

Comments for Planning Application 24/00825/FULEIA

Application Summary

Application Number: 24/00825/FULEIA

Address: XL House 70 Gracechurch Street London EC3V 0HR

Proposal: Partial demolition of the existing building, partial infilling of the existing basements and refurbishment and extension of the building comprising basement levels and ground floor plus 32 storeys (149.67m AOD, 132.47m AGL) to provide a mixed use office (Class E(g)) and culture/public viewing gallery (Sui Generis), retail/food and beverage (Class E(a)-(b)) development, with soft and hard landscaping, pedestrian and vehicle access, cycle parking, flexible public realm including street market with associated highway works and other works associated with the development. This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details please contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Amrith Sehmi

Customer Details

Name: Mr Will Ryan

Address: [REDACTED] London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I strongly object to this development. It will cast our property into darkness for much of the day, and will leave the historic Leadenhall Market (and associated conservation area) in darkness as well, leading to a loss of character. It looks beautiful at lunchtime and in the early evening as light streams into it. This new building will cut out all that light.

Moreover, we are already facing extreme development and disruption from the development of 85 Gracechurch Street. This further development is forcing us out of our properties and making it unliveable or workable. Surrounded by two hugely dusty building sites to the North and South, creating loud pollution throughout the day and night, I don't see how we can exist here in those conditions.

The existing building is extremely new. Stripping it back and rebuilding (even if using the existing base) seems ridiculous. Adding new access to the market? There are already countless access points to the market. This very minor benefit is at the cost of a huge loss of light, so to present it as

a positive to the market is obscene.

The original planning application was deeply flawed, with residential neighbours and businesses not informed via letter or via publicly visible notices, all under the cover of covid, and it has generally been poorly managed by the City of London and the previous developers. There was no engagement, and the process was poorly conducted.

For these reasons, we strongly object to the development.

Sent on behalf of the residents at [REDACTED] EC3V 1LU.

Will Ryan - myself (Flat C)

Emma Baylis (Flat B)

Mann Vergan (Flat A)


Adjei, William

From: PLN - Comments
Subject: FW: XL House 70 Gracechurch Street London EC3V 0HR

-----Original Message-----

From: Peter Rose
Sent: Sunday, September 29, 2024 1:41 PM
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: XL House 70 Gracechurch Street London EC3V 0HR

THIS IS AN EXTERNAL EMAIL

>
>
> I object to yet another large scale redevelopment.
>
> It represents further densification of the immediate area putting further strain on utilities which are already failing. We have suffered from power cuts recently.
>
> It will produce yet more pollution and late night disturbance in the area.
> This wave of new office buildings will result in a high level of vacancy in the existing office stock.
>
> If planning permission is granted please ensure that working hours and noise limits are strictly enforced.
>
> Kind regards
> Peter Rose
> 
>
> London EC3V 9DS