

Committee(s): Planning and Transportation Committee – For decision	Dated: 9 September 2025
Subject: City Fund Highway Declaration: 60 Queen Victoria Street, EC4N 4TR	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	Vibrant Thriving Destination Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain’s Department?	n/a
Report of: City Surveyor and Executive Director Property CS.210/25	For Decision
Report author: Tom Hodgkiss – Principal Surveyor - CPG	

Summary

Approval is sought to declare a parcel of airspace City Fund highway land, measuring approximately 187.7 sq ft (17.44 sq m), located at the entrance of 60 Queen Victoria Street, EC4N 4TR, as surplus to highway requirements. This declaration will enable its disposal in support of the permitted development at the site.

The permitted development involves the expansion of the building’s entrance at ground and first floor levels on the south-western corner of 60 Queen Victoria Street. Planning permission was granted on 27 December 2023 (ref: 23/01422/FULMAJ). The proposed entrance encroaches upon City Fund land by 187.7 sq ft and extends vertically to a height of 18.55m AOD. The land in question is not public highway and will not impact the public highway. The developer, DWS GRUNDSBESITZ GMBH has requested to agree terms for occupation of this land prior to the commencement of construction.

As a prerequisite to disposal, the land must first be declared surplus to highway requirements. Subject to this declaration, the disposal terms will be submitted for approval under the City Surveyor’s Delegated Authority in consultation with the Chamberlain.

Recommendation(s)

Members are asked to:

- Resolve to declare a parcel of City Fund highway land, measuring 187.7 sq ft and situated at the entrance of 60 Queen Victoria Street, EC4N 4TR, surplus

to highway requirements to facilitate its disposal on terms to be approved under the City Surveyor's Delegated Authority.

Main Report

Background

1. The property at 60 Queen Victoria Street, EC4N 4TR, is a nine-storey office development originally constructed in 1999. It occupies a prominent corner site at the junction of Queen Victoria Street and Queen Street.
2. The permitted development includes comprehensive refurbishment of the office accommodation, enhancements to the ground floor entrance, basements, and roof levels, and the addition of a new storey at roof level. The final configuration will comprise basement, ground, and ten upper floors. A roadside image of the expanded entrance is provided in Appendix 1.
3. The expanded entrance encroaches into City Fund land by 187.7 sq ft at ground and first floor levels (12.05m to 18.55m AOD). This land is not part of the adopted public highway. The design has been deemed acceptable by the planning officer as part of the planning consent. A land parcel plan is included in Appendix 2.
4. The City's Public Access Map initially classified the land as a Permissive Path. However, this was later confirmed to be an error. The Highway Authority did not adopt the land, and it is not subject to routine highway inspections. Despite this, the land remains under City Fund ownership and its disposal will not affect highway functionality. The Highway Authority supports the disposal, and no technical approval is required.
5. The developer, DWS GRUNDSBESITZ GMBH seeks to regularise its use of the affected land in line with the approved development.
6. The airspace in question was acquired by the City in 1957 under the Metropolitan Paving Act 1817 for highway purposes.

Current Position

7. DWS GRUNDSBESITZ GMBH has approached the City Corporation to acquire a suitable interest in the land to support its development.
8. Should the land be declared surplus, the City Corporation may proceed with its disposal. The City Surveyor will approve the terms under Delegated Authority.
9. The Committee's agreement to declare the land surplus is required before disposal can proceed.

10. The declaration excludes any adopted public highway, which remains vested in the City Corporation as Highway Authority. Therefore, no stopping-up order is necessary.

Proposals

11. The land is not required for public highway use. Subject to Committee approval, it is proposed that the City Corporation disposes of a suitable interest in the land on terms to be approved by the City Surveyor under Delegated Authority.

Corporate & Strategic Implications

12. Strategic implications –

- Flourishing Public Spaces
- Vibrant Thriving Destination

13. Financial implications – Disposal terms will be approved by the City Surveyor in consultation with the Chamberlain, contingent on the surplus declaration with an associated receipt into City Fund.

14. Resource implications – None

15. Legal implications – Disposal is authorised under Section 9 of the City of London (Various Powers) Act 1958. Terms must reflect the City Corporation's fiduciary duties.

16. Risk implications – None

17. Equalities implications – No equalities issues identified.

18. Climate implications – None

19. Security implications – None

Conclusion

20. The parcel of City Fund land is not required for highway purposes and may be declared surplus. Subject to this declaration, the land will be disposed of through an appropriate legal interest and on commercial terms to regularise its use in accordance with the granted planning permission.

Appendices

- **Appendix 1** – Photo of relevant entranceway at 60 Queen Victoria Street, EC4N 4TR
- **Appendix 2** – Committee Plan – 60 Queen Victoria Street EC4N 4TR – Entrance (City Fund) (4-C-43836 -02)

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