

**Second Addendum to Agenda Item 5 – 85 Gracechurch Street, EC3V 0AA – Planning
Application Sub-Committee, 8th July 2025**

Committee:	Date:
Planning Applications Sub Committee	8 th July 2025
Subject: 85 Gracechurch Street, EC3V 0AA Phased development comprising; Demolition of existing building and the erection of a new building comprising basement levels and ground floor plus upper storeys including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); a Cultural Space (sui generis); and a public exhibition associated with archaeological findings (Sui Generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works.	Public
Ward: Langbourn	For Decision
Registered No: 25/00433/FULEIA	Registered on: 27 th March 2025
Conservation Area: Leadenhall Market	Listed Building: No

Amendments to the Committee Report

1. Representations

- 1.1 A representation has been received 7th July 2025 from LB Islington, noting that they hold no objection on amenity grounds and requesting a Zone of Theoretical Visibility be submitted. The letter of representation is appended to this addendum report.
- 1.2 Officers' note LB Islington have not drawn attention to any specific heritage asset, and that the proposed building sits within the cluster as well as being of a reduced height than previously consented. Furthermore, in accordance with paragraph 207 of the NPPF, the level of information that has been submitted is deemed sufficient to assess the townscape impacts of the proposal and this is addressed in detail within the full committee report.