

Committee:	Date:
Planning Application Sub-Committee	6 December 2024
<p>Allianz House 60 Gracechurch Street London EC3V 0HR</p> <p>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).</p> <p>Re-consultation due to amendments.</p>	Public
Ward: Bridge And Bridge Without	For Decision
Registered No: 24/00743/FULEIA	Registered on: 11 July 2024
Conservation Area: N/A	Listed Building: No

Amendments to the committee report

1. **Amendments to the Site and Surroundings paragraph of the Summary section of the committee report, page 2:**

The application relates to a 0.22 hectare site on the corner of Gracechurch and Fenchurch Street within the Bridge and Bridge Without ward in the south of the City of London. The site is bounded by Gracechurch Street on its west side, Fenchurch Street on its north side, the adjacent building at 55 Gracechurch Street

and St Benet's Place on its south and southeast side and a courtyard with the buildings at 6— 8 - 12 Fenchurch Street and Philpot House on its east side.

2. Amendments to the Proposals paragraph in the Summary section of the committee report, page 2:

Planning Permission (~~23/00469~~24/00743/FULEIA) is sought for the demolition of the existing building, retaining the existing basement and the erection of a new building comprising basement levels and ground floor plus 36 upper storeys.

3. Amendments to the Consultation paragraph in the Summary section of the committee report, page 3:

The consultation process of the planning application commenced upon validation of the application in July 2024 for a period of 30 days. Following amendments to the proposed design relating primarily to the set back of the western bay of the proposed east south elevation to separate this section of the proposed tower from the party wall, updates to the initial submission documents, including the Environmental Statement, were submitted to the Local Planning Authority in October 2024 and a second round of public consultation occurred on the 22nd of October 2024 for a period of 30 days.

4. Amendments to the factsheet, page 23, row 9 (Servicing Vehicle Trips):

Proposed

- 117/day (~~off-street~~ non-consolidated)
- 32/day (with approx. 75% consolidation)

5. Amendments to paragraph 8 of the committee report:

The application site is located towards the southern end of Gracechurch Street, where it meets Fenchurch Street on its eastern side. It is approximately 0.22 hectare and is bound by Gracechurch Street to the west, Fenchurch Street to the north, and the adjacent building at 55 Gracechurch Street and St Benet's Place on its south and southeast side and a courtyard with the buildings at 6— 8 - 12 Fenchurch Street and Philpot House on its east side.

6. Amendments to paragraph 86 of the committee report:

The proposed scheme would deliver on the City's objectives and support the City's economic role by providing ~~154,156~~ 52,012sq.m (GIA) of flexible office floorspace alongside a complementary retail and cultural offer and enhanced public realm.

7. Amendments to paragraph 412 of the committee report:

...Management and use of the accessible car parking space will ~~form part of details reserved as part of the Travel Plan~~ to be secured under S.106.

8. Amendment to paragraph 457 of the committee report:

Further details would be secured under the S.106 including management and the criteria for the use of the accessible car parking space. These details would be requested under the ~~Travel~~ **Management Plan for the Accessible Car Parking Space** and shall include, but not limited to, the following:

9. Clarification point on the WLC per square metre under the Sustainability Section of the committee report:

Due to technical complexities with initially using the new RICS (Royal Institution of Chartered Surveyors) Version 2 calculation method for whole life-cycle carbon emissions and then reverting back to RICS Version 1, as required and confirmed by the GLA, the absolute embodied and whole life-cycle carbon emissions using RICS Version 1 for the scheme have changed as set out below. The carbon intensity (WLC per square meter) has not changed as result of the limited changes to the absolute figures.

- Embodied carbon emissions stated in the committee report, **paragraph 877: 78,812,902 kg CO₂e**
Embodied carbon emissions **revised: 78,826,287 kg CO₂e**
- In use embodied carbon emissions stated in the **factsheet, page 24, row 14: 29,995 tCO₂e**
In use embodied carbon emissions **revised: 29,997 tCO₂e**
- Upfront embodied carbon emissions stated in the **factsheet, page 24, row 14: 48,821 tCO₂e**
Upfront embodied carbon emissions **revised: 48,823 tCO₂e**
- Whole life-cycle carbon emissions stated in the committee report, **paragraph 877: 167,672,877 kgCO₂**
And in **factsheet, page 24, row 15**
Whole life-cycle carbon emissions **revised: 167,686,263 kgCO₂**

10. Amend section of Highways and Transportation in the committee report as follows:

Public realm and highway improvements

Add the following text before paragraph 440 of the committee report:

A Pedestrian Comfort Level (PCL) assessment has been included in the Transport Assessment (TA) to determine the existing and proposed comfort levels. The levels range from A to E to represent differing levels of suitability in terms of pedestrian movements and categorised as: comfortable, acceptable, at risk and unacceptable/uncomfortable.

To determine the existing, pedestrian counts were undertaken on footways and crossings surrounding the Gracechurch Street/Fenchurch Street/Lombard Street junction on the 1st of February 2024. The PCL baseline was derived using this data and the existing widths, and it shows levels range from B- at Gracechurch St

(location 1S) to C- at Fenchurch St (location 5E). The footway assessment locations and existing widths are shown on the Figure 4-3 of the TA.

The future 2040 scenarios, with and without this development, were analysed to determine the comfort levels in the future. In case of PCL level C- and below, it is considered necessary to make highways improvements and widen the footways and crossings.

Add the following text to Paragraph 440 of the committee report as follows:

To mitigate the impact of this development this proposal includes public realm and highway improvements to make this application acceptable in planning terms. It comprises the widening of the footways and resurfacing of the public highway to improve walking, wheeling and cycling on Gracechurch Steet and Fenchurch Street.

Amendments to the Head of Terms

11. Amend paragraph 949 as follows:

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.

- Travel Plan (including Cycling Promotion Plan and Management Plan for the Accessible Car Parking Space)
- Management Plan for the Accessible Car Parking Space

Changes to conditions

12. Amend Condition 25 (Post-construction Circular Economy) to read as follows:

No later than 3 6 months after completion of the building, a post-construction Circular Economy Statement, including the approaches to disassembly of building elements and to storing detailed material specifications and building information relating to the structure and materials of the new building shall be submitted to and approved in writing by the local planning authority to demonstrate that the targets and actual outcomes achieved are in compliance with or exceed the proposed targets stated in the approved Circular Economy Statement for the development. The statement shall also be submitted to the GLA at: circulareconomystatements@london.gov.uk.

REASON: To ensure that circular economy principles have been applied and Circular Economy targets and commitments have been achieved to demonstrate compliance with London Plan policies D3, SI 7, SI 8; Local Plan 2015 policies CS17, DM 17.2; and emerging City Plan 2040 policies S16 and DE1.

13. Amend Condition 40 (Public toilets) to read as follows:

Before any construction works hereby permitted are begun details, including drawings at a scale of no less than 1:20 shall be submitted to and approved in writing by the local planning authority of:

- (a) the WC facilities at ground floor level within the building hereby approved; and
- (b) associated signage.

The approved WC facilities shall be made available to the general public at all times of the operation of the **building ground floor retail unit** and be free of charge for the lifetime of the development. The signage informing the general public of the public toilet facilities onsite, shall be installed concurrently with the first operation of the **building ground floor retail unit** and be retained as such for the lifetime of the development.

REASON: To ensure the provision of public toilet facilities to meet the needs of the public in accordance with Policy DM22.2 of the Local Plan.

14. Amend Condition 42 (Provision of facilities) to read as follows:

Before the shell and core of the building are complete, the following details shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and so maintained for the lifetime of the building:

- (a) An Inclusive Toilet Strategy with details of the provision of Changing Places, wheelchair accessible and ambulant accessible toilets and baby changing facilities at a scale of no less than 1:20.
- (b) The provision of Mobility Scooter space within the building including the provision of Mobility Scooter passive EV charging with associated fire-protection measures **where appropriate and feasible**.
- (c) Provision of quiet rooms for rest and recovery where appropriate and feasible.
- (d) Provision of room for reflection/multi faith prayer room where appropriate and feasible.

REASON: To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments in accordance with Local Plan DM10. 8 and London Plan Policy D5.

15. Addition of Condition number 61 – Hours of operation of ground floor retail

The ground floor retail unit hereby approved shall be operational between the hours of 7am and 11pm.

REASON: To support the function of the Undercroft and ensure the provision of publicly accessible toilets during the hours the Undercroft would be open to the public, in accordance with Local Plan 2015 policies: DM1.5 and DM22.2.