

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

For the attention of Head of Planning

Our ref CHBG/SHEF/173385.00003
Your ref 24/00743/FULEIA

**CMS Cameron McKenna Nabarro
Olswang LLP**

1-3 Charter Square
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21 August 2024

Dear Recipient

60 Gracechurch Street, London EC3V 0HR

Planning Application for demolition of the existing building, retaining existing basement and the erection of a new building comprising basement levels and ground floor plus 36 upper storeys, including office use (Class E), retail / cafe use (Class E), free publicly accessible area and learning space at level 35 (sui generis), cycle parking, servicing, refuse and plant areas, new and improved public realm, highways works and other works associated with the development.

This firm, together with Huw Stephens at DLS Advisors Limited, represents Noble Title Limited, the owners of 10 Fenchurch Street which is adjacent to the Property.

We write in connection with the Planning Application.

Our client does not object to the principle of the redevelopment of the Property but is concerned to ensure that any development of the Property approved pursuant to the Planning Application does not impact the use, occupation and value of 10 Fenchurch Street either during construction or following completion and occupation of the new building.

We have reviewed the submitted Planning Application documents and it clear that as currently conceived there will be *significant* disturbance to 10 Fenchurch Street during construction.

As revealed by the Environmental Statement, the main cause of disturbance will be by reason of noise and vibration.

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The Planning Application also shows that there will be disruptive vehicle movements and construction logistics arrangements that will significantly affect Fenchurch Street and the surrounding roads to the detriment of our client's interests.

The Planning Application also anticipates up to four cranes during construction some or all of which will need to oversail 10 Fenchurch Street at points during construction.

It is understood that such disturbance could endure for approximately **four years**.

We anticipate that some of these matters may be mitigated through the use of appropriate planning conditions and planning obligations and our client would welcome the opportunity to contribute to the terms of such conditions and obligations during the determination of the Planning Application.

Other neighbourly matters including:

- crane and scaffolding over-sailing,
- rights to light,
- party wall agreements,
- servicing arrangements (both during construction and following completion), and
- other public realm considerations

have the potential to negatively impact the use, occupation and value of 10 Fenchurch Street and need to be satisfactorily addressed through one or more legal agreements between our client and the Applicant (terms for which have yet to be negotiated).

On behalf of Noble Title Limited, we would welcome the opportunity to constructively engage with you and the Applicant to settle mutually agreeable measures to mitigate the adverse effects of the development proposals comprised in the Planning Application and to ensure that neighbourly matters are properly addressed.

Please confirm that you will take these representations into account before determining the Planning Application.

Yours faithfully

CMS Cameron McKenna Nabarro Olswang LLP

cc Huw Stephens, DLS Advisors

Comments for Planning Application 24/00743/FULEIA

Application Summary

Application Number: 24/00743/FULEIA

Address: Allianz House 60 Gracechurch Street London EC3V 0HR

Proposal: Demolition of the existing building, retaining existing basement and the erection of a new building comprising basement levels and ground floor plus 36 upper storeys, including office use (Class E), retail / cafe use (Class E), free publicly accessible area and learning space at level 35 (sui generis), cycle parking, servicing, refuse and plant areas, new and improved public realm, highways works and other works associated with the development. (PLEASE NOTE: This application is accompanied by an Environmental Statement. Copies of the Environmental Statement are available from Obayashi Properties UK Limited, Bracken House, 1 Friday Street, London EC4M 9JA).

Case Officer: Anastasia Tampouridou

Customer Details

Name: Mr Christopher Bowes

Address: CMS Cameron McKenna Nabarro Olswang 1 - 3 Charter Square Sheffield

Comment Details

Commenter Type: Neighbour


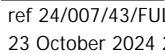
Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Our client Noble Title Limited (10 Fenchurch St) does not object to the principle of the redevelopment of the property but is concerned to ensure that any development of the Property approved pursuant to the Planning Application does not impact the use, occupation and value of 10 Fenchurch St during construction or following completion and occupation of the new building. We have reviewed the submitted Planning Application documents and it is clear that as currently conceived there will be significant disturbance to 10 Fenchurch St during construction. As revealed by the Environmental Statement, the main cause of disturbance will be by reason of noise and vibration. The Planning Application also shows that there will be disruptive vehicle movements and construction logistics arrangements that will significantly affect Fenchurch St and the surrounding roads to the detriment of our client's interests. The Planning Application also anticipates up to four cranes during construction some of which will need to oversail 10 Fenchurch St at points during construction. It is understood that such disturbance could endure for approximately four years. We anticipate that some of these matters may be mitigated through the use of appropriate planning conditions and planning obligations and our client would welcome the opportunity to contribute to the terms of such conditions and obligations during the determination of the Planning Application.

Other neighbourly matters including: crane and scaffolding over-sailing, rights to light, party wall agreements, servicing arrangements (both during construction and following completion), and other public realm considerations have the potential to negatively impact the use, occupation and value of 10 Fenchurch St and need to be satisfactorily addressed through one or more legal agreements between our client and the Applicant. On behalf of Noble Title Limited, we would welcome the opportunity to constructively engage with you and the Applicant.

From: 
To: 
Subject: ref 24/007/43/FULEIA - 60 Gracechurch Street EC3V 0HR
Date: 23 October 2024 21:15:49

THIS IS AN EXTERNAL EMAIL

As local residents we object to a further large scale development in an area which is already too densely developed.

The construction process itself will cause even more congestion night time noise and pollution.

Kind regards
Peter Rose
Jamaica Buildings, St Michael's Alley
London EC3V 9DS

From: 
To: 
Subject: 60 Gracechurch St 24/007/43/FULEIA
Date: 11 November 2024 15:22:37

THIS IS AN EXTERNAL EMAIL

Dear Sir

I am a resident in the area. I object to this development on density grounds. I doubt you will stop it for that reason, so if this goes ahead, pls attach the following conditions.

- Restrict construction so that there is NO all - night working. I suffer frequent construction noise late at night.

Regards

Jude Goffe

My full address is :

Jamaica Buildings
St Michael's Alley
London EC3V 9DS