

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

Submitted via email to PLNComments@cityoflondon.gov.uk

FAO: Anna Tastsoglou, Planning Case Officer

Planning Application Ref: 24/00021/FULEIA

Re: Planning Consultation for Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR

Dear Anna,

The Eastern City and Aldgate Connect Business Improvement Districts (BIDs) are proud to be making a joint representation in relation to the above planning application.

The Eastern City BID was established in April 2022, and the Aldgate BID in April 2020 following a successful ballot of local eligible businesses, and are two of the five BIDs that operate across the Square Mile investing around £9m per year to deliver hyper-local enhancements and support their relevant communities. The City BIDs form part of the Primera portfolio of 12 central London BIDs. Each of the City BIDs are developing or have already developed their own public realm visions and strategies.

We operate under a mandate from those paying member businesses to deliver our respective Business Plans, providing hyper local area wide projects and services to support business growth and vibrancy, working with occupiers, property owners and developers and our public sector partners.

Given our holistic and strategic approach, it is appropriate that we make representations on key planning applications, and in particular, those that have an impact on the wider area, public amenity provision and ground floor public realm.

For clarity, it is not the role of the BIDs to explicitly support or oppose any specific planning application and this is not the purpose of this letter. Rather, we view aspects of the above application in relation to our published evidence base – namely our [Public Realm Visions; Eastern City \(2024\)](#) and [Aldgate Connect \(2022\)](#) – which are rooted in insight, data and consultation with our member businesses, key stakeholders and the public.

We are supportive of the significant development pipeline and projected growth in the area. We see this as a positive thing for City, bringing benefits such as increased vibrancy and economic growth to this globally important area and unique part of the City. This is an area that has driven change for 2000 years, a hub of economic activity and the growing Destination City agenda. We are excited about the opportunities provided by the future growth of the area.

In the context of this growth, our public realm and the ‘spaces between the buildings’ are ever more important.

We are grateful to the developer for their consultation and positive engagement with the BIDs through the planning process. We have shared our Public Realm Visions with them and drawn specific attention to the development's strategic location at the intersection of the two BID areas, aligned with the project family routes set out in the document Eastern City Vision, and the nearby gateways to Aldgate, as well as identified heritage assets of Mitre Square and Devonshire Square. We would urge consideration of these priority areas in relation to the proposed development's wider context. In addition, the Eastern City Public Realm Vision outlines our seven key principles, which are:

- Welcoming publicly accessible spaces – designing spaces that are inviting and accommodating;
- Resilient trees and planting – ensuring the area is as green as possible;
- Lively uses and activity – creating a dynamic and energetic place;
- Intuitive navigation – making it easier to reach your destination;
- Historic character and lighting – celebrating and improving the heritage features;
- A mobility environment which is accessible to all – establishing environments where modes of movement can co-exist;
- A safe and secure neighbourhood – promoting spaces where all users feel safe.

Considering the above scheme against these principles, we welcome a number of provisions in the application and look forward to working with the developer should the scheme receive approval. Specifically, we wish to draw attention to the following aspects of this application, which support our outlined principles above;

- The creation of additional public realm at ground – a 172% increase from the current situation, including creation of a new pocket park space and arcade;
- Enhancing pedestrian experience through improved connection from Aldgate to Tower Hill in line with strategic project family;
- Consideration for weekend activation of spaces that are accessible to public and community, through proposed public space, retail offering and community/cultural use, and consideration for accessible and inclusive spaces such as proposal for 'changing places' facilities;
- Celebration of the historical context through retention of historic features of the built environment

Yours sincerely

Nick Carty

Chair, Eastern City BID

Liam Hayes

Chair, Aldgate Connect BID

Hackney Council
Planning Service
1 Hillman Street
London E8 1DY
www.hackney.gov.uk
Hackney Reference:2024/2229
15-12-2024

Anna Tastsoglou
Po Box 270 Guildhall

London
EC2P 2EJ

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015**

Application Number: 2024/2229

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

Development Description: Notification from City of London of application 24/00021/FULEIA for 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. RE-CONSULTATION due to the submission of additional information and revised drawings

Thank you for your recent application for the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 1 Hillman Street, London, E8 1DY, by email to planning@hackney.gov.uk, or by phone to 020 8356 8062.

Yours sincerely



Natalie Broughton

Assistant Director Planning and Building Control
Climate, Homes and Economy

PLANNING DECISION NOTICE

Town and Country Planning (Development Management Procedure) (England) Order 2015

Agent:**Applicant:** Anna TastsoglouPo Box 270 Guildhall
London
EC2P 2EJ

**Part 1- Particulars of the
Application****Application No:** 2024/2229**Date of
Application:** 08-10-2024**Date Validated:** 08-10-2024**Application Type:** Adjoining Borough
Observations

Proposal: Notification from City of London of application 24/00021/FULEIA for 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. RE-CONSULTATION due to the submission of additional information and revised drawings

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

Part 2 – Particulars of Decision: **No Objection**

Date of Decision: 15-12-2024

Yours sincerely



Natalie Broughton

Assistant Director Planning and Building Control
Climate, Homes and Economy

Your Ref:
Our Ref: 24/03757/OBS



Anna Tastsoglou
City Of London
PO Box 270
Guildhall
London
EC2P 2EJ

18th December 2024

RE: REQUEST FOR OBSERVATIONS

Dear Anna Tastsoglou

DECISION NOTICE
TOWN AND COUNTRY PLANNING ACT 1990.

REQUEST FOR OBSERVATIONS

I refer to your application detailed below and have to inform you that this Council has considered the under-mentioned proposal and RAISES NO OBJECTION

Application Number: 24/03757/OBS Date of Application: 02.12.2024 Date of Decision 18.12.2024

Proposed Development At:
Adjoining Borough Observations Within The Corporation Of London

For: Observations on a proposed development within the adjoining Borough of City of London with respect to 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 at Holland House 1 - 4, 32 Bury Street London EC3A 5AW (RE-CONSULTATION due to the submission of additional information and revised drawings)

Approved Plans

Cover letter from Corporation of London

Conditions

Lambeth Planning
PO Box 80771
London
SW29 0Q

Telephone 020 7926 1180
www.lambeth.gov.uk
planning@lambeth.gov.uk

1 The London Borough of Lambeth raises no comment to the proposal.

Notes to Applicant:

Yours sincerely



Rob Bristow
Director - Planning, Transport & Sustainability
Climate and Inclusive Growth Directorate

Date printed: 18th December 2024