

Planning Applications Sub Committee 29th October 2024 Addendum
Agenda Item 5 – 65 Fleet Street (24/00648/FULMAJ and 24/00649/LBC)

1. Clarification

For clarity, this agenda item concerns both the planning application reference 24/00648/FULMAJ and the listed building consent application reference 24/00649/LBC, which both relate to the proposed development at 65 Fleet Street as addressed in the report for this agenda item.

2. Cover sheet

Correction in row 2 to the (F1) proposed floor space figures and where referenced incorrectly as 1,503.68sqm in paras 15, 19, 104 and condition 69.

2. FLOORSPACE GIA (SQM)	USES	EXISTING	PROPOSED	
	Public House (sui generis)	244.99	Public House (sui generis)	670.91
Student (sui generis)	0	Student (sui generis)	32,078.36	
Learning & non- residential institutions (F1)	0	Learning & non- residential institutions (F1)	<u>1,486.18</u>	
Retail	834.65	Retail	391.85	
Office	29,714.26	Office	0	
TOTAL	30,793.91	TOTAL	34,644.79	
		TOTAL UPLIFT:	3,850.88	

3. Cover Sheet

Correction to the superstructure retention figures in row 11. VOLUME OF RETAINED FABRIC. Clarification of elements included under 'superstructure' also added.

11. VOLUME OF RETAINED FABRIC	North block	South block
substructure	100%	100%
superstructure	<u>93 %</u>	<u>94 %</u>
Façade*	0%	0%

*463m2 of stone cladding panel is proposed for deconstruction and reuse in new facade

4. Consultation and recommendation

Historic England Comments:

Additional detail provided of Historic England's consultee response:

(FULL)

We consider the proposed roof extension over the south building to cause a low level of harm to the significance of the Temples Conservation Area and the listed buildings within King's Bench Walk. In accordance with relevant policies, we would recommend that your authority seek to ensure that this harm is justified and reduced or minimised as far as possible.

In respect to the impact of the proposals on the ability to see the tower of St. Bride's Church in views from the Thames, we would recommend that the proposals seek to ensure there is no blocking or obscuring of the church spire in these views (for clarity, beyond the extent of any existing buildings or permitted schemes). The proposals have the potential to cause harm to the significance of the church through development within its setting and in our view, such harm should be avoided, bearing in mind that the church is a grade I heritage asset of the highest significance.

Recommendation: Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 201, 205 and 208 of the NPPF.

Officer Response: The concerns raised by Historic England are addressed in Paragraphs 378, 391, 450 and 471.

5. Additional Comments

- Agent’s response to TFL comments dated 17th September 2024.
- NHS London Healthy Urban Development Unit comments dated 15th October 2024.
- An additional letter of support has been received from Oliver Sells dated 16th October 2024.

6. Amendments to Paragraphs

Paragraph 470

Delete reference to objection by Historic England and Gardens Trust, insert concerns raised with regard to heritage impacts.

Paragraph 669

Optioneering Assessment – Add the no. of bedrooms achieved for each option:

- Option 1 – **657 bedrooms**
- Option 2 – **777 bedrooms**
- Option 3 – **871 bedrooms**

Correction of the superstructure retention rates for Option 2 and Option 3.

Revised version:

Retention rates	Option 1	Option 2	Option 3
Substructure retained by mass	100%	100%	100%
Superstructure retained by mass (<i>frame, upper floors, roof, stairs, ramps</i>)	North block 100% South block 100%	North block <u>98%</u> South block <u>100%</u>	North block <u>93%</u> South block <u>94%</u>
Superstructure retained by area (<i>external walls, windows, ext. doors</i>)	0%	0%	0%

Paragraph 673

Correction of the superstructure retention rates of the proposed development.

93% of the superstructure of the North Building and **94%** of the superstructure of the South Building would be reused including complete reuse of the substructure for both buildings.

Paragraph 732

Delete reference to harm to the significance of a Conservation Area, insert harm to the setting of a Conservation Area.

Paragraph 745

City CIL and S106 Planning Obligations

Liability in accordance with the City of London's policies	Contribution (excl. indexation)	Available for allocation	Retained for administration and monitoring
City CIL	£288,756.75	£274,318.91	£14,437.84
City Planning Obligations			
Local, Training, Skills and Job Brokerage	£115,502.70	£114,347.67	£1,155.03
Carbon Reduction Shortfall (<i>as designed</i>) <i>Not indexed</i>	£226,290.00	£226,290.00	£0
Section 278 (Evaluation and Design Fee) <i>Not indexed</i>	£50,000	£50,000	£0
S106 Monitoring Charge	£5,750.00	£0	<u>£5,750.00</u>
Total liability in accordance with the City of London's policies	£686,049.45	£664,956.58	<u>£21,342.87</u>

The obligations set out below are required in accordance with the City's Planning Obligations SPD 2021. They are necessary to make the application acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development and meet the tests in the CIL Regulations and government policy.

- *Local Procurement Strategy*
- *Local Training, Skills and Job Brokerage Strategy (Demolition and Construction)*
- *Affordable Student Accommodation*
- *Student Management Plan*
- *Student Accommodation Nomination Agreement*
- *Remedial Highway Works*
- *Travel Plan*
- *Delivery and Servicing Management Plan*
- *Carbon Off-Setting Submissions*
- *Public Realm Management Plan*
- *'Be Seen' Energy Performance Monitoring*

- *Medieval Crypt, Archaeology and Heritage Implementation Strategy*
- *Cultural Space Implementation Strategy*
- *Cultural Space Management Plan*
- *Cultural Space Specification*
- *Medieval Crypt Management Plan*
- *Construction Monitoring Contribution (£30,935 for First Year and £25,760 for Subsequent Years)*
- *Section 278 Agreement*
- **NHS Contribution (£45,000)**
- **Cultural Space Contribution (£500,000)**

Paragraph 748

The scope of the s278 agreement may include, but is not limited to:

Fleet Street

- Resurfacing of the carriageway fronting the planning application site
- Reinstatement of footways as per the City of London's standard materials fronting the planning application site
- Removal/ Reinstatement of street furniture
- Reinstatement of road Markings and associated traffic orders
- Reinstatement of controlled crossing and associated road markings and infrastructure

Bouverie Street

- Resurfacing of the carriageway within the frontage of the site (if applicable)
- Reconstruction of footways as per the City of London's standard materials.
- Reinstatement/ Removal of redundant street furniture if applicable (removal and reinstatement) legible London
- Road Markings and associated traffic orders (if applicable)
- Provision of crossover for disabled access and accommodation works
- Reinstatement of TfL cycle hire

Whitefriars Street

- Reinstatement of the footway as per City of London's standard materials
- **Reconstruction of existing vehicular access to suit the new site layout**

7. Update to conditions

Condition 8 amended to specify design iterations for WLC assessment as follows:

Prior to the commencement of the development, excluding demolition of the development detailed Whole Life-Cycle Carbon assessment **covering two iterations**

- a) as-approved design stage, b) Stage 4 design - shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the Whole Life-Cycle Carbon emissions savings of the development achieve at least the GLA benchmarks and setting out further opportunities to achieve the GLA's Aspirational Benchmark set out in the GLA's Whole Life-Cycle Assessment Guidance. The assessment should include details of measures to reduce carbon emissions throughout the whole life cycle of the development and provide calculations in line with the Mayor of London's guidance on Whole Life-Cycle Carbon Assessments, and the development shall be carried out in accordance with the approved details and operated and managed in accordance with the approved assessment for the life-cycle of the development.

Condition 29 amended to reflect correct UGF factor figure as follows:

Prior to implementation **of landscaping works**, details shall be submitted to and approved in writing by the local planning authority to demonstrate that opportunities have been explored to achieve a target of 0.4 urban greening factor and if not achievable provide a justification as to why a higher UGF could not be achieved. The development shall be carried out in accordance with those approved details and a minimum urban greening factor target of **0.305** shall be maintained for the life of the development unless otherwise approved by the local planning authority.

REASON: To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Local Plan: DM18.2, DM19.2.

Condition 30 amended to include reference to skylights as follows:

Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

- a. Particulars and samples of the materials to be used on all external faces of the building, including soffits and sample panels which demonstrate the appearance and relationship of the materials with each other;
- b. Construction of a 1:1 sample material and façade panels of agreed sections of the façade;
- c. Details of the proposed new façade including typical details and samples of the fenestration, entrances, balustrading and decorative elements at a scale of no less than 1:20;
- d. Detailed drawings of a scale no less than 1:20 in plan, section and elevation of agreed typical bays;
- e. Details of the proposed roof materials, dormers, **skylights** and parapet walls including samples of materials and details of junctions;
- f. Details of ground floor elevations including entrances, shopfronts, artwork and historical interpretation;

- g. Full details of terraces, including all elevations, entrances, fenestration, planters, seating, lighting, soffits, drainage, and any infrastructure required;
- h. Full details of the integration of building cleaning equipment and the garaging thereof, plant, flues, and other excrescences at roof level including within the plant room;
- i. Full details of access to the roof for cleaning and maintenance, including details of mansafe equipment;
- j. Details of cleaning of retained historic facades, including methodology for the protection of decorative elements;
- k. Details of all external artwork and heritage interpretation; and
- l. Details of all external materials, including samples, within the archway including flooring, windows, shopfronts, soffits, doors and lighting.

REASON: To ensure the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2; DM10.1; DM10.5; DM12.2.