such a large group of residents. Successive developments have eroded the residential amenities and have, thereby, adversely impacted the health and wellbeing of neighbouring residents. The cumulative impact damages residential amenity by:

- being too close to existing homes;
  - affecting the right to privacy that should be afforded each resident in their home;
  - attendant problems of light pollution at night which impact sleep patterns of residents whose bedrooms are adjacent to that development;
  - increased traffic congestion;
  - increased traffic congestion leads to greater noise and air pollution; and
  - the loss of natural light during the day and the related loss of the last vestiges of visible sky open to many homes in the Barbican.
7. This leads to stress for all affected neighbours and with the proven resultant adverse impact on health. These matters mean that the revised Planning Application conflicts with the Corporation's Local Plan and should not be granted in its terms.
8. In addition, it is to be noted that the increase in height also unacceptably impacts the views of St. Paul's Cathedral from the river. St Paul's Cathedral is not only a building of significant national significance, but also a listed building. The impact on the views of St. Paul's Cathedral is an important issue which conflicts with the National Planning Policy Framework. That Framework considers the setting of a listed building to be itself just as important as the listed building itself. The Corporation should not disregard or overlook the effect of this conflict.

**C. LIGHT: CUMULATIVE LOSS OF LIGHT AND LIGHT SPILLAGE**

9. Successive developments in close proximity to the Barbican has had an accumulative effect on light into homes opposite the development. It is not appropriate for the developer to disregard the impact of their particular development on top of the effect of existing developments. The analysis should be cumulative and not in isolation with current levels as given.
10. We require that for the impact on light to be properly understood and assessed, the Corporation request that the developer publish the difference in light between the present 11 storey building and the proposed 22 storey development.
11. For the analysis to be in any way meaningful, daylight/sunlight calculations should be independently verified which would then be in line with the Corporation's own policy.
12. To further protect residents from the constant and damaging glare of artificial light during the evening and night, a condition requiring the prevention of light spillage should be included at this planning stage requiring additional measures such as the windows with integrated, automated blinds to the western and southern facing windows of the development.
13. It has been the unhappy experience of this Group that in the case of several developments directly impacting the Group, no action and no responsibility has been taken by any of those involved in the development where it has left to the fit-out stage of the works. It is not being complied with by the tenant or those undertaking the fit-out.

**D. TERRACES**

14. There are two terraces that overlook the Group's homes. We ask that in accordance with recent planning officer recommendations, the access times and use of the terraces be limited. We must insist that the terraces be required to close by no later than 18:00 hrs and a prohibition on the use of the terraces during weekends or bank holidays and that no exceptions be permitted, by application or otherwise.

**E. SERVICING & THE TRAFFIC PLAN**

15. Servicing of and deliveries to the development must be undertaken from Moorfields.



16. It should come as no surprise to the Corporation since Kristian Turner's view from the survey shows that the traffic on Moor Lane is already at high levels and the noise impact on residential amenity is significant and, at times, intolerable.
17. Two key areas of objection from residents are:
  - a. the size and positioning of the service yard; and
  - b. the current traffic plan that provides for access to the site for all traffic from Moor Lane.

**a. Service Yard**

18. The proposal is for vehicles to travel down New Union Street from Moor Lane and reverse out of the service yard.
19. Previously, none of Tenter House vehicles accessed the site from Moor Lane. In this proposal, the developer:
  - a. has removed the ramp from Moorfields which originally ran down to a car park and delivery area;
  - b. has made the decision to double the height of the building; and
  - c. is planning to use New Union Street from Moor Lane as a throughfare for ALL of the significant number of projected vehicles per day.
20. These decisions will, undoubtedly, cause increased deliveries, increased servicing traffic and an increase in noise levels.
21. There is no justifiable reason to impose the inconvenience and stress upon the residents along Moor Lane. Developers and their designers should be required to ensure that their choices, and the resultant design of the development, reduces the impact on residents and other stakeholders instead of increasing it. The designer has suggested that this cannot be achieved due to the narrow opening and the positioning of the core. That is a matter of design and designs can be altered. The change required is neither impossible nor unfeasible.
22. For example, when the 21 Moorfields building service yard was moved from Fore Street Avenue to Moor Lane it caused a significant increase in traffic along Moor Lane. In an attempt to mitigate the issues this gave rise to, the service yard was increased so that ALL vehicles could turn inside the development and drive out. The Corporation must be aware that even with this change, there has been a very significant and noticeable increase in traffic and noise.
23. These are matters entirely in the hands of the designer and developer. It has been the choice of the developer, **without** consultation with stakeholders, to increase the height from 11 storeys to 21 storeys as well as to increase the overall size of the development. An obvious consequence is an increase in the deliveries and servicing requirements. It should, therefore, be the developer's responsibility to make the requisite and relevant changes to the internal design, which is entirely practical and possible, rather than ask residents to suffer the consequential negative impact.
24. Deliveries are expected to start as early as 07:00 hrs. However, such an early start generally means congestion and noise due to those vehicles parking up along Moor Lane, reversing with beepers and street noise.
25. Bleepers from reversing vehicles onto New Union Street will be a serious noise nuisance to Barbican residents. The sound is high pitched and carries a long distance. Bleepers already cause disturbance from 06.00 hrs. The need for white noise beepers should be made mandatory.
26. Residents have raised this as a critical issue with the developer and the designers during 2016/17 in the original consultation. The concern of the residents has been entirely ignored. It is also the Corporation's duty to ensure the residents of neighbouring buildings are adequately protected from

harm to health and wellbeing that is caused by increased levels of noise, increased traffic congestion leading to reduced residential amenity.

27. We remind the Corporation that the current Local Plan states that all developments should provide for service bays which are of sufficient size to allow for vehicles to turn around within the bay. We request of the Corporation that the developer be required to comply with the Local Plan policy of the Corporation. It is, therefore, **critical** that the service yard design is amended to be large enough for all vehicles to turn inside the yard. It must, therefore, be the responsibility of the developer and its designers to make these changes in such a highly residential area.
28. The Group suggests minimising the impact can be achieved through:
  - a. a change in the design of the lower level so that the service yard is large enough for all vehicles to turn round within the development without the need to reverse out of the development.
  - b. all traffic being required to enter New Union Street from Moorfields and all exiting traffic to move forwards from New Union Street along the short distance to Moorfields.

**b. Traffic plan**

29. One of the reasons provided by the developer for the need to allow all vehicles to access via Moor Lane was that the footfall from Moorgate Station was too large to enable access from Moorfields to be a viable option.
30. However, residents provided photos that showed this was not the case. A head count survey carried out as a result of the photo evidence found that Moorfields is only busy between 08:30 hrs and 09:45 hrs on the 3 midweek days. As the Group has been told there will be no deliveries before 10:00 hrs, then footfall cannot continue to be a concern. It is no longer a valid reason preventing safe vehicular access from Moorfields.
31. We have also been told that all deliveries and servicing are strictly regulated to spread out during the day with un-booked deliveries turned away with banksmen on duty. With this process in place, it only goes to strengthen the argument that there is no problem whatsoever for vehicles entering and exiting from Moorfields.
32. Moor Lane is already besieged with deliveries and servicing vehicles and is on the north-south cycleway.
33. The street is included in the Healthy Neighbourhood Scheme that will be part of the matters before the Streets and Walkways Subcommittee on 1 October. Following that, the much-awaited greening scheme for Moor Lane can be started. There are proposals that will widen pavements, create more much needed planting and make Moor Lane a one-way street.
34. Lastly, the solution to noise disturbance that we recommend to the Corporation is for all vehicles to be required to travel in from Moorfields into New Union Street under a strictly regulated system. With good management, of which we have been assured, all vehicles should be able enter and exit the short distance safely from Moorfields.

**F. PROPOSED GROUND FLOOR RESTAURANT**

35. Certain measures were put in place in relation to the operation of Barbie Green which is also very close to residential homes. In that case, there are strict requirements in place in relation to opening hours and a prohibition on the off-licence sale of alcohol.

36. The placement of the restaurant at the Tenter House development away from the original site (facing City Plaza) to the corner of Moorfields will have a direct impact on the ability of vehicles accessing the development from the Moorfields side, as proposed above.

37. We ask that consideration be given to these two issues to ensure that residents are not impacted negatively.

#### **G. COMMUNITY SPACE**

38. The community space will fail as a useful addition unless it is adequately funded and with the appropriate frameworks in place for how it will be managed and controlled. For this aspect to continue as proposed then we request that funding be secured for a period of at least 10 years.

#### **H. CARBON IMPACT IS UNACCEPTABLE**

39. The release of embodied carbon should be appropriately accounted for.

40. Any scheme in the current development environment and overall environmental context needs to meet both its commercial objectives AND its carbon reduction goals.

#### **I. HONOURING COMMITMENTS MADE IN EARLIER CONSULTATIONS**

41. All the evidence and experience from similar developments on other sites around the Barbican is that, even with a better risk profile, unfavourable changes are made after consultation.

42. We have had direct experience of this in relation to the 21 Moorfields building where, for example, the site was increased in size since consultation, the security demise has been moved outside the planning footprint with direct and negative consequences for residents and local amenity and environment and the delivery entrance has moved so that, instead of being tucked away, it is now directly opposite Barbican bedrooms.

43. It is important that the Corporation is clear about which of the commitments made during consultation will be honoured. These commitments need to be documented so that it can be adhered to, even if the design evolves.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Ms Lila Rawlings

Address: 719 Willoughby 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:- Once again - we have another new building that - rather than being repurposed - will release a huge amount of CO2 into the surrounding area - this is in direct opposition to the CoL's alleged commitment to greening the Square Mile. We have lived with so much development, noise, building work at all hours, endless cranes, deliveries and continue (with what is quite honestly) a battle to live our lives, raise our children in a calm and peaceful environment.

- The increased height of the building by from 11 to 21 floors is unacceptable and impacts not only our right to light and a view of the sky, but also the view of St Paul's from the river. Plus this additional 10 floors will caused increased disruption, endless traffic jams (currently there are many instances where residents and delivery vans cannot get into our car parks).

- The traffic plan is also an issue - with the development of Deutsche Bank, Moor Lane has become a total road-block making Vans and lorries are parked there all day and arrive in the early

hours - before 6am - with endless beeping and drivers shouting and waking up the entire block. The road is at capacity and cannot take any more traffic. All servicing and deliveries will need to be made from Moorfields - plus the service area needs to be accessed from this direction to avoid 200 people up in arms and creating more headaches for the landlords and tenants of the building.

- We speak from experience - when the Deutsche Bank service area was relocated to Moore Lane, the vehicle turning area was increased but lead to a massive increase in noise and disturbance. This should be a lesson learned and be taken in consideration by the developers.
- The solution to noise disturbance is that all traffic travels in from Moorfields into New Union St. We have undertaken our own survey of commuter footfall which confirms Moorfields is only busy between 8.30-9.45am Tues-Thurs which means access can be regulated and managed.

From: [REDACTED]  
To: [REDACTED]  
Subject: Objection to Tenter House Planning Application Ref: 24/00029/FULMAJ  
Date: 02 October 2024 16:41:03

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

Subject: Objection to Tenter House Planning Application Ref: 24/00029/FULMAJ

Dear Sir/Madam,

I am writing to formally object to the planning application Ref: 24/00029/FULMAJ for the proposed development of Tenter House. I, along with many other residents of Willoughby House, have serious concerns about the impact this proposal will have on our community, the surrounding environment, and the cityscape of the area.

#### 1. Excessive Height and Scale

The increase in height to 21 storeys, along with an additional tower, represents a significant and unacceptable escalation in the scale of the development. This will dramatically alter the skyline, block views of important landmarks such as St. Paul's Cathedral and the river and create a claustrophobic environment for the residents of Willoughby House. The height is disproportionate to the surrounding buildings, undermining the architectural character of the area.

#### 2. Loss of Privacy and Overlooking

The proposed balconies running along the length of the southern façade, particularly those on the top floors, will create a direct line of sight into the bedrooms and living spaces of Willoughby House residents. This is an unacceptable invasion of privacy. Although the developer mentions some greenery to offset this issue, it is unlikely to provide sufficient coverage or mitigate the impact.

#### 3. Terraces and Noise Pollution

The terraces proposed in the revised plans are likely to be a significant source of noise pollution. While closing them at 6 pm is a condition, this does not prevent disturbances during the day, especially on weekends and bank holidays. The plan does not provide a robust solution to mitigate noise in what is already a densely populated area, and these terraces should not be permitted.

#### 4. Traffic and Servicing Issues

Moor Lane is already a high-traffic area, with the added danger of narrow lanes and frequent congestion. Allowing additional servicing and deliveries from anywhere other than Moorfields will exacerbate the existing traffic problem and increase safety risks for pedestrians and residents. Noise from increased delivery vehicles and the strain on the road infrastructure must be carefully considered.

#### 5. Inadequate Loading Bay and Traffic Flow

The loading bay proposed must be designed to fully accommodate vehicles turning around without blocking traffic flow or causing additional hazards. A poorly designed bay will lead to further congestion and noise pollution, significantly affecting residents and visitors.

#### 6. Automated Blinds for Light Pollution

As a measure to protect residents from intrusive light pollution, it is critical that the development incorporates automated blinds, particularly on the west and south-facing windows. Willoughby House residents already suffer from significant light pollution in their bedrooms due to the neighbouring City Point and Deutsche Bank developments, where occupiers have made little to no effort to mitigate the impact on their residential neighbours. Without proper controls, the addition of Tenter House will only worsen this issue, further disrupting the quality of life for residents. Automated blinds or similar measures are essential to minimize light pollution and preserve the liveability of the area.

#### 7. Inadequate Community Benefits

The proposal includes a “community venue” on the ground floor. However, no clear explanation has been provided as to how this space will be managed or controlled. There needs to be a firm commitment to ensure that this space will be of real benefit to residents, rather than just a commercial enterprise with limited public access.

#### 8. Sunlight and Daylight Impact

The daylight/sunlight calculations provided by the developer should be independently verified, as the increased height and massing of the building are likely to block sunlight and cast large shadows over neighbouring properties. The loss of natural light will have a detrimental impact on the well-being of local residents, as well as potential effects on the surrounding public spaces.

#### 9. Environmental and Carbon Considerations

The environmental impact of the development, particularly concerning the embodied carbon within the construction process, has not been fully addressed. The City of London must take strong measures to ensure that any new development is not only sustainable but actively contributes to reducing carbon emissions. The current proposal lacks sufficient detail in this area.

#### 10. Heritage and Cultural Impact

The development could also detract from the cultural and historical significance of the surrounding area. The iconic views of St. Paul’s and other nearby heritage landmarks will be compromised, which undermines the character of the City of London. Any new development should respect the unique historical context of its surroundings, something this proposal fails to do.

#### 11. Community Consultation

Finally, it is concerning that the developer’s revised plans do not appear to adequately reflect the concerns raised by the Willoughby House residents in previous

consultations. True community engagement requires meaningful changes in response to feedback, which seems to be lacking in this case.

In conclusion, while we understand the need for development, this particular proposal is overbearing, intrusive, and harmful to the local community. I strongly urge the planning committee to reject this application or, at the very least, require substantial modifications that address the numerous issues raised.

Thank you for considering my objections.

Yours sincerely,

Bruce Robertson  
511 Willoughby House



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Lisa Shaw

Address: Flat 103 Cromwell Tower, Barbi London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: I am supportive of the demolition and redevelopment of the current 11-storey building on this site.

However, I strongly object to the proposal to replace it with the proposed 21-storey building.

Failure to consult

Firstly, I am a local resident who will be impacted by the development. Despite this, there has been a total failure of the developers to notify or consult with us regarding this new proposal. I have heard about it through other means for the first time today.

Height

The revised proposals add considerably more bulk and height than was initially contemplated, taking no consideration of the concerns already expressed. This increase impacts not only local residents, but the views of St Paul's from the river.



# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

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Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Mr Alan Budgen

Address: 301 Cromwell Tower Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a resident and Chairman of Cromwell Tower House Group a recognised RTA. I am objecting to this application for several reasons.

- 1) There has been no public consultation. Any dialogue that might have occurred with residents, has not included Cromwell residents. I was invited to one meeting with the developer, where they discussed the process of demolition. They have not presented the revised (or previous) plans to us.
- 2) In recent years the eastern end of the Barbican Estate has been boxed in with ever taller, bulkier buildings. The Tenter development will be even more damaging and overbearing due to its even greater height. It will impact on the homes in Willoughby House, Brandon Mews, Speed House, The Heron, Gilbert House, Andrewes House and Cromwell Tower.
- 3) The height of the building impacts protected views of St Paul's Cathedral.
- 4) The proposal includes terraces which would overlook the homes in Willoughby House, and have a negative impact on the privacy and enjoyment of homes.
- 5) A taller building will require more servicing, this should not be in Moor Lane outside of a

residential block. This road is already busy and noisy and has required traffic calming measures. All deliveries, and loading needs to take place on the Moorgate side of the building.

6) As there has been no dialogue with the developer we do not know how another tall building will impact sunlight and wind on the locality.

7) From a sustainability point of view, we do not know why the existing building could not be retained and retrofitted, instead of the very damaging release of embodied carbon that will result from the new building. This is not sustainable and goes against the City's own Retrofit First policy.

8) The revisions to this application result in a "tall building" which the Mayor of London (and therefore City of London emerging planning policy) says is unsuitable for this location.

Therefore I urge you to reject this application.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Guillaume Faucompre

Address: 327 Willoughby House London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I had previously commented on the proposal, the updated proposal doesn't change in any way my concerns so I will put this comment back here:

"I participated to the public exhibition in November 2023 where I raised my concerns in writing about the height of the proposal (at the time 7 stories more than the existing building).

I received recently a thank you note from Freshwater in which they stated: "The feedback given by you, and many other local residents and businesses, has helped shape the final details of the plans"

I asked specifically what those details were and received a STATEMENT OF COMMUNITY INVOLVEMENT document in which my concerns about height (as well as noise and sustainability issues) are noted as shared by other people.

But I also realised to my astonishment in this document that the total height of the proposal has been increased by another 4 stories (22 total, now updated to 21).

What is the point of public feedback if they are here to be taken, ripped up and completely ignored. It almost feels like those 4 stories have been added only to spite the people who have raised concern.

The only window of clear sky available from my bedrooms were in between Citypoint and 21Moorfields. And this proposal is getting rid of this altogether to render the view completely artificial.

Moreover, any proposal that pretends to be more sustainable when it actually involves the destruction of existing buildings instead of refitting is just pure greenwashing.

So I can only object to this proposal that again ignores affected residents concerns.

Some people on the planning committee might see this comment as nimbyism, I prefer to see it as niabyism (not in anyone's backyard)."

Regarding what Moor Lane is becoming: it is designated as a Health Neighbourhood Scheme, and was due for a "greening" phase a few years back. But with the added bulky buildings it is rather a service lane dedicated to trucks and lorries. So everything but healthy

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 24/00209/FULMAJ  
**Date:** 02 October 2024 19:02:57

THIS IS AN EXTERNAL EMAIL

Hello,

I'm writing to object to the Tenter house Proposed Changes in height.

I think it is unfair and it is clearly not what was originally agreed upon. I look directly out of my window and see the building site through the City Point in front of my window.

Firstly, the new levels will **block out what is left of the light** that reaches my bedroom and the additional noise & work for the extra levels I do not want to be hearing nor breathing in the extra dust associated with all of this construction.

People need to have a chance to have their flats independently verified further and have the loss of light calculated prior to any building works and we haven't been able to regarding the proposed change in height!

Secondly, increasing the height also increases deliveries and services to the building which consequently on a road (moor lane/ New union Street) so small and narrow will cause **unnecessary noise** from the bleeping and reversing all of the vehicles will have to do.

As I work from home and my room is facing Moor lane it's severely disruptive to my work/income, focus, sleep and health!

Time should be limited on the proposed balconies to regular working hours in the opposite offices as the noise can be disruptive. That can easily be fixed to set hours and no bank holidays.

Proposed SOLUTION TO NOISE:

- 1) Vehicles travel solely in from Moorfields into New Union Street with a fiercely monitored system, no exceptions coming through Moor lane as it is already too narrow and is residential!
- 2) Limit terrace times: Limited to/between hours of 9am- 6pm and no later!
- 3) Independent light loss verification

From,  
Poppi Haynes

705 Willoughby House, Barbican, EC2Y 8BN

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

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Address: Tenter House 45 Moorfields London EC2Y 9AE

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Case Officer: Amy Williams

## Customer Details

Name: Mr David Hall

Address: 509 Willoughby 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: My objections based on the experience of living more than 20 years overlooking Moor Lane are:

- The proposed height is far too tall and will seriously affect the neighbours and the views of St Paul's from the river. This iconic view needs to be preserved, and a lower height would help prevent the overshadowing of nearby buildings.
- Terraces should be closed by 6 p.m. at the latest, no exceptions. Leaving them open any later would cause noise and disturbance to residents' bedrooms.
- Delivery noise should be avoided by servicing from Moorfields. Our daughter has been woken



from the noise of deliveries being made on Moor Lane. Vehicles should not be reversing into Moor Lane with the associated noise.

- Light Pollution is an obvious problem on Moor Lane. Any permission granted should include a condition that all west-and south-facing windows have blinds.

- The daylight and sunlight calculations need to be independently checked. This will ensure they're accurate and fair, especially considering the potential impact on nearby homes and buildings.

As a resident of the City, I'm keen to ensure that it continues to be a vibrant place. Still, where the development is so close to residents' bedrooms, developments need to align with the needs of residential amenity. This application does not reflect that the developer has taken it seriously without changes.

**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection - 14/00209/FULMAJ  
**Date:** 02 October 2024 19:25:56

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THIS IS AN EXTERNAL EMAIL

Tenter House Planning Application Objection  
14/00209/FULMAJ

- I understand that a revised plan has been submitted for planning which will greatly increase the size of build of the old plan.
- This area of London is already incredibly dense so it's bewildering why there are new plans to make it more so.
- The impact on the East side of the Barbican Estate is already substantial and this just further adds to it in a very unwelcome way.
- Don't the planning committee see the trend of people working from home and that there is less need for office space?
- The areas doesn't need 'an enlarged retail unit,' and certainly not another Pret. What residents would like are real retail units affordable not just to global chains.
- On every level this filling-in of that dreadful architectural pile-up of buildings that run along poor old Moorfields is super-sized and over-bearing. Try and walk from Moorgate Station to the Barbican Centre and the effect is overwhelming and oppressive by these top-heavy buildings.
  
- On a broader note I find it reprehensible to watch buildings come down which are younger than me — I'm 68 — don't we all understand that we can't go on continuously building and tearing-down and building as if none of this has any impact on our collective lives/planet!/?

Please don't allow another monster here.

Thank you

Lucy

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Lucy Sisman

293 Cromwell Tower | Barbican  
London | EC2Y 8DD

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**From:**  
**To:**  
**Subject:** Tenter House Planning Application Objection 14/00209/FULMAJ  
**Date:** 02 October 2024 21:39:50

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THIS IS AN EXTERNAL EMAIL

Dear CoL planning officers,

I have only just been made aware that there is a change to the planning application for Tenter House, and that the deadline for objections is tonight!.

As my flat in the Barbican (Cromwell Tower) looks onto Tenter House, I was surprised that I had missed whatever statutory notification had been sent round. Ironically, it was my comments about the noise of demolition that had initiated the conversation about the revised construction proposal.

I would like to object to the new design, both on account of its impact on the skyline, and on the neighbourhood more generally. This area around City Point is already hugely overdeveloped, and given persistent low occupancy rates, has become a desert. It is hard to understand how developers, or the CoL itself, expect to generate a profit, let alone excitement and an enhanced reputation for the city as a place to work and live by building yet another generic, unwanted and unmemorable structure, even were it to have token 'public spaces' and sad attempts at greenwashing.

Surely at some point the City has to decide what it wants to be beyond an area where relatively recently built offices are torn down and replaced in an ever quickening cycle of carbon emitting projects. The Barbican, for all its Marmite qualities, at least offers a coherent vision. Modern technology should make it far easier to do so now than it was in the late 1960s. By allowing piecemeal development by a variety of uninspired architects of contiguous parts of this neighbourhood that, if consolidated, could offer an opportunity to have a real and positive impact, with more efficient use of space and better design, the City is missing an opportunity to advance its overall vision for the square mile.

The constant noise of demolition and construction, with all the attendant movements of large vehicles and the hideous increases in carbon emissions are already having a seriously deleterious effect on residents and workers alike.

Unless there are overwhelming arguments in favour of this increase in the size of the proposed building, I would urge the planning committee to turn down the application. Otherwise we will just face another, even bigger, demolition and construction project in a few years time as the cycle goes round again.

RMD Barrett CMG OBE  
293 Cromwell Tower  
EC2Y 8DD

**From:**  
**To:**  
**Subject:** RE: Tenter House  
**Date:** 03 October 2024 11:49:16

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THIS IS AN EXTERNAL EMAIL

I am a resident of Cromwell Tower and extremely concerned about the proposed development at Tenter House and the additional floors now planned with almost no warning and giving almost no time to object or allow for discussion etc to those most severely affected by this proposal. The new plans will make the building almost double in height to what was originally planned, which is quite alarming.

Please, please re-consider this project and take the serious concerns of those residents living directly and near this proposed building and all that it will add to the already overloaded road use, car-parking and access facilities, not to mention the substantial increase in noise and loss of privacy in many cases.

The Barbican is a unique residential building complex and should be given the respect it deserves, not only to the residents living there, but also to the architects' vision of how it stood within the city. The space around it, the views to St Paul's and the river and more will all be severely affected and curtailed by the plans for Tenter House.

I ask you again to please re-consider the plans for this building.

Kind regards

Felicity Guinness

**333 Cromwell Tower | Barbican | London EC2Y 8NB**

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].  
Note: Demolition of the existing 11 storey building (except for the Class E Unit and its related structures) will take place pursuant to planning permission reference 17/01050/FULMAJ [RECONSULTATION DUE TO SCHEME AMENDMENTS, INCLUDING REDUCED HEIGHT, AND ADDITIONAL INFORMATION].

Case Officer: Amy Williams

## Customer Details

Name: Mr Colin Davis

Address: 5 Moor Lane City of London London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: My primary concerns are the height of the building which will considerably reduce the sunlight at the City Point plaza - a very well used public open space.

Secondly the arrangements at the service bay are not sufficient to allow large vehicles to enter and leave in a forward direction. When large vehicles reverse, their audible warnings can be heard some distance away. This causes an unnecessary disturbance to residents of the Heron, 5 Moor Lane

Ms Amy Williams  
City of London PO Box 270 Guildhall  
London EC2P 2EJ

Issued via email:

  
[plncomments@cityoflondon.gov.uk](mailto:plncomments@cityoflondon.gov.uk)

3<sup>rd</sup> October 2024

Dear Ms Williams,

**Objection to SCHEME AMENDMENTS to planning application 24/00209/FULMAJ for the demolition and building at Tenter House, 45 Moorfields, London, EC2Y 9AE**

I would like to register my objection to this development on the grounds of its additional height and massing, this being additional to the original planning. In addition, the complete lack of consideration to provide a sustainable development, together with the lack of consideration to the local community and the damage to amenity for its residential neighbours. As our landlord, it had been assumed that you should have the interests of your leaseholders front and centre but permitting yet another development which damages our amenity would suggest this not to be the case.

The changes to the planning application have now resulted in a tall building which is understood was not intended to be within this location, but within designated clusters and that this area is not within one of those clusters. The height also appears to contravene the “permitted view” related to St Pauls, which was so carefully considered with 21 Moorfields (Deutsche Bank building).

The potential noise pollution from the proposed roof terraces will exacerbate the noise from the existing bar, the Refinery, the patrons of which spill onto the street on Moor Lane and clearly have no regard to the residents of the Barbican. I am unsure of the restrictions that are placed upon this publicly licenced establishment, but it is clearly poorly controlled. The concern regarding the roof terraces is that they are likely to be private and will receive little or no control. From a residents’

perspective, these need to be closely managed and a closure time, preferably early evening, imposed to ensure no disruption to the residents' peaceful enjoyment of their own properties.

The City of London should reflect upon their principle of retrofit, of which they make grand policy statements, yet fail to follow the standards which they set, particularly if they permit this development to continue in accordance with the application referenced in the subject matter.

Yours sincerely

A solid black rectangular box used to redact the signature of Michael Rowley.

Michael Rowley

Florin Court  
6-9 Charterhouse Square  
London EC1M 6EU



Ms. Amy Williams  
City of London  
PO Box 270  
Guildhall  
London EC2P 2EJ

3 October, 2024

Dear Ms. Williams,

This is just to let you know that that the latest plans (“Amendments”) for the demolition and re-building of Tenter House, 45 Moorfields, London, EC2Y 9AE are, well, unfit for purpose. (In other words, they suck.)

I don’t live that close to the site – as you’ll see from my address, above – but I’ve lived and worked in this area since 2006, and know it well. For years I’ve walked to work through that area, and had after-work drinks with colleague at the now-permanently-closed Rack & Tenter pub.

So I’m sending you my objection to these “Amendments” (evidently meant to provide more income to the already-well-remunerated developers) on the grounds of their un-sustainability; un-necessary (and horrific) mass and height in an already-increasingly-awful and sunlight-deprived area; and generally awful urban planning.

These revisions to the already-dire (in my opinion) proposal for development of this site result in an unsuitably-massive building



for this particular site, at a time when there are increasing calls for more well-thought-out and less massive-for-the-sake-of-it developments.

(As you will be aware, , consultations on these revisions were never held, or so I understand; what's more, the Mayor of London has, I'm told, already weighed in on this subject.)

As you will also be aware, The proposed revisions would affect sightlines of St Paul's Cathedral, which are supposed to be protected, but increasingly, are being ignored.

Apart from all that, though, is the fact that this is looking like yet another example of a greedy developer trying to add additional mass to its otherwise un-remarkable project, for no reason other than to make yet more money by the addition of more floors; and being generously accommodated by the relevant lawmakers.

Moor Lane is, of course, hardly an outstanding example of urban design, even now, although it could be, given that it links an increasingly important train/tube station with the (thus-far unremarkably landscaped) open spaces that were created when the various nearby towers were erected.

But drilling down into the proposal, I find that the proposed development's Whole Life Carbon Assessment (WLCA) actually fails to include the carbon associated with the demolition of the existing building. (Pretending that there would be no carbon impact because the demolition would be taking place under the planning consent for a different project is a bit of a farce, and makes a mockery of the City's "retrofit first" claims.

The proposal, as I understand it now, also fails to address the issue of the loss of sunlight that the proposed scheme's added height and bulk will result in, for those living and working in the area (a too common but no less important fact of modern development in the City of London).

As it stands now, the scheme is already three storeys higher than the 2020 consent, and it still breaches Mayoral policy and emerging City of London policy.

In conclusion: Not only should a fully independent assessment be done, ASAP, but it should also be shared with adjacent property owners, as well as local media organisations and all of the major London mainstream media outposts.

Sincerely,

Helen B. Roberts

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

Application Number: 24/00209/FULMAJ

Address: Tenter House 45 Moorfields London EC2Y 9AE

Proposal: Demolition of the Class E unit (and related structures), ground and basement floor slab, car park and access ramp of Tenter House together with the demolition of part of the City Point Plaza floor slab and New Union Street, to provide a new part 14-storey and part 21-storey [+95.25m AOD] office building (Class E(g)(i)) [33,758sq.m GIA], with one ground floor retail unit (Class E(a/b)) [287sq.m GIA], community floorspace at ground floor level (Class F2(b) [142sq.m GIA], new level plaza (open space), and a reconstructed New Union Street, together with cycle parking, waste storage, servicing, landscaping, plant, and other associated works [Total 35,533 sq.m GEA].

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Case Officer: Amy Williams

## Customer Details

Name: Mrs Elizabeth Hiester

Address: 413 Gilbert House, Barbican, London EC2Y 8BD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Increased size, additional stories and balconies will result in further intrusion to amenity of my 4th floor east facing Gilbert House flat.; particularly light and privacy. Moor Lane is an essential access point to the eastern part of the Barbican Estate which already has an excessive amount of traffic and noise. The construction work and then ongoing servicing of, and deliveries to, the development will cause dangerous additional traffic flows.

# Comments for Planning Application 24/00209/FULMAJ

## Application Summary

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Case Officer: Amy Williams

## Customer Details

Name: Mr Benjamin Lesch

Address: Flat 334 Willoughby House Barbican London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I am a resident in Willoughby House and I object to this application for the following reasons:

- The additional height of the proposed building would significantly reduce the amount of sunlight in my home.
- The proposed balconies/roof terraces would likely produce significant noise levels unacceptable for a residential area. Use of the terraces must be restricted to weekdays only, and must stop before 6pm. Such restrictions would also be needed to address the significant privacy concerns raised by these balconies facing residential bedrooms.
- A service access from Moor Lane is unacceptable, due to the considerable noise caused by manoeuvring and reversing lorries. Apart from engine noises, lorries are equipped with

loudspeakers that either beep loudly or announce where the vehicle is going. This creates noise levels that are comparable to those of building works. This has a particularly detrimental impact on residents as there are well over a hundred bedrooms facing Moor Lane. Any movement of delivery vehicles therefore should be confined to times that would also be acceptable for building works, i.e. 8am-6pm on weekdays and 9am-2pm on Saturdays. Vehicles over 3.5 tonnes should be banned from Moor Lane altogether outside of those hours.