

<b>Committee:</b> Community and Children's Services Committee	<b>Dated:</b> 17/09/2025
<b>Subject:</b> Baltic Street West – Development Proposal	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	N/A
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	N/A
<b>What is the source of Funding?</b>	N/A
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b> Judith Finlay, Executive Director of Community and Children's Services	<b>For Decision and Comment</b>
<b>Report author:</b> Michael Kettle Senior Housing and Commercial Development Manager	

### Summary

The Housing Management and Almshouses Sub Committee on 30 June 2025 considered an application to develop an area on Baltic Street West into a two-bedroom flat.

The recommendation of that report was that this matter should be formally referred to Community & Children's Services Committee to reject the application to declare this land surplus for housing purposes.

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.

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.

Members should be also aware that the applicant has since submitted a planning application in principle (ref 25/00905/PIP.) to develop the site which will be considered by the Planning & Transportation Committee on 21 October 2025.

There have been objections to the proposal from Historic England, City of London Conservation Area Advisory Committee, Golden Lane Estate Residents Association, and two residents from Hatfield House.

The summary of the objection from Historic England is particularly conclusive and is worth noting. 'We object to the permission in Principle for the erection of a single storey dwelling with detached single storey garage to land north of Hatfield House and south

of Baltic Street West. A proposal of this nature and in this location would cause significant level of harm to Hatfield House and the Golden Lane Estate.'

### **Recommendation**

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.

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