

Committee	Date:
Planning Applications Sub-Committee	11 February 2025
<p>Subject: Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR</p> <p>24/00021/FULEIA: 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.</p> <p>24/00011/LBC: Restoration works to Holland House including removal and reinstatement of external faience together with the removal and replacement of existing concrete beam; partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension resulting in ground plus 8 storeys; together with internal alterations including truncation of the existing lightwell, reconfiguration of partitions, installation of a new staircase, servicing and all other ancillary and associated works.</p>	Public
Ward: Aldgate	For Decision
Registered No: 24/00021/FULEIA and 24/00011/LBC	Registered on: 11 March 2024

Conservation Area: Creechurch Conservation Area	Listed Building: Holland House – grade II*
Report of: The Chief Planning Officer and Development Director and Comptroller and City Solicitor	For Decision

Summary

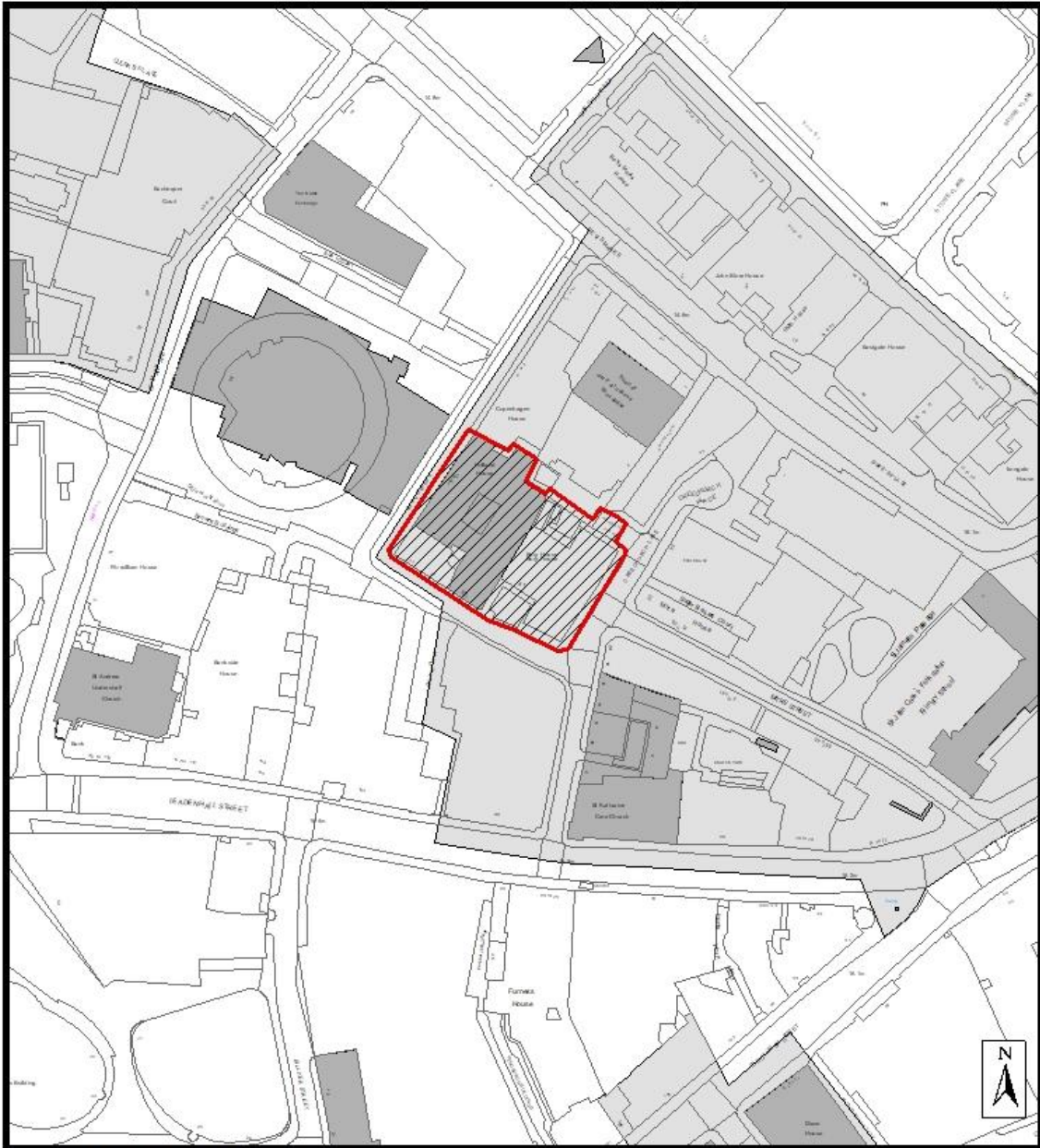
An EIA application (24/00024/FULEIA) proposing an office-led development through the demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys; partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension at Holland House and three storey extension at Renown House and interconnection of the three buildings, was previously presented at Committee on the 13th December 2024 with a recommendation to approve the application.

An associated Listed Building Consent (24/00011/LBC) application relating to the restoration works Holland House, partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension, was also presented at the same committee meeting with a recommendation to grant listed building consent.

At the committee meeting, Members took a different view to that of officers and resolved not to grant planning permission and listed building consent, with precise Reasons for Refusal to be formulated by officers and returned to Members for endorsement. Accordingly, this report recommends Reasons for Refusal to reflect the Committee’s resolution on of 13 December 2024.

Site Location Plan



Site Location Application Plan



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ADDRESS:
1-4, 31-34 Bury Street

CASE No.
24/00021/FULEIA

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



ENVIRONMENT DEPARTMENT

Main Report

Background of the applications

1. On 13 December 2024 the Planning Applications Sub-Committee considered the applications for planning permission (reference: 24/00021/FULEIA) and listed building consent (reference: 24/00011/LBC). The Committee resolved, by 14 votes to 8, to refuse planning permission (subject to the Mayor of London being given 14 days to decide whether to allow the City to determine the application) and instructed officers to report back to Committee regarding the Reasons for Refusal. This report proposes the Reasons for Refusal for both the planning permission and listed building consent, in accordance with the committee instructions.

Considerations based on the debate of the Committee of 13 December 2024

2. During the debate, Members of the Committee explained their views in relation to the applications. Some Members considered the development unacceptable, and they expressed their views regarding the reasons the applications should be refused. It is noted that the Minutes of the meeting are appended as part of this report for reasons of clarity and transparency.
3. A number of concerns were raised by Members. Based on a close reading and consideration of the Minutes, officers consider that the concerns that reflected the opinion of the majority of the Committee and which therefore constitute the reasons for refusal are as follows:
 - The overbearing and overshadowing impact of the development on the courtyard of the Synagogue.
 - The loss of daylight and sunlight within the Bevis Marks Synagogue.
 - The reduced ability to view the moon in the night sky from the Bevis Marks Synagogue courtyard.
4. The above-mentioned impacts were considered by Members of the Committee to adversely affect the setting of the Grade I listed Bevis Marks Synagogue, the ability to appreciate its architectural character and the ability of worshippers to practice their religion in faith.
5. Some other matters were raised by some Members of the Committee; however, these were not echoed by the majority of Members or appeared to be the subject of any consensus; and therefore, officers consider that they should not constitute Reasons for Refusal. These included the following:
 - Failure to preserve the character and appearance of the Creechurch Conservation Area.

- Adverse impact on the setting and Outstanding Universal Value (OUV) of the Tower of London World Heritage Site as experienced in LVMF view 10A.1 from the North Bastion of Tower Bridge.
 - Failure to preserve the special architecture and historic interest of Holland House Grade II* listed building, by reason of the massing, height and bulk of the proposed extensions.
6. Following the Committee's decision on the Reasons for Refusal, the Mayor of London will be notified. The Mayor of London will then have 14 days to notify the City whether he is content for the City to determine the application in accordance with the proposed refusal. If no notification is received from the Mayor of London within 14 days, the decision notice may be issued by the City.

Consultations

7. Although no re-consultation has been carried out following the Committee Meeting on the 13th December 2024, an additional letter of support has been received. Furthermore, two consultee responses from Hackney Council, raising no objections and Lambeth Council, raising no comments, have been received. The representation and consultation responses do not change the initial officer recommendation to approve the applications, which remains unaltered.

Conclusion

8. Following the Committee's decision of 13 December 2024 to overturn the officer recommendation to approve the proposed development at Bury House 1 - 4, 31 - 34 Bury Street, officers have reviewed the reasons given by Members of the Committee and recommended the Reasons for Refusal set out in the Recommendation section to reflect those reasons on which there was consensus amongst members who did not support the application. The listed building consent is also recommended for refusal for the reason set out in the Recommendation section below.

Background papers

- Report and background papers of the Planning Applications Sub-Committee of the 13 December 2024 relevant to applications 24/00021/FULEIA and 24/00011/LBC.
- Minutes of the of the Planning Applications Sub-Committee of the 13 December 2024.

RECOMMENDATION for application reference 24/00021/FULEIA

The matters raised during the debate at the Committee meeting of 13 December 2024 have been taken in consideration and in the context of the relevant Development Plan policies and the officer recommendation to grant planning permission remained unaltered.

However, Members of the Planning Applications Sub-Committee of 13 December 2024 decided to refuse the application and therefore, the following Reasons for Refusal are recommended (subject to notification to the Mayor of London and the Mayor of London being content for the City to determine the application):

1. The development would, by reason its overbearing and overshadowing impact on the courtyard of the Synagogue, result in less than substantial harm to the setting and significance of the Grade I listed Bevis Marks Synagogue. The harm would not be outweighed by the public benefits. The development would be unacceptable and contrary to Local Plan Policies CS 12, DM 12.1, DM 12.3; Emerging City Plan Policies S11 and DE7; London Plan Policy D9 C (1; d) and HC1 and the National Planning Policy Framework.
2. The development would, by reason of the loss of daylight and sunlight within the Bevis Marks Synagogue, adversely affect the ability of worshippers to carry out religious traditions and practices and manifest their religion in worship, being as such unacceptable and contrary to Local Plan Policy CS10 (1); Emerging City Plan Policies DE7 and the National Planning Policy Framework.
3. The development would, by reason of its position, height and massing, reduce the ability to view the moon in the night sky from the Bevis Marks Synagogue courtyard to the detriment of the ability of the worshippers to carry out important religious traditions and practices and manifest their religion in worship, contrary to Local Plan Policy CS10 (1); Emerging City Plan Policy HL1; London Plan Policy GG1 and the National Planning Policy Framework.

RECOMMENDATION for application reference 24/00011/LBC

The matters raised during the debate at the Committee meeting of 13 December 2024 have been taken in consideration and in the context of the relevant Development Plan policies and the officer recommendation to grant planning permission remained unaltered.

However, Members of the Planning Applications Sub-Committee of 13 December 2024 decided to refuse the application and therefore, the following reasons for refusal are recommended:

1. The proposed development at Holland House, by reason of its inability to be carried out in the absence of an approved planning permission of the associated development as proposed under the terms of application 24/00021/FULEIA, would result in an incomplete and unsatisfactory appearance of the listed building, which would fail to preserve the special architectural and historic interest of and result in harm to the Grade II* listed building. The harm would not be outweighed by public benefits. The development would be unacceptable and contrary to Local Plan Policies CS 12, DM 12.1, DM 12.3; Emerging City Plan Policies S11; London Plan Policy HC1 and the National Planning Policy Framework.