

<b>Addendum to Committee Report:</b> Application No. 24/00209/FULMAJ	
<b>Committee</b>	<b>Date</b>
Planning Applications Sub Committee – <b>Agenda Item 4</b>	29 October 2024
<b>Subject:</b> Tenter House, 45 Moorfields, London, EC2Y 9AE.  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.	<b>Public</b>

## 1. Additional Representations received:

Consultation responses	
Crossrail Safeguarding	Amended representation received 18.10.2024 outlining amendments to requested condition to correspond with anticipated construction stages.  <u>Officer response to comments</u> Recommended condition amended (discussed below).
London Underground Infrastructure Protection	Amended representation received 17.10.2024 outlining amendments to requested condition to correspond with anticipated construction stages.  <u>Officer response to comments</u> Recommended condition amended (discussed below).

## 2. Report amendments (additions in red):

- Para 530: Amend 'level 20' to 'level 19' referring to the south facing terrace.

- Para. 567: Amend final sentence of the paragraph to read 'As the demolition associated with this consent has commenced, the application does not include **or require** considerations as to opportunities to retain and refurbish the building. This is **the legally accepted position**'.
- Replace 'draft' with 'emerging' in all references to the City Plan.
- Para 571: Delete first sentence and replace with the following '**10% (by volume) of the substructure (including retaining walls) would be retained.**'
- Para 589, second bullet point: 'walling' rather than 'waling'.
- Para 608: Amend first sentence as follows '~~...on track to achieve an "outstanding" and "excellent" BREEAM assessment ratings across its uses...~~'
- The above BREEAM change is therefore to be amended in the Summary, Conclusion (para 676), condition 64 (see below), and to be applied to the application cover sheet information as follows:

	<b>Pre-existing</b>	<b>Extant 2020 Consent</b>	<b>Proposed February 2024</b>	<b>Proposed September 2024</b>
<b>23. BREEAM</b>	N/A	Excellent, targeting Outstanding	Targeting Outstanding	Targeting Outstanding

### 3. Third-party Daylight, Sunlight and Overshadowing Review:

As part of the assessment of the proposals, Officers commissioned an independent review of the Daylight, Sunlight and Overshadowing impact of the proposals on surrounding properties and amenity spaces. This was undertaken by GV8.

Officers are content that the conclusions therein align with the Officers conclusions within the committee report with regards the daylight, sunlight and overshadowing impact of the proposals.

GV8 conclude and Officers note:

"Having regard to the full breadth of information that has been covered in this report it is GV8's considered opinion that the development as now proposed would not cause undue levels of disamenity to register within the neighbouring apartments located within Willoughby House."

AND

"It is GV8's considered opinion that the development as now proposed will not undermine to any significant extent the liveability or general attractiveness of the favourably located apartments present within Willoughby House".

A full copy of the review report is available as part of the background papers.

#### 4. Conditions:

Amend **Conditions 15** to read as follows:

All demolition works shall take place in accordance with the information as approved under (24/00310/MDC).

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Amend **Condition 16** to read as follows:

##### **a) Plaza Works**

No works (other than demolition down to basement floor slab level as per the requirements of condition 15 of this permission) shall be commenced until detailed design and method statements (in consultation with London Underground), for all of the foundations, basement and ground floor structures below the Plaza, or for any other structures below ground level / Plaza, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which

- a. provides details on all proposed structures;
- b. provides details on the use of tall plant/scaffolding;
- c. accommodates the location of the existing London Underground structures;
- d. accommodate ground movement arising from the construction thereof; and
- e. mitigate the effects of noise and vibration arising from the adjoining operations within the structures.

##### **b) Basement and Tenter House construction**

No works (other than demolition and the Plaza Works as per the requirements of condition 15 of this permission and part (a) above) shall be commenced until detailed design and method statements (in consultation with London Underground), for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a. provides details on all proposed structures;
- b. provides details on the use of tall plant/scaffolding;
- c. accommodates the location of the existing London Underground structures;
- d. demonstrates access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering LUL'S land;
- e. demonstrate that there will at no time be any potential security risk to LUL'S railway, property or structures;
- f. accommodate ground movement arising from the construction thereof; and
- g. mitigate the effects of noise and vibration arising from the adjoining operations within the structures.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed in their entirety, before any part of the building hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Amend **Condition 33** to read as follows:

No amplified ~~of~~ **or** other music shall be played on the roof terraces.

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

Amend the reason for **Condition 35** as follows:

REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM15.7, DM16.2, **DM16.5, DM21.3.**

Amend **Condition 52** to read as follows:

*Elizabeth line condition for foundation design and settlement*

- (a) **The below ground works to the Plaza hereby permitted shall not be commenced until** detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any temporary works, and site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

AND

- (b) **Construction works to the main building hereby permitted shall not be commenced until** detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any temporary works, and site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-
- (i) Accommodate the Elizabeth line infrastructure, including any temporary works associated with the Elizabeth line (formerly known as Crossrail),

- (ii) Mitigate the effects on the Elizabeth line, of ground movement arising from the development. The development shall be carried out in all respects in accordance with the approved design and method statements.

All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i) and C1 (ii) of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

REASON: To ensure that the development does not prejudice operation of Crossrail and to protect the amenity of occupiers of the proposed building in accordance with the following policies of the Local Plan: CS5, DM16.1.

**Amend Condition 64 as follows:**

A post construction BREEAM assessment demonstrating that a ~~minimum~~ target rating of 'Outstanding' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to ~~achieve a minimum 'Excellent' rating~~) shall be submitted as soon as practicable after practical completion.

REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Local Plan: CS15, DM15.1, DM15.2, draft City Plan 2040; DE1.

**Amend Condition 78 as follows:**

Prior to ~~implementation~~ commencement of the development, a Public Realm Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any landscaping works to the Plaza are commenced, which shall include full details of the maintenance and management of the public realm. The management and operation of the public realm shall be carried out in accordance with the Public Realm Management Plan for the lifetime of the development, alterations may be agreed in writing by the Local Planning Authority.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development including management and operation of publicly accessible areas in accordance with the Public London Charter LPG and London Plan (2021) Policy D8 and Local Plan policy CS19.

**5. Additional Background Papers:**

- Indicative Section 278 Works Plan, drawing no. SK\_1182.
- Daylight and Sunlight Independent Review, GV8, 18 October 2024.
- Letter, Crossrail Safeguarding, 18 October 2024.
- Email, London Underground Infrastructure Protection, 17 October 2024.