

<b>Committee:</b>	<b>Date:</b>
Planning Applications Sub Committee	9 September 2025
<b>Subject:</b> Sugar Quay Jetty  Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches.	<b>Public</b>
<b>Ward:</b> Billingsgate	<b>For Decision</b>
<b>Registered No:</b> 24/01196/FULL	<b>Registered on:</b> 13 November 2024
<b>Conservation Area:</b> N/A	<b>Listed Building:</b> No

#### Amendments to the Committee Report

##### Additional Representations

1. A representation has been received from Rachel Blake MP, dated 4th September 2025. The objection raises concerns that the proposal is inconsistent with planning policy and would negatively affect the Thames Path and Tower Hill area. The letter cites policies from the emerging City Plan 2040 relating to cultural facilities, public realm, and pedestrian movement. It argues that the jetty is a key public amenity for residents and tourists, and that the proposal would denigrate enjoyment of the area, restrict pedestrian movement, and cause noise disruption. The MP requests that the application be withdrawn. A full copy of the representation is appended to this addendum.
2. Officers note that the issues raised by Rachel Blake MP have also been raised by other objectors and are addressed in the main body of the report. The policies cited from the City Plan 2040 have been considered in the officer assessment. The proposal retains the secured public route around the jetty, introduces public benches and greening, and maintains pedestrian comfort levels in line with TfL and City standards. Residential amenity impacts are mitigated through conditions including restricted hours, seated service only, and a detailed Operational Management Plan.
3. This representation does not alter the recommendation to approve the application, subject to conditions.

**Additional Condition**

4. Officers recommend the following additional condition:

No awnings, canopies, parasols, space heaters or other such paraphernalia above 1.5m in height shall be installed within the proposed seating area.

REASON: To maintain the sense of openness and protect views towards the Tower of London World Heritage Site from the jetty and City Walkway, in accordance with Local Plan policies CS10, DM10.1, DM10.4 and DM12.1; London Plan Policy HC2; and emerging City Plan 2040 policies S14, DE1 and S17.