

Committee:	Dated:
Housing Management and Almshouses Sub Committee	30/06/2025
Subject: Baltic Street West – Development Proposal	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	N/A
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	£
What is the source of Funding?	
Has this Funding Source been agreed with the Chamberlain’s Department?	Y/N
Report of: Judith Finlay, Executive Director of Community and Children’s Services	For Decision and Comment
Report author: Michael Kettle Senior Housing and Commercial Development Manager	

Summary

An application has been made to develop an area on Baltic Street West into a two-bedroom flat. The area which is subject to this application is illustrated in Appendix 1 of the report.

This area forms part of the Golden Lane Estate and is within the listing status of the estate.

The applicant has made several applications and representations to Members of the City of London Corporation over the last ten years. He has also been formally registered by the planning department under the Self Build & Custom Housebuilding Act 2015 regulations..

The first step in assessing an application is if the area in question is required for housing purposes to allow it to be disposed of. At the time of the original application the COLPAI new school and flats were in the early process of delivery, and it was not known if any declaration would have an adverse effect on that development.

The City of London Corporation must also ensure that best value is obtained for this Housing Revenue Account asset. Therefore, if the City of London Corporation was minded to declare this land surplus, a marketing exercise must be undertaken.

Following recent City of London Corporation elections, the applicant has again requested that consideration is given to his submission to develop this site.

I do not consider that this land is surplus to housing requirements because the area provides a vital amenity buffer to the residents of Hatfield House, and it is adjacent to the entrance to the car park. It would also require the removal of two trees which is contrary to our Local Plan in relation to the protection of trees and open space.

Recommendations

Members are requested to:

- Recommend that the Community and Children's Services Committee formally reject the application to declare this parcel of land surplus for housing purposes.

Main Report

1. The applicant has made several attempts over the past ten years to develop this site. He formally registered under the Self build and Custom Housebuilding register of the City of London Corporation in 2016. He also expressed interest in developing accommodation on the roof of Great Arthur House and within the Community Centre which have been declined.
2. I do not consider that this site is surplus for housing purposes as it is close to Hatfield House and adjacent to the ramp leading to the car park. The removal of two trees would also be a concern and contrary to our local plan. The residents of Hatfield House have not been consulted to date on this proposal, but I doubt they would support the loss of the buffer the current space provides.
3. The requirement to obtain best value for money for any HRA disposal is a legal requirement General Housing Consent 2013 (para A3.1.1). The City of London Corporation cannot simply resolve to dispose of a parcel of land without confirmation it represents market value. A marketing exercise would have to be carried out.

Corporate & Strategic Implications

There are no strategic implications directly related to this report.

- Financial implications – N/A
- Resource implications – N/A
- Legal implications – N/A
- Risk implications – N/A
- Equalities implications – N/A
- Climate implications – N/A
- Security implications – N/A

Conclusion

4. The area of land is unsuitable for development as indicated above and the applicant has been informed several times that this is the case but persists in contacting members with his proposals. I think that it would be appropriate for this Committee to recommend to the Community and Children's Services Committee that the City of London Corporation will not declare this site surplus for housing requirements and the applicant is informed accordingly.

Michael Kettle

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Appendix 1 Site Plan Baltic Street West