

From: PlnComments@cityoflondon.gov.uk
To: [PLN - Comments](#)
Subject: Comments for Planning Application 24/00021/FULEIA
Date: 03 December 2024 12:10:32

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/12/2024 12:10 PM from Luka Karathanos.

Application Summary

Address: Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR

Proposal: Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.

Case Officer: Anna Tastsoglou

[Click for further information](#)

Customer Details

Name: Luka Karathanos

Email: [REDACTED]

Address: 7 Phoenix Close London

Comments Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: The development is in the heart of the city of london, of course it should be allowed.

All the objections because of the synagogue being shaded miss that the synagogue is already surrounded by very tall buildings, and almost always in the shade already. This one will hardly make it much worse.

Many people saying they are objecting to "save the synagogue". This is ridiculous, the synagogue is not going anywhere, it will not be touched.

I hope city of london don't bow to nimbys.

Kind regards

Anna Tastsoglou
Planning Team
Environment Department
City of London
PO Box 270
Guildhall
EC2P 2EJ

10 December 2024

Dear Ms Tastsoglou,

Bury House, 1-4, 31-34 Bury Street, London EC3A 5AR: Response to Report to the Planning Application Sub-Committee

On behalf of our client, The S&P Sephardi Community, we write further to our previous letters dated 15 May 2024, 15 November 2024 and 28 November 2024, in relation to the planning application (ref. 24/00021/FULEIA) and the related Listed Building Consent application relating to the redevelopment of Bury House, 1-4, 31-34 Bury Street, EC3A 5AR.

In light of the extensive objections received by the City of London to this application (including over 1,400 public objections) it is disappointing to see that Officers recommend approval of these applications. We will not repeat our objections here but instead we make several observations and clarifications in relation to the content of the Committee Report.

We would also like to reiterate our strong concern regarding the date and timing of the Committee, taking into account the nature of the public objections, many of which come from the Jewish community. The Committee is to be held on Friday 13th December, which is one of the earliest Shabbats of the year. This makes it at best inconvenient for many objectors to attend or watch the Committee, and the situation is worsened by the fact that there is another large and contentious application on the agenda prior to the Bury Street applications. We have already alerted the City of London numerous times as to the difficulties that the timing of the Committee presents for our clients and the wider Jewish community.

In relation to the 574-page Committee Report, we make the following observations. To be clear, we maintain all of our previous objections and do not respond here to the content of the report (much of which we disagree with) - instead we largely focus on key factual, procedural points and clarifications.

- In the summary on page 3, the report refers to 'several objections' having been made by third parties, and on page 8 'a number of objections' is referred to. This wording is misleading and does not accurately convey the extent of public (over 1,400) and statutory objections that have been received in response to the application.

We appreciate that the full extent of objections is set out elsewhere in the report and accompanying appendices, however due to the length of this document the accuracy of the summary is very important.

- Page 10 summarises the findings of BRE’s Independent Review of the applicant’s Lunar Transit Study prepared by GIA (this is repeated later in the report). The way that this is presented omits to mention BRE’s conclusion that (our emphasis) *‘the relative reduction in the hourly visibility of the lunar bracelet from the Synagogue courtyard would be significant with the proposed development in place’*. Rather, the report attempts to portray the impact as insignificant, through a selective presentation of figures.

We also strongly disagree with the statement that *‘in theory there would always be enough visibility to recite the prayer’* (in the summary and paragraph 458). The Lunar Review prepared by Rabbi Shalom Morris and submitted alongside our objection dated 15th November 2024 found that, based on analysis of the GIA data, the proposed tower would result in the loss in the ability to recite the prayer in 3-5 months per year, causing a reduction in the occasions that the community are able to recite Kiddush Levana by between 33% and 55%.

- Paragraph 11 of the Committee Report states that the site is not located within the immediate setting of Bevis Marks Synagogue, as defined in the emerging Local Plan. There are extensive objections specifically regarding the immediate setting policy in the emerging Local Plan, therefore this should be given very little, if any, weight by Members when considering the applications (in accordance with paragraph 48 of the NPPF). ‘Immediate setting’ is not an established concept in heritage terms.
- Paragraph 182 states that Policy CS14(2) of the adopted Local Plan *‘does not require that every application for a tall building in a conservation area must be refused; other factors should also be considered’*. In fact, Policy CS14 could not be clearer in its wording that all applications for tall buildings within conservation areas should be refused: *‘To allow tall buildings of world class architecture and sustainable and accessible design in suitable locations and to ensure that they take full account of the character of their surroundings, enhance the skyline and provide a high quality public realm at ground level, by: (1) Permitting tall buildings on suitable sites within the City’s Eastern Cluster. (2) Refusing planning permission for tall buildings within inappropriate areas, comprising: conservation areas [...]’*. The policy does not in fact indicate that other factors should be considered.

Paragraph 182 also states that Policy CS14(1) is supportive of the proposal. CS14(1) refers to suitable sites within the City’s Eastern Cluster, it is abundantly clear from CS14(2) that conservation areas are not considered suitable for tall buildings. Therefore we strongly disagree with the interpretation of policy CS14 which is set out in paragraph 182; in fact the proposal represents a head-on and unambiguous conflict with Policy CS14, which in our view is downplayed within the report.

- Paragraph 429 states *‘it has been argued by S&PSC and other objectors that there is a ‘sky view’ of the Synagogue from the entrance to the courtyard, where the building is seen with clear sky above’*. This is a strange choice of wording - it is factual that there is a view of the sky from within the courtyard and this is not a subjective argument. Paragraph 429 and the following paragraphs seek to downplay the importance of the sky view, despite abundant evidence having been presented of both the practical and spiritual significance of this view, which we do not repeat here. We strongly disagree with the assertion in paragraph 449 that *‘the proposal would, in most areas of the courtyard, be seen only as a glimpsed and partial presence’*.

- Paragraph 453 implies that the ‘theme of objection’ of the moon view was not raised as part of the S&P Sephardi Community’s objections to the previous application at this site. This is inaccurate, page 16 of the Bevis Marks Synagogue Significance & Community Impact Study dated 7 April 2021 and submitted as an objection to the previous application clearly states that *‘In fact, a special prayer (kiddush lebana) is recited each month upon only seeing the moon in the night sky, something we won’t be able to do if buildings block out our views of the eastern and southern sky)’*. It is true that the objection relating to the moon view is more clearly articulated in relation to the present application; this is not a reason to downplay its importance, but instead a reason to pay closer attention.
- Paragraph 461 refers to a third-party review of the applicant’s daylight/sunlight assessments. We have not been provided with a copy of this third-party review and it does not appear to be available on the planning register. We again request a copy of this document.
- Paragraph 1104 refers to a third-party review of the S&P Sephardi Community’s independent daylight report. We note that this has now been uploaded to the planning register and is dated 9th December 2024, yet is summarised in the Officer’s Report which was made public on Thursday 5th December. We note that we have not previously been provided with a copy of this report or had the opportunity to respond.
- As set out in the report we have submitted three letters of objection to date. However our second letter of objection dated 15th November 2024 does not appear to be included within the appendices/supporting documents presented to Members.

We look forward to your response on the matters raised above.

Yours sincerely,



Roger Hepher
Executive Director

From: Shahida Victor [REDACTED]
Sent: 29 November 2024 7:19 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA —Supporting Representation

You don't often get email from shahida.victor@greenhousesports.org. [Learn why this is important](#)

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am writing to share my support for the planning application for Holland House(24/00021/ FULEIA and 24/00011/LBC).

Having connected with the team at Bury Street and after hearing about their proposals to establish a community hub at Holland House, I believe there is a wonderful opportunity to establish a truly inclusive community which breaks down barriers currently dividing people of different backgrounds.

My post code is NW1 5NS and I wish to ensure that my support for the above application is captured.

Yours sincerely,
Shahida Victor

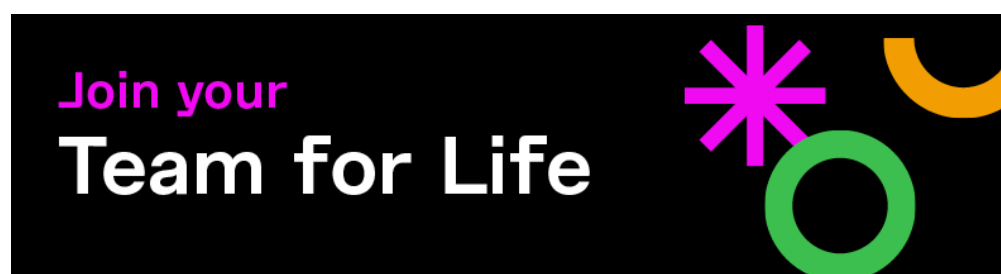
Shahida Victor

Community Relationships Lead

Tel: [REDACTED]



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