

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: 25/00433/FULEIA - Planning Objection
Date: 14 May 2025 10:10:21
Attachments: [REDACTED]

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THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I am writing to formally object to planning application **25/00433/FULEIA** in the City of London.

Please find attached our detailed objection letter outlining our concerns, and our request to speak at the planning committee.

Kindly confirm receipt of this email at your earliest convenience.

Yours sincerely,
Will Ryan

[REDACTED]

On behalf of the residents of 4 Bulls Head Passage (Will Ryan, Emma Baylis and Mann Vergan)

This objection letter is also available for download from here:
<https://www.dropbox.com/scl/fi/rd514n3clpwrbhmiun1o/85-Gracechurch-Street-objection-from-the-residents-of-4-Bull-s-Head-Passage-May-2025.docx?rlkey=pqhollmz0w78swveskk2644yp&dl=0>

Comments on planning application ref 25/00433/FULEIA –85 Gracechurch Street

These comments are submitted on behalf of the owners of three residential properties situated at 4 Bull's Head Passage, EC3V 1LU:

Flat A –Mann Vergan

Flat B –Emma Baylis

Flat C –Will Ryan

The flats are situated immediately adjacent to the proposed development and would share a party wall with the completed development. As owners and some of the closest neighbouring properties, we have a considerable interest in the development.

We **object to the proposed development** and previously lodged objections to the earlier application under reference 22/01155/FULEIA.

Please let us know when a planning meeting is convened as we intend to apply to speak at Committee.

Grounds for objecting

Our objections are on several grounds:

Amenity –noise , disturbance & construction risks

Character & appearance –impact on the historic environment/conservation area

Policy & use –planning policy

Elaborating on each:

Amenity –noise, disturbance and construction risks

As mentioned above, our residential properties are just metres away from the proposed development which will generate considerable disturbance to our properties, lives and livelihoods both during the development and upon its eventual completion.

The Health Impact Assessment submitted does not adequately address our considerable concerns with the impacts on our health as a consequence of living so close to the development site with significant disturbance to be expected from noise, vibration and pollution amongst other things.

At p16 (table 4.1) although it is noted that the residents were included in the consultation process, we have consistently raised concerns throughout the last three years and remain extremely worried to see that our health concerns have not been addressed. We are particularly surprised to see that it is deemed that *“no additional mitigations or recommendations are required”* despite the sheer proximity of our residential properties to such a large scale development.

Whilst a meeting with the developer's representatives was held in January 2025 at which we again raised our concerns about the proximity of our properties to the development and following which, at the developer's request, we granted access to our properties, we have yet to receive any further information or assurances as to how we will be kept safe during the demolition and development. By way of example, we raised concerns about the oversailing of large cranes and construction materials immediately above our properties – Flat C would be particularly exposed in the event of any falling materials with the roof of our historic property offering little protection.

We are further concerned to read the letter from the Environment Agency on 28 April 2025 setting out the potential risks of emissions and pollutants from vehicles and machinery used in close proximity to residential or commercial developments. As will be appreciated, such matters will be extremely concerning for us given our residential properties are extremely close to the development.

Character & appearance –impact on the historic environment/conservation area

In addition to our considerable concerns related to the amenity issues in relation to the development, Leadenhall Market is a historic and characterful attraction, comprising a listed building in a wider conservation area.

The character of the area is based in the historic frontages and low buildings in the conservation area. The addition of a 32 storey skyscraper is out of keeping with the character of the area, as confirmed by both Historic England and the City of London Conservation Area Advisory Committee. As residents, we remain concerned that these two leading authorities on the subject have raised objections which have not been addressed.

Policy & use

Furthermore, the construction of a 32 storey skyscraper is contrary to the London Plan Tall Buildings policy which states that:

“proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area. Buildings in the setting of a World Heritage Site must preserve, and not harm, the Outstanding Universal Value of the World Heritage Site, and the ability to appreciate it”

Historic England have confirmed their view that the proposals result in harm to Leadenhall Market and the surrounding heritage assets. The plans are contrary to the adopted Local Plan which states that tall buildings should be avoided in conservation areas.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Objection to planning application 85 Gracechurch Street EC3
Date: 03 June 2025 15:36:37
Attachments: [REDACTED]

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THIS IS AN EXTERNAL EMAIL

Objection to Planning Application
85 Gracechurch Street EC3

1. Ref. No: 25/00433/FULEIA | Status: Pending Consideration
2. Ref. No: 25/00548/LBC | Status: Pending Consideration

3/6/25

Dear Sirs

I wish to object to these two applications. I understand that the developer has asked that they should be put before the Planning Committee at the same meeting. If I understand correctly, this will not be before the public consultation period for the second application is complete

1. I am the freeholder of 2-4 Bulls Head Passage EC3V 1LU. Hertshten Properties (the 'Applicant') owns 85 Gracechurch Street which abuts our property. The rear of our property overlooks their large lightwell, and we have several windows and ventilation openings in our rear wall which open up onto this lightwell
2. The present drawings submitted with the applications show that these openings would be closed during the building work
3. However, there is a Boundary Dispute between our properties, along with the associated dispute on the nature and extent of any party wall rights that the Applicant may have. This dispute is dated from 9/4/25, approximately 2 weeks before the second application.
4. I had originally informed the Applicant of these openings on several occasions, the first time at least 1 year ago, but it is only recently that discussions have started, after Ashley Patience of DPR, for the Applicant, served a draft Heads of Terms.
5. Ashley Patience and I met on 29/5/25 to discuss these matters and find a route forward that will avoid closure of these openings. From our discussions yesterday, I am hopeful that we can find a route forward, hopefully before the public consultation period for these applications ends. Ashley Patience and I are working at pace to find a resolution.
6. This route forward will require amendments to their plans presently submitted as part of their application.
7. I thus request that these applications are not sent to the Planning Committee till after agreed revised plans are submitted to you, so that we can resolve this matter

and withdraw this objection

Dr Chris Blatchley

Freeholder 2-4 Bulls Head Passage EC3V 1LU

WordDoc attached for ease of reading

Blatchley & Petrie

4 Bulls Head Passage, London EC3V 1LU



Objection to Planning Application 85 Gracechurch Street EC3

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This route forward will require amendments to their plans presently submitted as part of their application.

I thus request that the date that these applications are sent to the Planning Committee is delayed till after agreed revised plans are submitted to you, so that we can resolve this matter and withdraw this objection

Dr Chris Blatchley

Freeholder 2-4 Bulls Head Passage EC3V 1LU

Kieran McCallum
City of London Corporation
Department of Planning and Transportation
PO Box 270, Guildhall
London
EC2P 2EJ

11 June 2025

Dear Mr McCallum,

London Museum and the 85 Gracechurch Street project (ref. 25/00433/FULEIA)

The London Museum was pleased to be approached in 2022 by Shaw Corporation, on behalf of Hertshten Properties (UK) Limited, regarding the planned redevelopment of the 85 Gracechurch Street site. Since then, we have been engaged in a positive and detailed dialogue about the opportunity to collaborate on the site's proposed Cultural Plan. Following the granting of planning permission in 2023, subsequent archaeological investigations uncovered the remains of the first Roman London Basilica—an extraordinary and historically significant discovery. The London Museum remains committed to working closely with Hertshten Properties to help curate a public exhibition that celebrates and shares this remarkable find with Londoners and visitors alike.

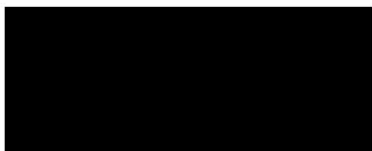
This partnership will be centred on the enhanced cultural offer now proposed for 85 Gracechurch Street, which has evolved significantly since 2023 following the extraordinary archaeological discovery on-site. At the heart of the revised plans is the in-situ display of the remains of the first Roman London Basilica, located at basement level 01. This space is set to become the centrepiece of a new immersive experience for London. The display will be complemented by innovative digital technologies, such as projection, allowing visitors to visualise and engage with the historic environment, including the rare opportunity to stand virtually on the stage of early Roman London.

In addition to the Basilica display, the proposed 'Heritage Garden' on Level 05 will offer a publicly accessible outdoor space and heritage walkway, with open views across the rooftops of Leadenhall Market. Together, these elements create a unique setting to explore the origins and evolution of London. The site will also include bookable facilities, enabling schools and groups to access training and educational experiences rooted in one of the city's most historically significant locations. In our view, the benefits of such a partnership to the museum's audiences and the wider public, in both the short and long term, are very exciting.

We are enthusiastic about the long-term partnership with Hertshten Properties and strongly support the 85 Gracechurch Street Cultural Plan. This collaboration offers significant short- and long-term benefits for the London Museum's audiences and the wider public, contributing meaningfully to the local area around our future home in Smithfield and the broader Cultural offer for visitors to the City. Subject to further agreement, we intend to provide consultancy on both the in-situ exhibition at basement level, and the viewing terrace on the 5th floor. The site will offer authentic insights into Roman London, telling the stories of the craftspeople, merchants, and communities that once shaped this historic centre.

We look forward to continuing this conversation and working with Shaw Corporation, Hertshten Properties (UK) Limited, and our close partners in the City of London.

Yours Sincerely,



Alec Shaw
Director of the New Museum Project & Estate
London Museum

cc. Paul Davies, Head of Corporate Partnerships, London Museum

Blatchley & Petrie

4 Bulls Head Passage, London EC3V 1LU

Objection to Planning Application 85 Gracechurch Street EC3

1. Ref. No: 25/00433/FULEIA | Status: Pending Consideration
2. Ref. No: 25/00548/LBC | Status: Pending Consideration

16/6/25

Dear Sirs

Dalton Petrie and I (“we”) are the freeholders of 2-4 Bulls Head Passage EC3V 1LU. Hertshten Properties (the “Developers”) owns 85 Gracechurch Street which abuts our property.

Following our first objection on 3/6/25 related to Rights to Light, I wish to make a second objection to these tied applications on the grounds that they cannot meet Building Regulations K 5.4 that windows “should be safely accessible for cleaning”:-

1. The Developers have submitted plans for a 30-story building which, for commercial reasons, occupies their freehold directly up to our freehold boundary. This would require that they oversail our freehold with a service cradle to clean their windows.
2. This oversail requires our permission, and without our permission they would trespass our freehold rights.
3. This can easily be avoided because the Developers have a clear choice to set back their building to ensure their service cradle remains within their freehold space
4. We were not aware that their plans for oversailing our freehold till recently.
5. We have made it clear to the Developers in writing on 11/6/25 that we do not grant permission to oversail our freehold property with their cradle and have asserted our legal rights as freeholders not to be trespassed.
6. It appears that the Developers intend in the future to rely upon the Access to Neighbouring Land Act 1992 (“the Act”) to gain access to clean the windows once the building has been completed. However the Act cannot be used either to build a new property or for later access to service such a property.

Since Planning Consent should not generally be granted for applications where Building Regulations cannot be met, this Planning Application should either be rejected or put on hold till the Developers are able to amend their application so that they can show that they can meet the Building Regulations

Dr Chris Blatchley

Freeholder 2-4 Bulls Head Passage EC3V 1LU