Begum, Shupi

From: Gill Othen [redacted]
Sent: 14 March 2024 15:24
To: Ipaburystreet
Subject: Bury House 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I note with interest that revised plans have been submitted with respect to the demolition of Bury House, the alteration of the adjoining listed building, Holland House, and the intention to replace the former with a large building. At a time when the perils of antisemitism are so much in the news, are such actions, which could irreparably damage the functioning of the oldest synagogue in the country, really wise? The City of London is tasked with protecting surviving buildings of historic or architectural note; allowing the proposed works seems to me to be flying in the face of such duties.

Moreover, at a time when office space supply is overabundant, just how necessary is this building? Rather than contributing to London's function as a business and financial hub, would it not rather suck the life out of existing properties of that function?

Finally, there is a general duty on the City of London to proceed with an awareness of the implications on sustainability, resource usage and climate change/net zero policy. Is there any evidence at all that the proposed changes will provide any sort of benefit in those areas, or, rather, will they not significantly interfere with the City's responsibilities in those terms?

For all of the above reasons, I wish to express my opposition to the proposed changes.

Yours faithfully,

Gillian M Othen (Mrs)
49, Windy Arbour,
Kenilworth,
Warwickshire.
CV8 2BB

Begum, Shupi

From: Linda Baharier [redacted]
Sent: 23 April 2024 14:39
To: lpaburystreet
Cc: Tastsoglou, Anna; Zdunik, Rafal
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear

Shupi Begum
My Full address is
1, Castlehill Cottages
Outwood Lane
Bletchingley
RH1 4LR

But my family has an intrest in Bevis Marks going back before 1741, due to marriages, circumsions, namings etc
Yours faithfully
Linda Baharier

On Tuesday, 23 April 2024 at 13:48:53 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Linda Baharier,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Linda Baharier [redacted]
Sent: Thursday, March 14, 2024 3:08 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

I toally obect to the demolition and erection of a 43 storey building blocking ligh and totally inaproprate

to this area and any changes to a listed building

Linda Baharier

On Thursday, 14 March 2024, 14:42:56 GMT, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Consultee/Contributor,

Please see attached consultation for 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street)

Reply with your comments to lpaburystreet@cityoflondon.gov.uk

Kind Regards,

Planning Administration

On behalf of

Anna Tastsoglou

Environment Department

City of London

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Amos Schonfield [redacted]
Sent: 23 April 2024 15:09
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC
Attachments: image002.jpg

THIS IS AN EXTERNAL EMAIL

Of course

Amos Schonfield
8 Edward's Ln
London N16 0JJ

Best,

Amos

On Tue, 23 Apr 2024, 14:33 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Amos Schonfield,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Amos Schonfield [redacted]
Sent: Friday, March 15, 2024 2:13 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Anna & team,

Thank you for sharing this notification. It feels somewhat like a groundhog day experience, as I believe that this is the third time I have felt the need to object to building that will disturb, disrupt, and ultimately destroy the Bevis Marks community. My parents were married at Bevis Marks Synagogue, me and my brothers received our bar mitzvahs (coming of age) there, and recently I was able to be part of the baby-naming service for my niece. My family's story is only one of thousands whose lives have been touched by this community. I understand that structurally the building, a listed building, will be unaffected by this development. However, this synagogue has a cultural heritage that is largely unique in global Jewry, and will only survive if the community itself can survive. This community has been through a lot, not least surviving a terror attack in the 1990s. It is all the more reason that it is so distressing that the City of London would be so willing to jeopardise its only synagogue community in this way.

I don't want to be a member of a museum. I want to be a member of a living, breathing, Jewish community. Is yet another skyscraper - when so many are lying empty across the city - worth the risk of destroying Bevis Marks?

Best,

Amos

On Thu, Mar 14, 2024 at 2:39 PM lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Consultee/Contributor,
>
> Please see attached consultation for 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street)
>
> Reply with your comments to lpaburystreet@cityoflondon.gov.uk
>
> Kind Regards,
>
> Planning Administration
>
> On behalf of
>
> Anna Tastsoglou
>
> Environment Department
>
> City of London
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

--

Amos Schonfield

Founder, Our Second Home

www.oursecondhome.org.uk

Find us on Facebook, Twitter & Instagram

Jonathan Solomons

1, Balcon Way, Borehamwood, Hertfordshire WD6 5DQ

22 March 2024

Dear Ms Tastsoglou,

I am writing to you to formally **object** to planning application 24/00021/FULEIA.

I am a regular worshiper at Bevis Marks Synagogue and my family history goes back to its opening over 320 years ago. I have been actively involved in the fight for protections and particular in relation to this building for over five years. You will be aware of the history of this building, especially that it was denied planning permission in a historic vote of the Planning and Transportation Committee in 2022. Since then, the synagogue has been actively working with the City of London to ensure that a Conservation Area that will protect the synagogue was implemented.

It is therefore both shocking and horrifying to see that this application has been brought forward. The plan is practically identical to the one previously submitted and would not have been allowed to be built within a conservation area under the current guidelines. It is incredibly transparent, that the City of London is proposing a change to their Local Plan policies in what appears to be a brazen attempt to allow this building to evade the restrictions that would previously have prevented its construction.

This enormous building will overshadow the synagogue courtyard, impacting on the religious and heritage use of the site. I personally have celebrated many community and personal events in the space including part of my own wedding. It is a vital part of our communities shared space and history and it a travesty that this kind of activity will not be possible should this building be allowed to go ahead.

The EQIA erroneously identifies no disproportionate impact based on religion or belief due to the particular need for light and outside activity that is an inherent aspect of the Jewish faith.

It is impossible to believe that such an enormous building would be contemplated near an important Christian house of worship or other important non-Jewish landmark. At a time when antisemitism is at an all time high, the fact that the City is contemplating placing at risk their most important Jewish site must be reconsidered.

Other objections will cover the significant impact that massively reducing light will have on worship and the operation of the new visitors' centre. However, the fact that such a development can be even considered when it has been rejected before and is now being proposed within a Conservation Area must and will be challenged.

I urge in the strongest terms that this planning application be rejected, as it has been previously.

Yours sincerely

Jonathan Solomons

Begum, Shupi

From: Harold Shupak [redacted]
Sent: 28 March 2024 10:24
To: Ipaburystreet
Subject: Your Refs: 24/00021/FULEIA (Planning Permission) and 2400011/LBC (Listed Building Consent)

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I refer to the letter dated 14 March 2024 from Anna Tastsoglou of your Development Division relating to the applications for Planning Permission and Listed Building Consent to which your above-mentioned references relate.

I note from Anna Tastsoglou's letter that the application for Planning Permission is for development which does not accord with the provisions of the Development Plan in force in the area in which the land to which the application relates is situated,

I also note from Anna Tastsoglou's letter that not only is the proposal considered to affect a Building of Special Architectural or Historic Interest but that it is also considered to affect the setting of a listed building and the character and appearance of the Creechurch Conservation Area.

Save Britain's Heritage's detailed report dated 1 November 2023 in relation to the then proposed Creechurch Conservation Area included the following statements specifically referring to the Bevis Marks Synagogue under the heading "Managing Development Pressure Positively":-

"The Bevis Marks Synagogue is one of the most important historic synagogues in the world, and of international significance. The sensitivity of its setting was a key reason for the refusal of recent plans to erect a 47 storey tower in place of the building at 31 Bury Street and a 27 storey (sic) immediately adjacent on Henage Lane."

"If the Synagogue is to be a fundamental feature of the proposed conservation area's special interest, including its immediate setting is both logical and necessary if the integrity of its grade 1 listing and the conservation area is to be enforceable."

In the light of all the above, I object to both the application for Planning Permission and the application for Listed Building Consent and I consider that the applications for Planning Permission and Listed Building Consent should be refused.

Please acknowledge receipt of this e-mail and forward it to the members of the Planning Committee.

Regards.

Harold Shupak

2, Sunningdale Lodge
Stonegrove
Edgware HA8 7SY

Begum, Shupi

From: Lee Moreland [redacted]
Sent: 31 March 2024 17:13
To: lpaburystreet
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Madam,

Thank you for the opportunity to provide feedback on this planning application.

I am supportive of the planning application for the following reasons

- to support the redevelopment and future landscape of the City of London
- Houndsditch and surrounding areas are full of dilapidated buildings of questionable architectural and historical promise
- the planning application has been revised to accommodate the previous objections concerning a building of special interest

Thank you

Lee S Moreland
Flat 9 St Lukes Court
124-126 Tooley St, London SE1 2TU
[redacted]

On Thu, 14 Mar 2024 at 14:39, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Consultee/Contributor,
>
> Please see attached consultation for 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street)
>
> Reply with your comments to lpaburystreet@cityoflondon.gov.uk
>
> Kind Regards,
>
> Planning Administration
>
> On behalf of

Anna Tastsoglou

Environment Department

City of London

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Barbara Simon [redacted]
Sent: 24 April 2024 14:22
To: lpaburystreet
Subject: Re: Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

FYI
My full address is
8B Garlinge Road
London NW2 3TR

Hope this is sufficient.

Barbara Simon (Ms)
[redacted]
Sent from my iPhone

> On 24 Apr 2024, at 13:54, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Barbara Simon,
>
>
> Thank you for your email. I can confirm receipt of your objecOon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecOon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaOon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
>
> Kind Regards
> Shupi Begum
>
>
>
>
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaOon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hΣps://gbr01.safelinks.protecOon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Ced50a3af1ccf41af3a3e08dc6461986d%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638495617526960614%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=fedLwZSPt6j9mC4Au1HCcKZYIYc9D0EPXMRwGlMuKMM%3D&reserved=0

> Juliemma McLoughlin
> Execu Ove Director Environment
>
>
>
> -----Original Message-----
> From: Barbara Simon [redacted]
> Sent: Monday, March 25, 2024 3:46 PM
> To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
> Subject: Consulta On: 24/00021/FULEIA and 24/00011/LBC
>
> THIS IS AN EXTERNAL EMAIL
>
>
> Environments Department
> City of London
>
> Dear Sirs
>
> Will this never end with property companies a Σemp Ong to interfere with the peace and stability of our precious building, the historic synagogue Bevis Marks? Would they s Il persist if their plans were so close to St Paul's cathedral? For us that have some Spanish and Portuguese Sephardi heritage, Bevis Marks is comparable. So again, I do hope that this latest proposal, as has all previous ones, is rejected.
>
> Best wishes
>
> Barbara Simon
>
> Sent from my iPad
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproduc On, copying, distribu On or other dissemina On or use of
> this communica On is strictly prohibited. If you have received this
> transmission in error please no fy the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warran es or inten On to enter into a
> contractual rela Onship with the City of London unless specifically
> indicated otherwise by agreement, le Σer or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is poten ally the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of Informa On Act 2000 or the Environmental
> Informa On Regula Ons 2004, it may need to disclose this e-mail.
> Website:
> h Σps://gbr01.safelinks.protec On.outlook.com/?url=h Σp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Ced50a3af1ccf41af3a3e08dc6461986d%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638495617526970527%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=F3zZKoqWGOULTG0PcCipr5BS8QCwAv1R7buBijRAU38%3D&reserved=0

Begum, Shupi

From: [redacted] she/her [redacted]
Sent: 24 April 2024 14:11
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Application (24/00021/FULEIA)

THIS IS AN EXTERNAL EMAIL

Hiya, sure, please can you make sure my details are removed from the planning report. My address is [redacted]
Thanks very much,
[redacted]

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 24 April 2024 12:56
To: [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: FW: Application (24/00021/FULEIA)

Dear [redacted]

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

-----Original Message-----
From: [redacted] she/her [redacted]
Sent: Monday, March 25, 2024 3:08 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Application (24/00021/FULEIA)

THIS IS AN EXTERNAL EMAIL

To whom it may concern

I'm writing to express my strong opposition to this new application (24/00021/FULEIA). I'm appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application. Especially considering this extremely sensitive time when British Jews are feeling completely isolated in British society as it is.

Thank you very much,
[redacted]

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	Watson, Davis
Cc:	Zdunik, Rafal
Subject:	FW: Do NOT permit the contruction of a 40+ story building alongside the Bevis Marks Synagogue
Date:	02 April 2024 08:13:52
Attachments:	image002.png

Hi Davis,

Please see below representation regarding Bury Street. Can this please be uploaded on the file of the application (24/00021/FULEIA)?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: John Comaroff [redacted]
Sent: Monday, April 1, 2024 4:31 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris [redacted]
Subject: Do NOT permit the contruction of a 40+ story building alongside the Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

I write to protest, in the strongest possible terms, permission for the construction of a forty-something story building virtually adjacent to the Bevis Marks Synagogue. You are well aware of the historical significance of this synagogue, not just to the Jewish population of London and to

World Jewry, but to the heritage of London as a British and Global city. No need to repeat any of that. But, in light of it, in light of respect for Jews everywhere, in light of respect for the history of London, allowing the erection of a building that would dwarf the synagogue, cut is light, and render its urban geography literally monstrous, it is hard to understand why the plan is being entertained at all. I believe that a version of the plans, slightly higher, were rejected some time back. What has changed -- other than the spurious reduction of three floors from forty-eight -- to make the decision more acceptable now?

I urge you to protect the heritage of your London, one of the world's most historica, most globally significant cities, to recognize and respect the Jewish community that has contributed so much to its history and its contemporary glory, and refuse permission for the construction of the planned building.

Kind regards,

John Comaroff

High K. Foster Professor, Anthropology and African and African American Studies
Harvard University
Cambridge, MA 02138
USA

Begum, Shupi

From: Marlena Schmool [redacted]
Sent: 24 April 2024 14:51
To: lpaburystreet
Subject: Re: Planning application number: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Thank you for your email.

My postal address is:

11 Defoe House,
Barbican,
London EC2Y 8DN.

Marlena Schmool

> On 24 Apr 2024, at 14:44, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Marlena Schmool,
>
> Thank you for your email. I can confirm receipt of your objecOon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecOon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaOon CommiSee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaOon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hSps://gbr01.safelinks.protecOon.outlook.com/?url=hSp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Cï b5eb6bf8424f0042f308dc64658905%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638495634445596819%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=FV3vXr4CrGS7fAa%2F3LfNHvMc1LsqolPUkQHO0KppLBA%3D&reserved=0
> Juliemma McLoughlin
> ExecuOve Director Environment
>
> -----Original Message-----
> From: Marlena Schmool [redacted]
> Sent: Monday, April 1, 2024 12:08 PM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: Planning applicaOon number: 24/00021/FULEIA.

>
> THIS IS AN EXTERNAL EMAIL
>
>
> Dear Ms Tastsoglou,
>
> I am wriEng, as a resident of the City of London and as a member of, and weekly aΣender at, Bevis Marks to object extremely strongly to these plans. I am more than saddened and much angered that this is the second Eme I am having to do so. The current applicaEon is virtually the same as the previous one an so all previous objecEons are appropriate.
>
> It seems to me that I cannot trust the CorporaEon to keep to its own decisions and processes. Can the CorporaEon not wait unEl more has been done to idenEfy locaEons for tall buildings? It would provide a breathing space to take into account the general commercial and social changes that are currently confronEng the City. Surely these should more greatly inform responses to planning applicaEons and issues over at least the coming decade.
>
> As many people explained in relaEon to the previous applicaEon, a tower this high would totally swamp the synagogue. It would cast a shadow over both the synagogue and the courtyard. I know from personal experience that this would make it extremely difficult to read prayers at certain places inside the building. Bevis Marks is not simply 'a historic site'; it is also a living community. But the way it is being treated seems to ignore this fact. The developers' presentaEon simply 'listed and Ecked a number of boxes' that are found on all proposals. There is nothing specifically related to the parEcular character of what they themselves recognised to be a historic quarter. Nor is there any recogniEon of the fact that that the synagogue is within a ConservaEon Area.
>
> Please refuse this applicaEon.
>
> Yours sincerely,
> Marlena Schmool
>
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproducEon, copying, distribuEon or other disseminaEon or use of
> this communicaEon is strictly prohibited. If you have received this
> transmission in error please noEfy the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warranEes or intenEon to enter into a
> contractual relaEonship with the City of London unless specifically
> indicated otherwise by agreement, leΣer or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is potenEally the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of InformaEon Act 2000 or the Environmental
> InformaEon RegulaEons 2004, it may need to disclose this e-mail.
> Website:
> hΣps://gbr01.safelinks.protecEon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Cï b5eb6bf8424f0042f308dc64658905%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638495634445606391%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=St%2Brt%2BJgKeZq6bBktbf1y3U54g56tj1RDpT6vUjU9%2Fk%3D&reserved=0

Begum, Shupi

From: Frances Flaxington [redacted]
Sent: 29 April 2024 09:05
To: lpaburystreet
Subject: Re: Bevis Marks: concern about new proposal (Tower)

THIS IS AN EXTERNAL EMAIL

B47 Parliament View
1 Albert Embankment
SE17XL

Frances
[redacted]

> On 29 Apr 2024, at 08:51, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Frances and Lee Flaxington,
>
> Thank you for your email. I can confirm receipt of your objecƟon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecƟon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaƟon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaƟon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hΣps://gbr01.safelinks.protecƟon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7C3809818c5e694c1dcb6908dc6823105f%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638499747017123809%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=0wt2lxtXMFJ1CtOrEdhMseihpofc4qfc6IBevĭ %2Bhk%3D&reserved=0
> Juliemma McLoughlin
> ExecuƟve Director Environment
>
>
> -----Original Message-----
> From: Frances Flaxington [redacted]
> Sent: Tuesday, April 9, 2024 11:40 AM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: Bevis Marks: concern about new proposal (Tower)
>
> THIS IS AN EXTERNAL EMAIL

>
>
> Hello Anna,
> We understand that there is a proposal to build a 45 storey tower, a building that would overshadow this historic synagogue. As I'm sure you are aware the synagogue is a building of significant historic and cultural significance.
>
> It is hard to understand that such a building would even be considered if it was next to St Paul's cathedral, so why is the impact on this synagogue not resulting in an immediate dismissal of the proposal?
> Can we highlight concerns in particular about the impact on the southern sky view and the reduction of natural light.
> We would also like to ask that as the development site is within the Creechurch Conservation Area isn't it it the case that the proposal is in direct conflict with the statutory development plan?
> We understand that the proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.
> We hope that serious consideration is given to the negative impact on this historic synagogue in making a decision.
>
> Frances and Lee Flaxington
> [redacted]
>
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproduction, copying, distribution or other dissemination or use of
> this communication is strictly prohibited. If you have received this
> transmission in error please notify the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warranties or intention to enter into a
> contractual relationship with the City of London unless specifically
> indicated otherwise by agreement, letter or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is potentially the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of Information Act 2000 or the Environmental
> Information Regulations 2004, it may need to disclose this e-mail.
> Website:
> https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7C3809818c5e694c1dcb6908dc6823105f%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638499747017132186%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=rfUXgCPO%2BMBcpvKugt7UmtRwIzJSXvY%2B8nbQEPnGXKY%3D&reserved=0

Begum, Shupi

From: BeverleyL[redacted]
Sent: 29 April 2024 10:19
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC [OBJECTION]

THIS IS AN EXTERNAL EMAIL

Dear Shupi,

Thank you for your email. I am happy to provide my address:

Beverley Lawrence
9 Oak Farm Drive
Little Downham
Ely
Cambridgeshire CB6 2EA

Kind regards,

Beverley Lawrence (Freeman of the City of London)

On Monday, 29 April 2024 at 09:05:47 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Beverley Lawrence,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: BeverleyL [redacted]
Sent: Tuesday, April 9, 2024 7:50 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC [OBJECTION]

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

Thank you for your email.

I write as a Freeman of the City of London, and as a regular visitor to Bevis Marks Synagogue, to register my objection to yet another proposed development on the doorstep of this Grade-I listed building.

A Conservation Area has already been agreed to protect Bevis Marks Synagogue, so I am dismayed that this new proposal is being considered, particularly after its refusal two years ago. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-I listed building. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. Additionally,

there are concerns that construction of this tower could potentially weaken the foundations of the synagogue, and will create noise, mess and disruption for the community.

Bevis Marks Synagogue was built in 1701, and my family worshipped there for generations. It is the ONLY non-Christian place of worship in the City, and recent excavations have shown the site to be of great historical importance. Please protect this wonderful building instead of seeking to destroy it. Do not allow it to become the victim of cultural vandalism.

I urge you to refuse this application.

Yours sincerely,

Mrs Beverley Lawrence

On Thursday, 14 March 2024 at 14:39:17 GMT, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Consultee/Contributor,

Please see attached consultation for 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street)

Reply with your comments to lpaburystreet@cityoflondon.gov.uk

Kind Regards,

Planning Administration

On behalf of

Anna Tastsoglou

Environment Department

City of London

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Stephen Gayer [redacted]
Sent: 29 April 2024 13:30
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Reference - 24/00021/FULEIA - Bury House proposal - Objection

THIS IS AN EXTERNAL EMAIL

Apologies for omitting my address. It is as follows: 1 Burnt House, Pudding Lane, Chigwell IG7 6BY

Regards
Stephen Gayer

> On 29 Apr 2024, at 13:27, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Stephen Gayer,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> Shupi Begum
> Planning Administrator|Development Division
> City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
> Juliemma McLoughlin
> Executive Director Environment
>
> **From:** Stephen Gayer [redacted]
> **Sent:** Tuesday, April 9, 2024 6:54 PM
> **To:** Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> **Subject:** Reference - 24/00021/FULEIA - Bury House proposal - Objection
>
> THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou

I again find myself writing to express my serious concerns about development proposals that will, if approved, have a devastating impact on the historic Bevis Marks Synagogue.

A 45 storey tower would completely overshadow the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance. To the Jewish community this is the equivalent of Westminster Abbey or St Paul's Cathedral and as such should be afforded the same protection.

It would destroy the southern sky view, which is an essential part of the setting of the synagogue and would impact on religious practices that require a view of the sky. It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.

The development site is within the Creechurch Conservation Area and whilst the developers may feel that they are providing planning benefits that outweigh the harm to the synagogue, this is simply not the case. The impact on the Synagogue would be catastrophic.

The existing building at 31 Bury Street is capable of being refurbished to provide good service for many more years. The proposed replacement building would damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole. The City Corporation has recognised the importance of the synagogue, and should therefore reflect this by providing it with ongoing protection. It should be made clear

to the developers that it will not tolerate unsuitable redevelopment that directly impacts the building.

Thank you

Stephen Gayer MRICS

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Ruth Hart [redacted]
Sent: 24 April 2024 18:40
To: lpaburystreet
Subject: Re: Objection

THIS IS AN EXTERNAL EMAIL

42 The Grove
Edgware HA8 9QB

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 24 April 2024 15:14
To: Ruth Hart [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Objection

Dear Ruth Hart,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Ruth Hart [redacted]
Sent: Tuesday, April 2, 2024 8:46 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Objection

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am the Deputy for Bournemouth Reform Synagogue and my objection to the proposal is in a communal as well as personal capacity.

The plans obviously exclude a number of buildings in future from natural light, which is not good for the physical or mental well-being of any residents and workers in the area. Concerning Bevis Marks Synagogue, the building is of historic importance to all faiths as the oldest place of continuous Jewish worship in the UK, but it is also a place of regular worship today. The obstruction of natural light restricts the ability of Jews to fulfil certain religious obligations, e.g. sunset and the appearance of 3 stars to mark the beginning and end of Shabbat and holidays; the appearance of the new moon to determine the dates of said holidays. The "settling area", far from extending protection to the synagogue and surroundings, decreases it.

Given the current atmosphere and the incidence of antisemitism, it would be an act of good faith towards the Jewish population of London and a good example of community cohesion if the number of storeys of new buildings were reduced, and, given the decreasing numbers of people who are working in offices, it would also be a good example of protection for the environment and our shared heritage.

Yours faithfully,

Ruth Hart

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Denise Owen [redacted]
Sent: 24 April 2024 15:43
To: lpaburystreet
Subject: Re:
Attachments: image002.jpg

THIS IS AN EXTERNAL EMAIL

My address is
St John's Vicarage
Mossley
OL5 0SA

On Wed, 24 Apr 2024, 14:19 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Denise Owen,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> Shupi Begum
>
> Planning Administrator|Development Division
> City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Denise Owen [redacted]
Sent: Friday, March 29, 2024 6:12 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject:

THIS IS AN EXTERNAL EMAIL

No, absolutely not

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Dorothy Lampert
To:	lpaburystreet
Cc:	Tastsoglou, Anna
Subject:	RE: Comments for Planning Application 24/00061/
Date:	25 April 2024 12:34:27

THIS IS AN EXTERNAL EMAIL

Thank you for your email. Apologies – my name Dorothy Lampert and address 120B Avondale Road ,Bromley BR1 4EY

Sincerely
Dorothy Lampert

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: Wednesday, April 24, 2024 10:54 AM
To: Dorothy Lampert [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: FW: Comments for Planning Application 24/00061/

Dear Dorothy Lampert

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Dorothy Lampert [redacted]
Sent: Tuesday, March 19, 2024 6:42 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Comments for Planning Application 24/00061/

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I write to communicate profound objection to Planning Application 24/00061

A 45 storey tower would completely dominate the Grade 1 Listed synagogue skyline. Such a building would be allowed next to St Paul's Cathedral. Judaism observes lunar months: the view of the moon's passage across the sky, and many of the celestial bodies, would be blocked. It would reduce daylight to a trickle. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible. The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan. The plans have been previously turned down and now based on the most cosmetic / superficial amendments being rushed through with an indecent haste. One has to ask why. With the trend to work from home there is no shortage of existing buildings in the locality being repurposed for residential needs. And straight forward applications are also being approved. There is no legal or moral justification for this abomination. It would be a stain on the landscape and also Britain's standing as a tolerant and multi faith society that respects freedom of worship and cultural diversity. It does not sell out on these values which are respected the world over for a cheap buck. Do not permit this unconscionable edifice to go ahead especially as it has been turned down on solid grounds recently.

Sincerley

Dorothy Lampert

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: FJK[redacted]
Sent: 26 April 2024 13:14
To: Ipaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Application24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Shupi Begum

Thank you for your email and explanation.

My address is 25A Kidderpore Avenue, London NW3 7AS.

Please let me know if you require further information.

Kind regards

Fuad Kateb

On 24/04/2024 14:46, Ipaburystreet wrote:

> Dear Fuad Kateb,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: FJK[redacted]
Sent: Sunday, March 31, 2024 6:01 PM

To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Application24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am a member of Bevis Marks Synagogue and have previously objected to 31 Bury Street application to multi story office building, and would like to register my objection to the new design which does not address the following;

1. The 45 storey tower will completely overwhelm a grade one listed building in a conservation area.
2. It would destroy the southern sky view, which is an essential part of setting part of the synagogue and interfere with the conduct of the services during certain parts of each month.
3. It would overshadow the synagogue and its courtyard. As you may well know the synagogue is dependent on day light due to its original classical design and any loss of daylight will have significant effect on its use for praying during day time.
4. The development site is within the Creechurch Conservation Area, and the proposed building will have significant effect on the character of the area.
5. I do not accept what the Developers offering of planning benefits for the area is a substitute for the damage the proposed building will do to the setting of other heritage assets in the area.

I look forward to be updated on your decision

Kind regards

Fuad Kateb

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Alastair Bloom [redacted]
Sent: 25 April 2024 16:58
To: lpaburystreet
Subject: Re: Objection

THIS IS AN EXTERNAL EMAIL

My full address is :

3, Sydney Grove
Hendon
London NW4 2EJ

On Wed, Apr 24, 2024 at 10:38 AM lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Alastair Bloom,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> CITY OF LONDON
>
> Shupi Begum
>
> Planning Administrator|Development Division
> City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Alastair Bloom [redacted]
Sent: Monday, March 18, 2024 2:19 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Objection

THIS IS AN EXTERNAL EMAIL

Dear Sir/ madam,

If the synagogue affected by this hugh development was a church with a similar claim to

be the oldest in the country this application would not even be considered.

The effect on this gem of a synagogue is undeniable.

This decision to allow the building is nothing less than antisemitism.

Please reconsider

Alastair Bloom

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is

potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

CONSTRUCTION YOUTH TRUST

Anna Tastsoglou
Principle Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

Thursday 28th March 2024

Dear Ms Tastsoglou,

Re: The future of education and community spaces at Holland House

I am writing to express support for the planning application for the redevelopment of Bury House, Holland House and Renown House (Planning application reference 24/00021/FULEIA), which includes the cultural strategy around supporting the local community.

We were first contacted by the Applicant about the use of the spaces within the historic Holland House on 24th January 2023. We are a registered charity offering support for young people in overcoming the barriers to employment and helping them to discover a career in construction and in the built environment.

We have now held three successful work experience sessions at Holland House on 3rd-5th May, 5th July, and 14th July 2023 (all free of charge). We have been told we can make further bookings to suit our calendar of sessions in 2024; an offer we are hugely grateful for and enthusiastic about.

It is a great benefit to CYT to be able to take the young people we are working with out of their normal school environment and give them a sense of what it's like to work in an office setting. The space at Holland House gives us plenty of scope for activities, with varying room sizes to suit our needs. Our staff found it a pleasure to have such flexibility and to work in this beautiful building that has so much character.

We therefore welcome the proposed application in principle and hope that the City of London will approve the proposals, which will allow our charity to have continued access to a fantastic venue for inspiring our young people into the world of work.

Kind Regards,

[redacted]

Tommy Farrell
Head of Development

London Scottish House, 95 Horseferry Road, London, SW1P 2DX
E hello@constructionyouth.org.uk **T** 0207 467 9540

CONSTRUCTIONYOUTH.ORG.UK

Patron: HRH The Duke of Gloucester KG GCVO Charity no: 1094323 Company no: 04461612

Creative Land Trust

Anna Tastoglou
City of London Corporation
Department of Planning and Transportation
PO Box 270
Guildhall
London
EC2P EJ

28 March 2024

Dear Ms Tastoglou,

1-4, 31, and 33-34 Bury Street, London EC3A 5AR – Planning application reference 24/00021/FULEIA

I am writing on behalf of the Creative Land Trust in support of the planning application being brought forward by WELPUT for the redevelopment of Bury House, Holland House and Renown House.

The Creative Land Trust was established to help secure affordable space for artists and creatives to ensure a vibrant and prosperous future for this critical industry. There is a notable lack of affordable workspaces in the City of London and for aspiring artists to show case their work. Additionally London's many studio providers are facing growing difficulty in securing even 'meanwhile' space in the City. Our vision is to address this through acquiring properties and providing long-term, secure, affordable creative workspace.

We were first contacted about the spaces in Holland House on the 8th December 2023 and we enjoyed viewing the historic building and discussing how we could best utilise the opportunity presented through the refurbishment and restoration of Holland House. We have since used the spaces within the building for a variety of events, including our 'Team Day' on the 15th November 2023.

The historic building and spaces within present a unique opportunity to serve unmet demand from local artists and makers, giving them space to collaborate, create and showcase their work, as well as acting as a potential new attraction in the City.

We therefore support the application in principle and believe it will make a positive contribution to the long term cultural success of this part of the city.

Yours sincerely,

[redacted]

Gemma Dean
Head of Development

Dairy Meadow
Primary & Nursery School

Swift Road, Southall, Middlesex UB2 4RP
Phone: 020 8571 7925
Email: office@dairy-meadow.ealing.sch.uk

Anna Tastsoglou

Principal

Planning Officer (Development Management)

Environment Department

City of London

Guildhall

EC2V 7HH

Friday 15th March 2024

Dear Ms Tastsoglou,

Re: The future of education and community spaces at Holland House.
Planning Reference: 24/00021/FULEIA.

As an experienced primary school teacher and school leader, I have seen my profession change wildly across the last two decades. We are no longer individuals who impart facts to children from the hours of 9.00am to 3.15pm hoping that something sticks, we are now architects of the future responsible for all aspects of child development. All careers of the future start with a seed or an experience that is nurtured within a school setting. Making links with future careers and giving learning a purpose is the bedrock of successful education hence why our experiences at Holland House with Dr Sharon Wright have made such a difference to our children.

Just travelling to Holland House helped build the cultural capital of our children. Coming from an incredibly deprived part of West London where most of our children are EAL (English as an additional language) and the progeny are part of an insular community that may not venture out the borough, travelling to Holland House was an eye opener. Getting on the Elizabeth Line, going up an escalator, walking through the City, gazing at the polished metal and glass, seeing workers that may look like them – this is inspirational for our children. Knowing that the financial heartbeat of the country can be reached in less than 30 minutes from Southall and becoming increasingly aware of the fact that the City of London could be a place of future employment frames the educational experience we hope to offer.

Then there's the building itself – we teach the skills of comparison all the time in the primary curriculum – nestled next to the Gherkin and dripping in history. Our children had never seen anything like it: the aquatic tiles, the maritime theme echoed throughout, sitting in a boardroom from reclaimed wood – it's the closest some of our children have been to getting on a boat! Couple this with the role of shipping in the founding of Great Britain, it ties in with our fundamental British Values as well as providing a starting point for a conversation on the role of Empire and the

Dairy Meadow
Primary & Nursery School

Swift Road, Southall, Middlesex UB2 4RP
Phone: 020 8571 7925
Email: office@dairy-meadow.ealing.sch.uk

decolonisation of the curriculum. The sheer space within Holland House lends itself beautifully to learning experiences for all ages.

These workshops are what children remember about school, the people who give up their time and energy to actually guide and inspire – Sharon is the embodiment of this. At Dairy Meadow we were fortunate enough to run three workshops together across a two term period. We brought our school council and our Pupil Premium (the most vulnerable of risk of underachievement) children to have a tour of the building and supplement their DT and Skills Builder curriculum by designing sustainable work spaces of the future. The purpose of these visits were to: gain a potted history of London's financial centre, understand the jobs that occur in the city of London and contribute to the positive sustainable changes that they would like to see.

A further workshop involved us taking all 53 Year 6 children for a 'world of work' immersion day. This involved meeting the team from Bentall Green Oak and having a series of presentations from inspiring individuals within the construction industry. All of our presenters were female which was an absolute surprise to our young ladies who are often subjected to cultural boundaries when thinking of further employment. From there we had a CV writing workshop and mock interviews! I don't know of any other primary school that has undertaken such an ambitious project, we really couldn't have completed it without the help of Holland House and Dr Sharon.

I appreciate that this is just the experience of one primary school however you can not underestimate the impact these visits had for our children. Everything in London is getting more expensive and difficult – as a result the day to day worlds our children inhabit get smaller and smaller. It's only through events like I've mentioned that we can give the children the chance to envisage a life beyond their immediate future and encourage our future workers the chance to dream big.

Happy to discuss anything that has been mentioned above, photos and pupil/staff voice available on request.

Yours,

[redacted]

Alex Feldman

Deputy Headteacher.

Please reply to
3 Lindrick Close
Daventry
NN11 4SN
07753 771140

From the Chair

Ms Anna Tastsoglou,
Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

11 April 2024

Ref. Bury Street Cultural Strategy – Planning application ref. 24/00021/FULEIA

Dear Ms Tastsoglou,

I write in my capacity as Chair, Darjeeling Children's Trust, a charity registered in England and Wales, to support the proposed redevelopment of 1-4, 31 and 33-34 Bury Street, EC3A 5AR.

To help you understand why an organisation whose work is focused on a city in West Bengal should be strongly supportive of a redevelopment plan in the City of London, let me provide a brief explanation. Darjeeling Children's Trust (DCT) is a small charity, dedicated to improving the educational opportunities, health and general wellbeing of children and young people who come from families of very limited means. As you may imagine, demand for our support greatly outstrips our capacity to supply it. Nevertheless, a small but excellent team on the ground in Darjeeling, supported by a UK-based Board of Trustees whose principal purpose is to generate funds to finance the work, manages to deliver programmes of a range and quality which belies our modest funding base. We are confident that few charities exceed DCT in terms of wringing the last penny of value from every pound raised.

With this in mind, you will appreciate that support in kind has a direct link to the provision of support to children in Darjeeling. With a month's school or college sponsorship costing in the region of £50 per child per month, facilities provided to DCT *gratis* — when other, equivalent, options were costed at between £400 and £500 — immediately releases funds equivalent to between eight and ten months' of sponsorship.

We have been privileged to use meeting facilities at Holland House for meetings of the DCT Board and we hope to be able to use them again in the future, whether for formal meetings or for events designed to explain our work to potential supporters. Even before the proposed redevelopment, these facilities are unquestionably of a quality rarely enjoyed by small charities who are usually compelled to go for the cheapest available option. If one were to multiply the benefits received by this one, small, charity by the number of charitable, educational, faith-based and other community groups who stand to gain from the proposed redevelopment of the Bury Street premises, the aggregate gain to society in general is surely significant.

It will not surprise you, therefore, when I say that Darjeeling Children's Trust strongly supports Welput in its proposals to redevelop Bury Street in the manner set out in their application.

Dr Graham Cory
Chair, Darjeeling Children's Trust

بسم الله الرحمن الرحيم

HALLS4JUMUAH

Anna Tastsoglou,
Environment Department,
City of London,
Guildhall,
London,
EC2V 7HH

18 March 2024

Dear Anna,

Re: Application Reference 24/00021/FULEIA

My name is Aslam Baccus and I am a trustee of the charity Halls4Jumuah in London. Our main purpose is to hire halls and venues across the City of London to provide muslim men and women working in the city with a place to perform their Friday prayers.

At present, we are hiring six halls within the city, including Holland House in Bury Street, London, EC3A 3BP. We have been using the hall every Friday since the beginning of January 2024 and we manage the venue with the help of our on-site volunteers. To ensure the venue as well as the attendees are safe and capacity is kept under control, we record the names and phone numbers of anyone coming in to perform their prayers. Currently, we have an average of 40 people attending Holland House each week, using a hall that has the capacity to host 150 people. The venue is in an excellent location in London and our numbers are gradually increasing as more people become aware of its whereabouts.

The owners of the building have been absolutely first class in providing our charity with their support to allow members of our community access to perform their weekly prayers, and we are always rest assured that the venue is clean, spacious and welcoming.

We have benefitted greatly from a review of the proposed development plan and we feel that the idea of turning the Lower Ground, Ground and First Floors into spaces that can accommodate small and local charities as well as community based projects truly inspiring.

We at Halls4Jumuah hope the project with be successful and full credit must go to the management of the building who are always a pleasure to work with.

Kind regards,

Aslam Baccus
Halls4Jumuah Trustee

Oxford Brookes University
FACULTY of TECHNOLOGY, DESIGN and ENVIRONMENT

Headington Campus Gipsy Lane
Oxford OX3 0BP UK

T [redacted]
e-mail [redacted]

18 March 2024

Anna Tastsoglou, Principal Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

Ref: Holland House/ Bury Street Proposals, application reference number 24/00021/FULEIA

Dear Ms Tastsoglou,

I am writing with regards to the development proposals for Holland House, Bury Street. I regard the proposals as an exciting opportunity within the City of London. As an academic working for one of the country's top schools for the study of the Built Environment I am well versed in planning applications across the country and often use the City of London for case studies. Over the last ten years I have brought groups of students to the City of London and in the last 2 have utilised the facilities at Holland House. With the many pressures on University budgets, being able to utilise Holland House has meant that we have been able to continue to bring students to the City and see first-hand how the Eastern Cluster has been transformed and continues to evolve. This has enabled students to enrich their education that will have long lasting public benefits. The potential for further public benefits to be generated by the proposed development is significant and I relish the chance to use the new flexible learning spaces to help educate the next generations of Built Environment professionals.

Yours sincerely,

Dan Sames
Senior Lecturer in Planning
Subject Coordinator for Planning and Property Development

Norvin House
45 – 55 Commercial Street
E1 6BD

15 March 2024

Dear Anna Tastsoglou,

I am writing to express support on behalf of The Switch for the planning application for Holland House, Bury House and Renown House (application reference 24/00021/FULEIA). The experiences of our organisation, at this venue have been exceedingly positive, and I believe that the proposed enhancements will further contribute to its value as a community resource.

At The Switch we used the meeting rooms for our strategy day as we do not have the appropriate space in our own offices. The availability of additional rooms for breakout spaces allowed for productive discussions and collaborative work, creating an environment conducive to effective strategic planning. The well-equipped kitchen facilities were an added advantage, providing our team with the necessary amenities to ensure a smooth and efficient day.

Furthermore, we were able to collaborate with the Learning Crowd to facilitate a week of Work Experience activities in the construction and engineering sector for 20 Year 10 students from Mulberry Stepney Green School. This was a hugely successful event and we received positive feedback from the students. It is often very difficult to run activities for such a large amount of students but this space made it possible. Again the breakout rooms proved invaluable for group work, and the board room provided a professional setting for presentations. The location of Holland House gave students insight into working in the City of London. Students were able to experience the various buildings and organisations to expand their horizons. Many students commented they would like to work in the city in the future as a result.

The Switch supports the planning application for Holland House, Bury House and Renown House and we look forward to using the multifunctional space in the future.

Yours sincerely,

Nicola Chadwick

Norvin House
45 – 55 Commercial Street
E1 6BD

15 March 2024

Dear Anna Tastsoglou,

I am writing to express support on behalf of The Switch for the planning application for Holland House, Bury House and Renown House (application reference 24/00021/FULEIA). The experiences of our organisation, at this venue have been exceedingly positive, and I believe that the proposed enhancements will further contribute to its value as a community resource.

At The Switch we used the meeting rooms for our strategy day as we do not have the appropriate space in our own offices. The availability of additional rooms for breakout spaces allowed for productive discussions and collaborative work, creating an environment conducive to effective strategic planning. The well-equipped kitchen facilities were an added advantage, providing our team with the necessary amenities to ensure a smooth and efficient day.

Furthermore, we were able to collaborate with the Learning Crowd to facilitate a week of Work Experience activities in the construction and engineering sector for 20 Year 10 students from Mulberry Stepney Green School. This was a hugely successful event and we received positive feedback from the students. It is often very difficult to run activities for such a large amount of students but this space made it possible. Again the breakout rooms proved invaluable for group work, and the board room provided a professional setting for presentations. The location of Holland House gave students insight into working in the City of London. Students were able to experience the various buildings and organisations to expand their horizons. Many students commented they would like to work in the city in the future as a result.

The Switch supports the planning application for Holland House, Bury House and Renown House and we look forward to using the multifunctional space in the future.

Yours sincerely,

Nicola Chadwick

68-80 Hanbury Street

London, E1 5JL

26th March 2024

Dear Ms Tastsoglou,

I am writing on behalf of upReach Charitable Company in order to express our support for WELPUT's planning application to redevelop Holland House, Bury House and Renown House to the City of London Corporation (Planning Reference 24/00021/FULEIA).

upReach's charitable mission is to support undergraduates from lower socio-economic backgrounds to access and sustain top graduate jobs. Working in close partnership with leading employers and universities, we deliver a programme of 1-to-1 coaching to eligible undergraduates. Our programmes currently provide personalised support to 3,000 students from across the UK, supporting them to discover different career options, and develop the vital skills, networks and experiences needed to succeed in their chosen career and beyond. WELPUT are one of our employer partners, and we are delighted to support this application.

As part of our partnership with WELPUT, we have recently used the space at Holland House on two separate occasions. The first time was on November 9th 2023, in order to provide valuable line management training for a small group (c. 15 members) of our team. The second time was on the 30th January 2024, when we bought our whole London staff team together (c.35 people) for a day of collaboration and team building. On both occasions Holland House provided the perfect venue - the staff were incredibly friendly and welcoming, and we gained huge value as a team. As a charity, there are very few available, affordable or free options in London for this kind of training, and given our responsibilities to ensure all charitable funds are spent for the good of our beneficiaries, places like Holland House make a big difference, not only for our team but for the impact we can have as a charity.

We would love to continue to use the space, and in the future would like to use it for events involving our beneficiaries in addition to our team. Particularly as we work with those who may have very little work experience or, indeed, experience visiting this part of the city and experiencing a workplace, the proposed redevelopment should have a fantastic impact on these students who would have the opportunity to develop their employability skills in such a wonderful setting and great part of the city to learn about different careers.

Please do feel free to contact me if you have further questions or would like more information, I can be reached via [redacted]

Kind regards,

[redacted]

Sara Furness
Director of People and Strategy
upReach

WONDERINGMINDS

07725 316 303
www.wonderingminds.co.uk
wondaeringmindscic@gmail.com
38 Astbury Road, Queens Road Peckham, London, SE15 2NJ

FAO: Anna Tastsoglou
Principal Planning Officer
(Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

application reference number (24/00021/FULEIA)

To whom it may concern,

This is a letter which outlines the use of Holland House by community interest company Wondering Minds CiC for purposes looking to up lift the community.

Wondering Minds are a community interest company who are committed to finding alternative solutions to the mental health crisis through art, storytelling and nature. We engage people in meaningful creative activities while building community, creating employment and creating radical therapeutic shifts in peoples lives. So far we have used the space at Holland House for a collaborative filmmaking course which bought together people living with complex mental health to engage with filmmaking and storytelling. The space was used to train people with cameras, allow them to shoot their films and create a community filmmaking screening in July where we bought over 50 people together to watch short films and have meaningful discussions around mental health and the importance of collaboration.

Spaces like Holland House are so important to community building as there is very little space available which is free or affordable for people to come together. We have capacity to use HH permanently or on a short term let to create an office and creative hub where we can manage our community wellbeing projects, offer space to people who are in recovery. A space to come and be creative, set up an editing suite for our service users to make work, a location for filming for our participants and create drop in sessions for people struggling with mental health to engage in creative activities.

Regards,

Matthew Somerville
07725 316 303
Director - Wondering Minds CiC
www.wonderingminds.co.uk

YOUTH LINK NETWORKS

CHANGING LIVES

Anna Tastsoglou, Principal Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

Dear Anna

My name is Karla Simpson, CEO of Youth Link Networks Charity no 1185081.

I write to share my delight and appreciation for the wonderful service from staff and building accommodation/facilities at Holland House.
4 times a year, the charitable trustees at Youth Link Networks convene for quarterly meetings and very timely, a dear friend and supporter of the charity recommended Holland House to us whilst we searched for an appropriate space to host our most recent in person meeting since pre Covid-19.
Our meeting at Holland House took place on Sunday 13th August 2023 and leading up to the day we had a friendly face call introduction where emergency evacuation protocols, building facilities and Q&A session was discussed and I feeling reassured that using Holland House would be the right space for us.

The boardroom was a perfect allocation. In total, 4 trustees were present for the meeting, and we had the entire space to brainstorm ideas across the table, use multiple presenting screens and host lunch whilst utilising the kitchen space and facilities.

We envisage to use the space at Holland House for more trustee meetings and possibly utilise the space for other charitable events in the near future.
Spaces like these being offered to grassroot charity of Youth Link Networks kind is crucial for our developmental growth. To know that we can come together as a team to strategize for worthy and life changing causes without the additional administrative cost pressure makes such a difference and its causes like this that we would hope to see long continue.

YLNETWORKS

Your sincerely

[redacted]

Karla Simpson CEO

Charity number: 1185081

Youth Link Networks

YLNETWORKS

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application reference: 24/00021/FULEIA.
Date:	17 April 2024 10:13:11
Attachments:	image001.png image002.png image003.png image005.png
Importance:	High

Hi all,

Please see below objection re the above application. Can this be uploaded on public access?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Raymond Silverstein [redacted]
Sent: Tuesday, April 16, 2024 4:58 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning application reference: 24/00021/FULEIA.
Importance: High

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou

I am writing in my personal capacity to object to planning application reference: 24/00021/FULEIA.

My place of work is 6 Bevis Marks, very close to Bevis Marks Synagogue.

I accordingly have practical, on the ground, knowledge of the area and interest in the Bevis Marks Synagogue, as a neighbour and also as a member of the Jewish community.

My reasons for objecting to the proposed development are:

1. It would utterly overwhelm the synagogue, a Grade 1 Listed building of major historic and cultural significance.
2. It would block the southern sky view which is important for religious ritual.
3. It would overshadow the synagogue and its courtyard for much of the day, reducing the useability of the courtyard for rituals and celebrations.
4. It would further reduce the already minimal daylight that enters the synagogue, making it yet more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.
5. The developers say they will provide planning benefits that outweigh the harm to the synagogue however these do not bear scrutiny. Many – for example, being car free, demonstrating holistic environmental design, having consolidated deliveries – are merely features to be expected in any modern commercial building, and do not represent a gain to the community.
6. The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.

Please acknowledge receipt.

Yours sincerely,

Raymond Silverstein **(him/his)**
Partner

Browne Jacobson

m [redacted]
t
brownejacobson.com

We've retained our position as one of the top five employers in the UK's 2023 Social Mobility Employer Index. Find out more

Browne Jacobson LLP

Please be aware of the increase in cybercrime and fraud - find out more about our approach to cyber security and how you can stay safe online here. Email transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted,

lost, destroyed, arrive late or incomplete, or contain viruses. Browne Jacobson LLP accepts no responsibility for viruses and the recipient should check this email and any attachments for their presence, before opening.

Browne Jacobson LLP is a limited liability partnership, registered in England and Wales, number OC306448 and is authorised and regulated by the Solicitors Regulation Authority (SRA number 401163). A list of members' names is available for inspection at our registered office, Mowbray House Castle Meadow Road Nottingham NG2 1BJ. The contents of this email and any attachments are confidential to the intended recipient and may be protected by legal privilege. If you are not the intended recipient please do not use, read, forward, copy, print or share its contents. Please contact the sender immediately and then delete the email from your inbox and your deleted items. How we handle personal information is set out in our privacy notice which is available on our website here.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning Application Reference: 24/00021/FULEIA
Date:	17 April 2024 12:54:51
Attachments:	image002.png

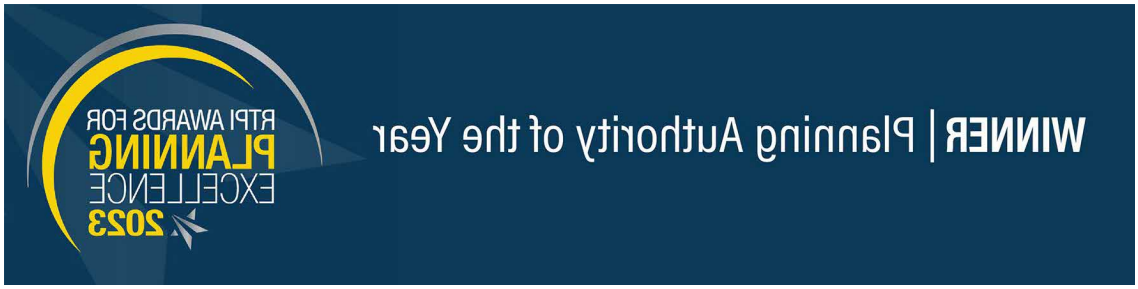
Hi all,

Please see below objection re the above application. Can this please be uploaded on the file of the application?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Janette Sassoon [redacted]
Sent: Wednesday, April 17, 2024 12:53 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning Application Reference: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I'm writing to express my strong opposition to this new application (24/00021/FULEIA). I'm a member of the Spanish & Portuguese Jewish Community of which Bevis Marks is a part of and I'm writing to express my strong opposition to this new application (24/00021/FULEIA). and am appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK.

The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application. Spanish & Portuguese Jewish community and am appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.

This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure.

I urge you to refuse this application.

Yours sincerely,

Janette Sassoon
165 Coleridge Way
Borehamwood
Hertfordshire
WD6 2AF

Begum, Shupi

From: Yarema Ronish[redacted]
Sent: 21 April 2024 18:01
To: Ipaburystreet
Subject: Objection to Holland House applications 24/00021/FULEIA and 24/00011/LBC
Attachments: YR objection to Holland House applications.pdf

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am a resident of Algate Ward. Please find attached my detailed objection to these applications.
The online form did not give sufficient space to address all the issues. I would like it to be clear that I am making these comments as a resident. When I previously objected to a planning application for another development, the developer looked me up and contacted me directly. Please make it clear to the developer that I do not wish to be contacted.

Best regards,
Yarema Ronish
Flat 5, 4-8 Creechurch Lane
London, EC3A 5AY

Objection to Holland House applications
24/00021/FULEIA and 24/00011/LBC

My wife and I are residents of Aldgate ward as well as Freemen, and the City is our full-time home. We object to these applications on the following grounds:

HARM TO LISTED BUILDING

This proposal does harm to the curtilage and setting of Holland House and the Bevis Marks Synagogue. Holland House is internationally significant and written up in many books on modernist architecture, while the synagogue is the oldest in the UK.

HARM TO STREETSCAPE & CONSERVATION AREA

Changing the floor levels and glazing of Reknown House, and replacing the existing roof and dormer windows with modern ones adversely affects its character. See Design & Access Statement, page 6 where Reknown House looks like a hollowed-out shell. This should not be permitted within the Creechurch Conservation Area.

It is difficult to see how inward-facing retail shops can survive on a secondary street, moreover these do not contribute active frontages to Creechurch Lane.

LACK OF PUBLIC BENEFIT

The James Court pocket park proposals do not constitute a proper park, as this is located under an undercroft similar to the Cheesegrater, which is only used as a forecourt and for food trucks – no-one ever sits there. A park without sunlight is useless to the public.

Sufficient community facilities already exist in Aldgate Ward at 107 Leadenhall, where Theatre Deli (www.theatredeli.co.uk) provides two floors of low-cost rooms for dance, exercise, martial arts and acting classes, run by a social enterprise and open six days a week from 10am to 10pm. Therefore, the provision of community facilities by the developer is would not provide any additional benefit to residents and workers.

DAYLIGHTING

The Radiance Assessment missed the flats at 4-8 Creechurch Lane. The proposed tower will overshadow the north and west facing windows, and therefore the applicant is required to submit an analysis of this.

The EIA provides a daylight analysis of 4-8 Creechurch Lane, but there a fundamental error in the report. On the north-facing Window Map at page 9, Annex 6, windows W15 are in fact blocked, each bedroom has one window not two. Thus the analysis for R4 of 4-8 Creechurch Lane is wrong and should be resubmitted.

As to 18-20 Creechurch Lane, it is not acceptable to reduce the Vertical Sky Component of nine habitable rooms to under 3% (Radiance Assessment, Part 3, page 44).

As to 2, 10-16 Creechurch Lane, it is not acceptable to reduce the Vertical Sky Component of ALL the habitable rooms to 3% (Radiance Assessment, Part 4, page 63).

LACK OF PUBLIC ENGAGEMENT

The residents of the eight flats in 4-8 Creechurch Lane were not invited to the June 2023 Public Exhibition, despite what is claimed in the Design & Access Statement.

Yours sincerely,

Yarema Ronish

E.J.C. ALBUM, OBE
47 LYNDALE AVENUE, LONDON, NW2 2QB

Tel: [redacted]
Fax:
Mob:
E-mail:

21st April 2024

By e-mail to: anna.tastsoglou@cityoflondon.gov.uk
and by Royal Mail

Planning Department
City of London
PO Box 270
Guildhall
London
EC2P 2EJ
For the attention of Ms. Anna Tastsoglou, Case Officer

Dear Sir,

Re: Development Alongside Bevis Marks Synagogue
Planning Application Reference 24/00021/FULEIA

I am writing with reference to the proposed development alongside the Bevis Marks Synagogue. I understand this comprises a 45 storey building to the south of the Synagogue. We very much hope that this will not be allowed to proceed as we are clear that it will severely limit or indeed eliminate natural light for the Synagogue.

I am a long-standing member of the Spanish & Portuguese Congregation and of the Synagogue concerned, which I attend regularly. I have, in the past been a member of the governing body of the organisation.

We are aware of the initial view that the development would be undesirable but we understand that it is currently being seriously considered. We are informed that it is a speculative development without a commitment from a potential occupant.

We appreciate that you have to consider the matter in relation to planning policy but we do hope and strongly suggest that this should include the preservation of a long established building (dating from 1701) and also a long-standing heritage site which is of benefit to the City of London as a whole.

We ask you to consider the matter in broad terms as in appropriate in heritage terms and to bear in mind the interests of the Congregation and Community, the Synagogue having been in continuous use since 1701. May I also include a reference to the external Memorial Plaque showing the substantial contribution of the Community to Britain in the World Wars, including a VC awarded in the First World War.

I should appreciate your acknowledgment to this letter and your helpful consideration of this matter.

Yours faithfully,

Edward Album

cc: Rabbi Shalom Morris

Begum, Shupi

From: Jonathan Ben Garcia [redacted]
Sent: 22 April 2024 17:01
To: PLN - Comments
Subject: Re: Objection to Planning Application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am writing to object to the new planning application 24/00021/FULEIA for the proposed tower block at 31 Bury Street. Several of these points are the same as previous applications 20/00848/FULEIA for the proposed tower block at 31 Bury Street and 18/00305/FULMAJ for the proposed tower block at 33 Creechurch Lane (see emails below from November and December 2020).

To supplement my previous objection, I have the following additional comments:

- Last year the Creechurch Conservation Area (CCA) was implemented. In the consultation prior to the CCA, there were several different options. One excluded 31 Bury Street from the CCA, another included 31 Bury Street in the CCA. The City agreed to the inclusion of 31 Bury Street in the CCA. Given that the options were clearly presented and a firm decision was reached, **this application should have been rejected before it even arrived at the consultation stage**.

Best regards
Jonathan

Jonathan Ben Garcia
11 Templars Ave, London NW11 0PB

On Thu, 24 Dec 2020 at 16:24, Jonathan Ben Garcia [redacted] wrote:

> Dear Mr Richards
>
> I am writing to object to the new planning application 20/00848/FULEIA for the proposed tower block at 31 Bury Street. Several of these points are the same as the planning application 18/00305/FULMAJ for the proposed tower block at 33 Creechurch Lane (see email below from 21 Nov).
>
> To supplement my previous objection, I have the following additional comments:
>
> - As well as it being forbidden to use a microphone, there are also several sections of the service that involve silent meditation. Increased noise from pedestrian traffic and cyclists would interrupt these moments of silent meditation.
> - Rabbi Morris has also released a new video regarding the impact of the proposed tower block on the Synagogue's lighting: https://youtu.be/196tIlzTb2w. As Bevis Marks Synagogue is Grade 1 listed, it's environment should be preserved including the natural light on the eastern side and to it's courtyard.
> - As well as being used for religious worship, "civil services have been held at Bevis Marks for many occasionsincluding the 50th anniversary of the Council of Christians and Jews, the 50th Anniversary of VE Day and the first visit to Britain of a president of Israel ... (in 1984 for the bicentenary of the birth of Sir Moses Montefiore and in 1965 for the death of Sir Winston Churchill." see https://www.sephardi.org.uk/bevis-marks/history-design/ . The building works and subsequent tower blocks will impact on such future events.
>
> Best regards

Jonathan Ben Garcia

Flat 6, Heathway Court
Finchley Road
LONDON NW3 7TS

On Sat, 21 Nov 2020 at 21:52, Jonathan Ben Garcia [redacted] wrote:

> Dear Mr Richards
>
> I am writing to object to planning application 18/00305/FULMAJ for the proposed tower block at 33 Creechurch Lane for the following reasons:
>
> - Building works for the proposed tower block would impact on the ability of the community of Bevis Marks Synagogue to hold regular services and host weddings. On the Jewish Sabbath and Holy Days, it is forbidden to use a microphone, so it would be impossible to compete with the noise from the building site. It is also important that the synagogue be able to retain its step-free access from the entrance on Heneage Lane.
> - The proposed tower block would significantly reduce the synagogue's lighting, by blocking natural light on the eastern side. Rabbi Morris has several videos dedicated to Bevis Marks' architecture (www.youtube.com/channel/UCXBehglz-MVe4TpLDGCNcbg) and how these could be impacted by the proposed tower block. I would commend these to the planning committee when they come to their decision.
> - Bevis Marks Synagogue is one of three Grade 1 listed Synagogues in the UK. It has been open for worship every year since 1701. For the Jews of the Spanish and Portuguese Congregation, the Synagogue surviving the Blitz is as much of a miracle as its Christian fellow, St Pauls, which was constructed at the same time.
> - On a personal note, Bevis Marks Synagogue is very close to my heart. As a child, we would regularly attend the Synagogue on Sundays for its daily morning service. As a treble chorister, I was invited to sing in the 300th anniversary of the Synagogue. I wrote a project about the Synagogue of the Square Mile when I was eight, which I presented to my class at school (I have attached a copy). More recently, my wife and I were married in the Synagogue.
>
> Best regards
>
> **Jonathan Ben Garcia**
>
> Flat 6, Heathway Court
> Finchley Road
> LONDON NW3 7TS

12/125 Hornsey Lane, London N6 5NH

Anna Tastsoglou
PO Box 270
Guildhall
London EC2P 2EJ

21 April 2024

Dear Ms Tastsoglou

Reference 24/00021/FULEIA

I wish to **OBJECT** to the above planning application, for which I understand you are the case officer.

While the proposed building may be well designed and environmentally sustainable, that is no more than one would expect from any modern building. However, it is in a completely inappropriate position.

The Bevis Marks Synagogue is of huge religious, cultural and historical importance, in the City, across wider London, the UK and beyond. Its setting and operation would be significantly harmed if such a building was allowed to proceed.

The proposed building would bring no significant benefits, but rather cause immense detrimental impact to the Synagogue, as it would overshadow it literally, figuratively and architecturally. It would reduce the already low level of daylight in the Synagogue, making it harder to use for worship. (Of course, due to the historic nature of Bevis Marks electric lighting has to be limited.) It would also reduce the use of the courtyard for a variety of activities.

This is within a conservation area and I understand that current planning policy is not to allow tall buildings in conservation areas, so there is a conflict of interest with the statutory development plan. The existing building at 31 Bury Street is relatively recent and could be refurbished.

As well as supporting development, the City has a duty to protect its distinguished assets, of which Bevis Marks is surely one, so I urge it to reject this absurd proposal.

Please note - I wish my name and address to be withheld, therefore I understand that my comment will be anonymous. Thank you.

Yours sincerely,

[redacted]

Jodi Myers

Begum, Shupi

From: Everett Jacob [redacted]
Sent: 30 April 2024 15:11
To: lpaburystreet
Subject: RE: 24/00021/FULEIA and 24/00011/LBC Return address

THIS IS AN EXTERNAL EMAIL

Dr Everett M Jacobs
Apt 29 Braemore
268 Ecclesall Road South
Sheffield S11 9NU

> On 29/04/2024 13:33 BST lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Dr. Everett M. Jacobs,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> CITY OF LONDON
>
> Shupi Begum
>
> Planning Administrator|Development Division
> City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: everett.jacobs10[redacted]
Sent: Saturday, April 13, 2024 1:46 AM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

Yet another proposal to destroy a bit of historic London in the name of 'progress' (but more rightly called greed). My interest in this is my membership of the Bevis Marks Synagogue, so close to the area under consideration.

What is the point of designating Conservation Areas if you do not preserve their character and appearance? The same consideration goes for designating buildings of Special Architectural or Historic interest, whose environs must not be spoiled..

This monstrous project, with a 43 story tombstone looming over a conservation area is completely wrong-headed, and must be resolutely opposed.

Thank you for your attention.

Yours faithfully,

Dr. Everett M. Jacobs

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Andy Coghill [redacted]
Sent: 04 April 2024 17:22
To: lpaburystreet
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Hello,
Thank you for your reply. Could you let me know specifically which development this was, and when I previously made representations? I don't recall doing this, though of course I could be mistaken, so if you could provide any emails I have previously sent pertaining to this that would be most appreciated.

Many thanks,
Andrew Coghill

On Thu, 4 Apr 2024, 15:40 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> *Dear contributor,*
>
> *Thank you for your email.*
>
> *Please note that you have been notified on this application due to the submission of a representation for a development previously proposed at the same site; namely Bury House, 31 Bury Street, London, EC3A 5AR (application reference: 20/00848/FULEIA).*
>
> *You are not required to make a representation in relation to the currently proposed development, albeit you have been provided the opportunity to do so, given your previous interest to the proposed development 31 Bury Street.*
>
> *If you wish for your details to be removed from our list of contributors, please let us know and the planning authority will not notify you again for any development at this site.*
>
> *Kind regards,*
>
> *On behalf of*
>
> *Anna Tastsoglou*
>
> *Environment Department*

From: Andy Coghill [redacted]
Sent: Thursday, March 14, 2024 3:11 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Re: Planning Application Consultation: 24/00021/FULEIA and 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Please could you advise as to why I have received this email? I don't live anywhere near this address and have never previously made any representations pertaining to this or any other City of London planning application.

Many thanks,

Andrew

On Thu, 14 Mar 2024, 14:48 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Consultee/Contributor,
>
> Please see attached consultation for 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street)
>
> Reply with your comments to lpaburystreet@cityoflondon.gov.uk
>
> Kind Regards,
>
> Planning Administration
>
> On behalf of
>
> Anna Tastsoglou
>
> Environment Department
>
> City of London
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's

gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application reference: 24/00021/FULEIA.
Date:	01 May 2024 12:35:15
Attachments:	image002.png

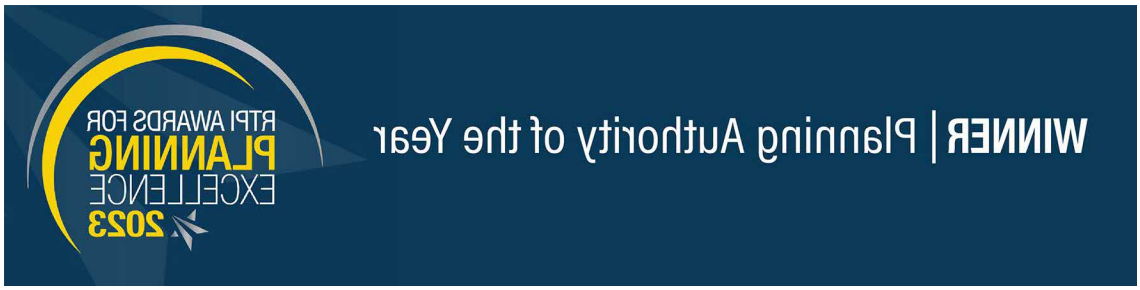
Hi all,

Another objection that needs to go on the file.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: A.E. Azagury [redacted]
Sent: Monday, April 29, 2024 1:15 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

It is with great sadness that I find it necessary after such a short time to again need to try and convince the leaders of our beloved London of the importance of preserving such an important heritage as the Bevis Marks Synagogue of 1701.

We hear our leaders proclaim the significance of the Jewish community in the development of our wonderful city over the centuries. But now you propose to reconsider a project that will completely overshadow this beautiful historical

location of worship. Try and image the reaction if a similar plan was considered to overshadow St Paul's Cathedral!!

Not so long ago this project was rejected; should we be spending our scare finances and valuable human resources to reconsider the project following what are in summary very minor changes?

To save you as much time as possible let me briefly enumerate my objections to this project:

1) the courtyard will get no light and be of little use.
2) the monthly prayers for the new moon every month will be compromised.
3) no natural light to this magnificent building
4) direct conflict with current Cree church conservation area
5) the alleged benefit by the developer are misleading and cannot stand up to serious scrutiny.

Please consider the historical importance of the heritage of our city. I realise the difficult task of balancing choices when planning for growth; but please don't be swayed by medium term financial incentives that obliterate historical values of this magnificent City.

Yours sincerely.

A E Azagury
59 Meadowbank
London NW3 3AY

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks
Date:	01 May 2024 12:37:10

Hi all,

Another objection for 24/00021/FULEIA. Can it please be uploaded on the file?

Thanks,

Anna

-----Original Message-----
From: Adrian Sayliss [redacted]
Sent: Saturday, April 27, 2024 6:04 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Bevis Marks

THIS IS AN EXTERNAL EMAIL

31 BURY STREET
I'm writing to express my strong opposition to this new application (24/00021/FULEIA). I'm appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

Yours faithfully

Adrian C Sayliss
Apt 314
3 Television Centre
101 Wood Lane
London
W12 7FS
[redacted]

From: Tantoglou, Anna
To: [redacted]
Subject: FW: Bevis Marks Synagogue
Date: 01 May 2024 12:51:00

Hi all,

Another objection for 24/00021/FULEIA. Can it please be uploaded on the file?

Kind regards,

Anna

Anna Tantoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tantoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata 05%7C02%7Cpaburystreet%40cityoflondon.gov.uk%7C1e48f33bc1c24876ec8308dc69d47955%7C5fe65fcdb3cd40568519322 2fb98be8%7C0%7C0%7C638501610602260337%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata GqIoOIb53vu8FFHDxlRbvpAER5GUiEHYomyUFV4%3D&reserved 0

-----Original Message-----
From: Stuart Gibbons [redacted]
Sent: Friday, April 26, 2024 4:48 PM
To: Tantoglou, Anna <Anna.Tantoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Re: 24/200021/FULEIA

I refer to the above planning application and the serious issue of "light" for such an old and historic building.

It surely must be the responsibility of the planning office to protect the integrity of such an old building.
And my understanding is that the community should be a priority based on its long lineage.

One wanders if this was a Mosque what parades and disruption the city of London would see?

Thank you.

Kind regards,

Stuart Gibbons
Managing Director
Cirrus Capital
Thanet House
London WC2R 1DA
M [redacted]
O [redacted]
https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cirruscapital.global%2F&data 05%7C02%7Cpaburystreet%40cityoflondon.gov.uk%7C1e48f33bc1c24876ec8308dc69d47955%7C5fe65fcdb3cd40568519322 2fb98be8%7C0%7C0%7C638501610602260 8109%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata UU4RZxMZA%2FWVIE0d4Ae5lx%2BDs1fk90x1HKdqYcDiNA%3D&reserved 0

Begum, Shupi

From: Steve [redacted]
Sent: 01 May 2024 12:57
To: PLN - Comments
Subject: RE: Comments for Planning Application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

This is disregarding a preservation order for Bevis Marks.
Regards
J.S.Dreyfuss

Sent from Mail for Windows

From: PlnComments@cityoflondon.gov.uk
Sent: 29 April 2024 12:22
To: [redacted]
Subject: Comments for Planning Application 24/00021/FULEIA

Comments for Planning Application 24/00021/FULEIA

Dear Sir/Madam,

Mr John Dreyfuss,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 29/04/2024 12:22 PM from Mr John Dreyfuss.

Application Summary

Address:	Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR
Proposal:	Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.
Case Officer:	Anna Tastsoglou

Click for further information

Customer Details

Name:	Mr John Dreyfuss

Email:	[redacted]
Address:	23 rotheo Gardens London NW4 3SJ

Comments Details

Commenter Type:	Other
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The development will distroy a view of a listed building and also overwhelm the synaguogue.

Kind regards

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue - Planning Application Ref:- 24/00021/FULEIA
Date:	01 May 2024 14:30:40
Attachments:	image002.png

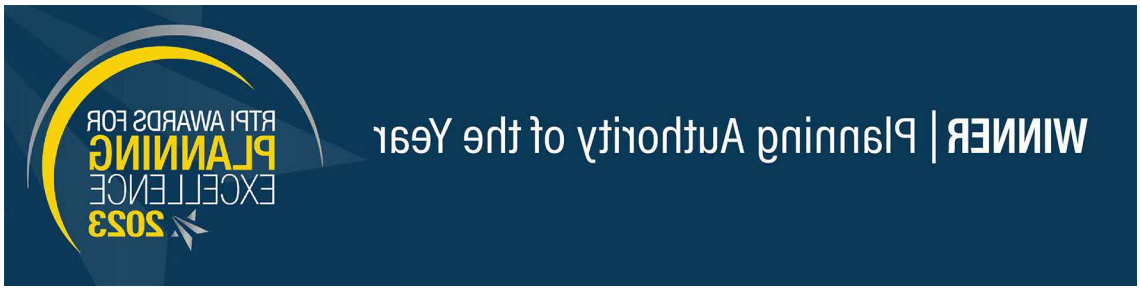
Hi all,

Another objection to be uploaded on the file of the application.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Eileen Eskenzi [redacted]
Sent: Thursday, April 25, 2024 9:44 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue - Planning Application Ref:- 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

FOR THE ATTENTION OF THE CITY CORPORATION PLANNING COMMITTEE

Subject: Bevis Marks Synagogue - Planning Application Ref:- 24/00021/FULEIA

As someone who has frequented the Bevis Marks Synagogue for prayer, attended and helped to organise some ceremonial affairs, I am mortified that the City Corporation - known for its environmental sensitivity - could be minded to pass this:-
Proposed planning application Ref:- 24/00021/FULEIA to erect a 43 storey tower block

in Bury Street. IT SHOULD BE REFUSED:-

REASONS FOR REFUSAL:-
A). If this 43 storey tower block is approved it will make a mockery of the City Corporation's very recent listing in 2023 - THE CREECHURCH CONSERVATION AREA - SPECIFICALLY IN ORDER TO PROTECT THIS AREA FROM INAPPROPRIATE DEVELOPMENT CONTAINING:-
Bevis Marks Synagogue - (Grade 1) AND
St. Botolp-without-Aldgate (Grade 11)
It will be contrary to the City Corporation's own planning statutory development plan.

B). The height and bulk of this 43 storey tower block will dwarf, over-shadow and seriously impair forevermore the present narrow sphere of natural sky entering the courtyard of Bevis Marks synagogue.
Lighting is conducive and central to those wishing to pray in a house of worship.
In the case of Bevis Marks Synagogue - it basically relies on that existing shadow of daylight and candle light within this house of prayer.
C). In view of its Grade 1 listing, Bevis Marks Synagogue deserves planning respect and sensitivity to ensure that inappropriate development is not approved.
D). Approval of this planning application will be an architectural and historical travesty!
NB:-
Abigail Green, Professor of Modern European History at Brasenose University, Oxford, is quoted to have said:-
"The heritage value of Bevis Marks Synagogue is not purely architectural. There is a difference between a place of worship of historic beauty being conserved in use, and one
kept open only as a museum.
Bevis Marks is a living community not a museum."

HISTORY
Bevis Marks Synagogue, now a Grade 1 listed building, dates back to 1701 being the
first purpose built synagogue erected in England after the readmission of Jews by
Oliver Cromwell in 1656.
It is the only synagogue building in Europe that has continuously held regular services for more than 320 years.
The architect was a Master Builder called Joseph Avis, a Quaker, who had worked for Sir Christopher Wren, as had his craftsmen.
The architectural significance of Bevis Marks Synagogue is therefore as important as its religious significance.

The developers claim:-
".....to provide substantial planning benefits which will outweigh any harm sustained by the synagogue.'
How many developers make such claims which regrettably become unviable once construction proceeds? It is a known fact that claims made by developer's cannot be guaranteed, therefore in this case, once erected this tower block will damage irrevocably the Synagogue's loss of amenity and purpose.
Bevis Marks could therefore face a closure threat!
NB.
William Whyte, Professor of Social and Architectural History at St. John's University, Oxford is

quoted to have said
”It would be a tragedy for our generation to be the ones who disregarded its significance as both an architectural gem and a precious piece of religious heritage.
Yours sincerely
Eileen Eskenzi. MBE. JP
Woodcroft
Totteridge Green
London, N20 8PE

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: BEVIS MARKS SYNAGOGUE - 24/00021/FULEIA
Date:	01 May 2024 15:04:34
Attachments:	image002.png

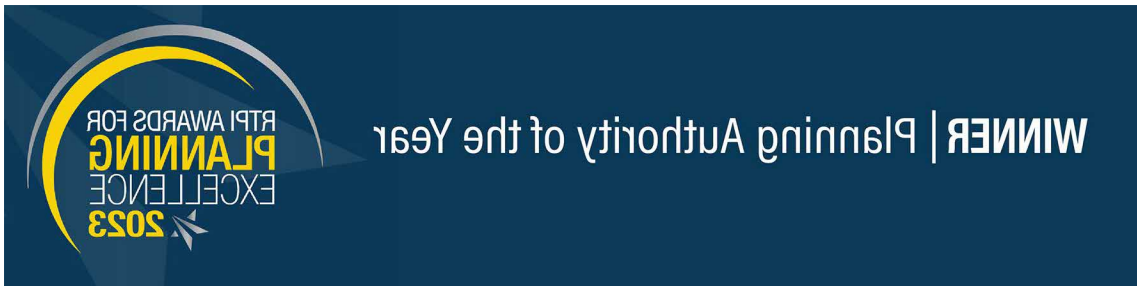
Hi all,

Another objection that needs to be uploaded on the file please.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: 802newma[redacted]
Sent: Thursday, April 25, 2024 11:18 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: BEVIS MARKS SYNAGOGUE

THIS IS AN EXTERNAL EMAIL

Please do not allow the atrocious building to obliterate the historic Bevis Marks Synagogue. You would not allow it next to Westminster Abbey, St Paul's and I doubt event next to a mosque.

If this goes ahead the cathedral Synagogue of British Jews, which is dependent on natural light would be overwhelmed and made redundant as a place of worship.

Please do not let it happen.

Martin Newman MBE DL

Colonel Martin Newman MBE DL

12 Conisborough Place
Manchester M45 6EJ
[redacted]

THE OFFICE OF HM GOVERNMENT'S
INDEPENDENT ADVISER
ON ANTISEMITISM

Anna Tastsoglou
City of London Corporation
P.O. Box 270
Guildhall, London
EC2P 2EJ

Dear Anna,

I write to express my grave concern over plans to build a forty-five-story tower block next door to Bevis Marks synagogue (planning application reference: 24/00021/FULEIA).

Bevis Marks, a Grade One listed building, is often heralded by the local community and beyond as Britian's 'Jewish Cathedral'. A building that has thrived for over three hundred years, it is a space of enormous historical and cultural significance. The fact that such a vital community hub is under threat by this development is deeply alarming.

The plans have significant implications for the usability of the synagogue, as the building of a tower block along the southern side would totally destroy the setting. Not only would important elements of religious ritual (the view of the moon's passage and many of the celestial bodies) be blocked, the synagogue's natural light levels would be so obscured that the space would be rendered unfit for conducting worship. The historic nature of the synagogue prevents the installation of additional electric lighting as a feasible alternative, leaving no choice but to consider the space unusable.

The City of London Corporation, as the municipal governing body of the City of London, has a duty to safeguard the right of the Jewish community to freely gather for worship without obstruction or difficulty. Facilitating the approval of such a development, threatening the vitality of such an essential community space, would fall short of recognising the importance of the synagogue, and in turn supporting London's Jewish community. The idea of building something similar next to St Paul's Cathedral would be inconceivable and inappropriate. The same levels of protection and preservation should be attributed to Jewish community spaces like Bevis Marks.

At a time of rising levels of antisemitism, and increased fear and uncertainty amongst the Jewish community, the protection of their places of worship and community could not be more urgent.

I hope you will take these concerns into account and reconsider the plans for this development, to ensure the life and legacy of Bevis Marks synagogue is protected.

Yours sincerely,

[redacted]

Lord Mann of Holbeck Moor
HM Government's Independent Adviser on Antisemitism

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning and development. Application ref 24/00021/FULEIA. and Listed Building consent application for Holland House
Date:	02 May 2024 06:55:30
Attachments:	image002.png

Hi all,

Please see another objection re the above application, that needs to be uploaded on the file.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Edward Teeger [redacted]
Sent: Thursday, May 2, 2024 12:54 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Planning and development. Application ref 24/00021/FULEIA. and Listed Building consent application for Holland House

THIS IS AN EXTERNAL EMAIL

Dear Anna,
As a community member and user/ participant of Bevis Marks Synagogue and citizen of London, and the UK, I call upon you to respect the Jewish community that is currently at risk on all continents and that fears for its future, to show leadership and respect for this people by refusing the application for disproportionate the tower proposed adjacent to Bevis Marks Synagogue.

It may seem to you, far from the global crisis of global Anti Semitic outpouring that has struck since 7th October 2023, (which pretends to blame every Jewish person and institution for the conflict generated by politicians ON BOTH SIDES in the Middle East, who have misused power and negated their sacred duty to protect and support their people). The relationship of a place of worship to its environment, to earth and to the heavens above, is an important and sacred factor, and the proposed building will interfere with this bond in a disrespectful manner, and indicate the triumph of financial gain over the respect for spiritual values.

This is perhaps a small item in comparison to the Town Planning rulings that limit construction from affecting the prominence of the dome of St Paul's. The iconic photograph of that dome standing alone after bombing raids on the city of London, during and after World War II, is an important symbol and reminder of the spiritual against the idols of racism and cruel domination, of human values against those of the material which lend prestige and value to our great city London.

In a perhaps a less obvious but, even so, important manner, the decision of the elected representatives of The City of London to refuse this application and others like it, will show the world, in these troubling times, respect for the inhabitants of our global city, and uphold its reputation for a unique blend of culture, values and leadership, that face an uncertain future today.

The Town Planning aspects against this application have been recorded in correspondence by others, and I concur with their views and arguments.

Yours sincerely,
Edward Teeger.

24 Parkside
London NW2 6RH.
Retired Architect and Citizen of London.

mobile number [redacted]

Begum, Shupi

From: John Lazarus [redacted]
Sent: 02 May 2024 09:14
To: lpaburystreet
Subject: Re: Planning Application ref 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Begum, thank you for your reply.

My address is
29 Staverton Rd,
London NW2 5EY

Please put my leΣer to go forward to the appropriate authoriΘes.

If you require my telephone number, let me know and I will add it.

Thank you for your cooperaΘon.

(Dr) John Lazarus

Sent from my iPhone

> On 29 Apr 2024, at 13:35, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Dr John Lazarus,
>
> Thank you for your email. I can confirm receipt of your objecΘon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecΘon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaΘon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
>
> Kind Regards
> Shupi Begum
>
>
>
>
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaΘon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hΣps://gbr01.safelinks.protecΘon.outlook.com/?url=hΣp%3A%2F%2Fwww.c

> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Ca0fed791680c4802ade308dc6a7fe9b6%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638502344817048733%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=TPh%2Blpob6HLSLkEnLBT3kUXIM8suDzMkmqVET7gqzkY%3D&reserved=0
> Juliemma McLoughlin
> Execu Ove Director Environment
>
>
> -----Original Message-----
> From: John Lazarus [redacted]
> Sent: Saturday, April 13, 2024 12:32 AM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: Planning Applica On ref 24/00021/FULEIA
>
> THIS IS AN EXTERNAL EMAIL
>
>
> Dear Ms Tastsoglou
>
> I write in frustra on and despair yet again - to a empt to persuade the Philis nes of the City Corpora on against destroying the outlook from Bevis Marks Synagogue, a gem of a building and a precious piece of London's history from 1701, as well as one central to the Jewish popula on of London since that me and earlier.
>
> You will be aware of the history: in the Middle Ages, Jews were
> subjected to ever more cruel treatment and eventually expelled from
> this country in 1290. In 1656 Oliver Cromwell welcomed the Sephardi
> Jews from The Netherlands back to England, and by 1701 they had built
> their synagogue in in Bevis Marks. It is the oldest con nuously used
> synagogue in not only in Britain but in the whole of Europe, and also
> has enormous cultural significance, being in effect the 'cathedral
> church' of Judaism in this city. It is frequently visited by tourists
> and is a community hub. (You might find the Wikipedia entry on Bevis
> Marks interes ng.)
>
> The synagogue has been under threat from then City Corpora on over several years. There are always speculators and property developers who cast a greedy eye on the area around Bevis Marks, and propose to build a tower block there. As a Grade 1 listed building it is considered 'of excep onal interest'. Not only the building itself but the courtyard is of importance to the proceedings of the synagogue services and the ac vi es of the community.
>
> From the courtyard of Bevis Marks, it is possible on a clear night to see the moon and the stars, which is of importance to the tradi ons of Judaism. Because the synagogue is surrounded by larger buildings, the levels of light make a significant difference to the prac cability of its use; what is more, the current proposal of a tower block will destroy both the light needed, and block the outlook towards the sky.
>
> I implore you and your team to make it easier for Bevis Marks to be protected from new buildings. The disregard for the needs of the synagogue are an insult to the people who worship there and who have previously managed to protect the synagogue from further greedy speculators. There are some things more important than money. Can not this great building be protected from further assailments?
>
> Yours sincerely
>
> Dr John Lazarus
>
> ``````````
>

> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproduc-on, copying, distribu-on or other dissemina-on or use of
> this communica-on is strictly prohibited. If you have received this
> transmission in error please no-fy the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warran-es or inten-on to enter into a
> contractual rela-onship with the City of London unless specifically
> indicated otherwise by agreement, le-er or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is poten-ally the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of Informa-on Act 2000 or the Environmental
> Informa-on Regula-ons 2004, it may need to disclose this e-mail.
> Website:
> h-ps://gbr01.safelinks.protec-on.outlook.com/?url=h-p%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Ca0fed791680c4802ade308dc6a7fe9b6%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638502344817056892%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=bwkYUz1sUABqqXx1t5xQ0EApO82H8kSmoj1aKwfqUtA%3D&reserved=0

Rabbi Dr Michael Hilton
25 Langley Park
Mill Hill
London UK
NW7 2AA

[redacted]

Anna Tastsoglou, Case Officer
Development Division
Environment Department
City of London

6th May 2024

Sent by email to lpaburystreet@cityoflondon.gov.uk

Your ref: 24/00021/FULEIA

Location: 1-4, 31-34 Bury Street, London, EC3A 5AR

Dear Anna Tastsoglou, Case Officer,

Thank you for writing to me to seek my views on the above planning application.

Reason for writing: the proposed building of 43 above ground storeys will overwhelm the nearby Bevis Marks Synagogue which is the oldest synagogue in Europe in continuous use. I have attended for worship on an occasional basis for the past forty years. The synagogue received a grant of nearly £2.8 million from the National Heritage Lottery Fund for restoration work and the conservation of collections. Work is now almost complete, and will include a museum and heritage exhibition, whilst the synagogue will continue to serve the community through prayer services. Astonishingly, daily worship by the Minister (on his own) was able to continue right through the Covid lockdowns, and the synagogue has remained open during the subsequent building works there. It seems perverse, to say the least, to spend public money on conserving the synagogue and at the same time to destroy its wider setting with a tower block directly to the south 43 storeys high. Reductions in light, described by the developers as 'negligible', will none the less impact the reading capacity of older users of the synagogue with poor eyesight, of whom there are many. In addition, construction of the four basement levels threaten the stability of the synagogue building, since it is 323 years old and like all buildings from that period, has shallow foundations.

Heritage Policies

The published heritage plans for the City state that the surroundings of Bevis Marks Synagogue should not just be preserved, but enhanced. In contrast to this, the enhancements and green features described by the developer will have no impact on the Synagogue at all.

The envisaged City Plan 2040 has a whole section (S11) on 'Heritage and Tall Buildings'. It begins with the words:

1.Celebrating the City's heritage for its contribution to the quality of life and promoting public enjoyment of, and access to, heritage assets;
2. Conserving and enhancing heritage assets and their settings; opportunities will be sought for development proposals to make a positive contribution to, and better reveal the significance of, heritage assets and reflect and enhance local character and distinctiveness

Please note also the following four specific references to the synagogue:

11.1.1 There are a large number of designated heritage assets in the City, with over 600 listed buildings and many structures such as statues, monuments and sculptures. Listed buildings range from a 17th century home on Cloth Fair, the unique early 18th century Bevis Marks Synagogue, and Wren's iconic St Paul's Cathedral and churches, to modern buildings by renowned architects .

On tall buildings:

11.1.7 Applicants will be required to undertake a comprehensive heritage assessment proportionate to the scale of their site and heritage asset to understand ways in which their proposal could contribute towards the enhancement and enjoyment of the historic environment.

11.2.1 The City Corporation has identified 'immediate setting' areas around the Monument and Bevis Marks Synagogue, both of which are Grade I listed heritage assets in the City and require special consideration and protection, given their outstanding architectural and historic significance and, for these particular buildings, the critical contribution of elements of setting to that significance.

Policy HE1 6 Development in conservation areas should preserve, and where possible, enhance and better reveal the character, appearance and significance of the conservation area and its setting. The buildings and features that contribute to the character, appearance, setting or significance of a conservation area should be conserved and opportunities to enhance conservation areas should be considered.

Policy HE1 8 Development in the defined immediate setting of Bevis Marks Synagogue and The Monument should preserve, and where possible,

enhance the elements of setting that contribute to the significance of these heritage assets.

14 The Temple, the Thames Policy Area & the Key Areas of Change

14.6 Ensuring development proposals have regard to the immediate setting of Bevis Marks Synagogue. Developments should form a positive relationship with the Synagogue without dominating or detracting from its architectural and historic value; and ensuring that the historic elements of the Synagogue's setting are preserved and enhanced.

Three of the paragraphs quoted above mention the 'immediate setting' of the Synagogue. A Policy Paper (Policy Paper: Bevis Marks Synagogue – Immediate Setting January 2024 (https://www.cityoflondon.gov.uk/assets/Services-Environment/Bevis-Marks-synagogue-immediate-setting-paper.pdf) explains that the 'immediate setting' means only the buildings adjacent to the synagogue, not those in the wider area, however close by they may be. The paper contains valuable information on the architectural history and significance of the synagogue, which should be drawn to the attention of the Planning Committee.

However, the Policy Paper does also comment on the Synagogue's wider setting and argues that this too must be carefully managed:

the introduction of tall buildings, which is a relatively recent development in the context of the history of the building, has changed the character of the setting above the courtyard by introducing built form and activity into an area that was previously sky space. This has altered the sense of seclusion that is an important element of the significance of the synagogue, both functionally and symbolically.. Additionally, there are recently consented schemes for other tall buildings, some of which are currently being implemented.. further development that has the potential to reduce the sense of seclusion offered by the Immediate Setting of the courtyard framing the Synagogue has to be carefully managed.

Although not technically part of the 'immediate setting' of the synagogue, the Proposed Development is so overwhelmingly tall and close to the Synagogue that in reality it will affect the immediate setting far more than the existing tall buildings visible from the courtyard. The heritage implications are profound. Please see below for my remarks on the importance of daylight and a view of the sky for traditional Jewish worship.

The synagogue was designed by a pupil of Sir Christopher Wren and deserves as much environmental protection as the City's Wren Churches, to which it is comparable in scale and standard. In my travels round Europe I have visited many historic synagogues and seen none hemmed in and overshadowed by such a close and tall building as is here proposed. If they accept this proposal, the planning committee would be ignoring the City's

stated objective and current and past practice of seeking to preserve and to enhance the setting of heritage assets. Aldgate Square, a few metres away, enhances the setting of St Botolph's Aldgate and by providing leisure space, ensures that people stop to admire the Church. On the other side of the synagogue, the setting of St Helen's Bishopsgate has also been enhanced by new open space at the Gherkin Plaza. Contrast the synagogue, which will be hemmed in as if the City were ashamed of it.

I invite members of the Planning Committee to consider how the development will enhance the setting of the synagogue as their policies require. In view of the importance of heritage in the centre of one of the world's oldest cities, and the huge importance of tourism to the city, questions need to be asked about how these considerations are considered by the Planning Committee and in particular whether there is specific heritage representation on or to the group.

Environmental Impact References below are to paragraph numbers in the 'Environmental Statement' by Trium.

The new documents submitted on behalf of the developers repeat the erroneous argument previously used that because the setting and the light levels in and around the synagogue have been compromised in the past, it is somehow acceptable to compromise them still further.

None of the documents submitted discuss the right of the congregation to enjoy freedom of worship in the way they and their predecessors have done at the synagogue for the past 320 years.

Of the three daily Jewish prayer services, two of them, the morning and afternoon prayers, have to take place during daylight. This does not simply mean during daylight hours but in a setting which has natural light. This idea goes back to the Bible, where it is written (Daniel 6:10) **"**Daniel went into his house with the windows open in the upper chamber facing Jerusalem, and three times a day he kneeled upon his knees and prayed and gave thanks before his God.**"** The medieval commentator Rashi explains that through windows we can see the sky, and remind ourselves of our submission to heaven (comment on the Babylonian Talmud Berakhot 34b). From this you can see the importance of not shutting out or inhibiting the view of the sky from a synagogue. It also explains why the architect of Bevis Marks synagogue placed the windows high up, so that eyes could be raised heavenward during prayer. The beauty and purpose of this design will be frustrated and damaged by a view up towards new tall buildings. You cannot measure the value of the setting of a heritage asset with a light meter. None of the statements on behalf of the developers address this point.

The Environmental Impact Statement submitted by the developers has 251 pages and contains over a hundred references to Bevis Marks Synagogue. In spite of the length of the report, there is no mention at all of the view of the new building from the synagogue courtyard. This is a serious omission.

Furthermore, the Environmental Impact Statement was submitted before the Creechurch Conservation Area was established and therefore does not include any reference to the additional protection which one might expect this to provide to Bevis Marks Synagogue, to Holland House, and to the many other listed buildings nearby. The Statement notes that a previous and very similar application was refused in 2020 and details various meetings and proposals which have taken place to ensure that the new application does not carry as much environmental impact. Unfortunately, the slight reduction in height and the slimmer top of the building will make little difference to Bevis Marks Synagogue.

The report notes (9:100) that there will be a vibration impact on the synagogue during construction from pile driving, and that this will be increased when the auger hits the base of the hole However, there appears to be nothing that describes the additional affect that vibrations will have on a building more than 300 years old. This is a serious omission from the assessment, especially considering the depth of the four basement levels. Vibrations spread and so the effect of pile driving at a greater depth can be felt further away. A well written report should give examples of vibrations from different low levels, so that calculations can be made as to how many basement levels, if any, should be permitted in order to ensure that the synagogue's foundations are not damaged.

On the question of sunlight, the report claims that the Synagogue courtyard currently receives less than 2 hours of direct sunlight on March 21st and September 21st each year. However, there appears to be no mention of indirect sunlight reflected from neighbouring buildings. I have noticed myself how much the light level in the synagogue changes suddenly and markedly on a day when there are many clouds coming across the sun, as the light is reflected off the building across the courtyard into the large upper windows at the west end of the synagogue. Indeed, this dappled sunlight, coming and going through the windows and illuminating the dark wood throughout the synagogue creates a very beautiful effect. It is therefore alarming to read an impact assessment which does not even consider this.

On the question of daylight, the report makes the same error as the 2020 report, arguing that because the amount of daylight is already very low, the effect of reducing it further will be high in percentage terms, but negligible in real terms. This is tantamount to saying that because the synagogue is already too dark, it is acceptable to deprive it of even more light. The argument places the legal technicalities above what happens in real life. If I am struggling to read my prayer book on a dark day in the synagogue, even the tiniest further reduction is going to affect my reading adversely. When the light is already below par, there is no such thing as a negligible further reduction. The whole argument is a false one. The fact that the report repeats this same argument many times does nothing to enhance its case. Furthermore, it is a known fact that eye problems increase, and eyesight diminishes, with age. The reduction in daylight woefully described as 'negligible' will therefore have a disproportionate impact on older members

of the congregation, of whom there are many. This constitutes discrimination on the basis of age, which is illegal under the terms of the Equality Act 2010. **It is not sufficient for the developers merely to consider an 'average person' when assessing the light impact on a building with a high proportion of older users.** Furthermore, the higher reduction in light at upper levels is discriminatory against women users of the synagogue; the effect on those with reduced eyesight is discriminatory against less able users; and the whole project disadvantages the Jewish community which has no other Synagogue within the City of London.

Similarly, the question of overshadowing is dismissed on the grounds that the Synagogue courtyard is already in **shadow**, and therefore only a very minimal portion of the Proposed Development shadow hits the ground (10:174) at any time of the year. This ignores the fact that shadows make a difference above ground level as well, and will reduce the amount of light coming through the upper windows, especially those at the western end and the south west corner which currently provide a considerable proportion of the Synagogue's light.

Paragraph 15:9 of the report states that during demolition and construction, the Proposed Development will have significant adverse effects on the Synagogue as a result of the use of heavy machinery and tall cranes and the erection of other infrastructure needed for construction, such as scaffolding, hoarding, mobile cranes, site lighting, temporary site offices and facilities. The section of the report on mitigation does not mention the Synagogue, and there is no assessment at all of whether or not this could cause irreparable damage to such an old and fragile building.

Summary

The Proposed Development application does not take sufficient account of the City's existing and anticipated heritage policies, nor does it take account of Conservation Area policies which require any new development to enhance the setting of the synagogue.

The Proposed Development discriminates against older people and other protected groups by dismissing as irrelevant small reductions in the light in a building used for the reading of books. The new building will have a negative visual and overshadowing impact on the synagogue and its setting and context within the City townscape. Pile driving during construction may cause damaging vibrations.

I am against this planning application.

Yours sincerely

[redacted]

Rabbi Dr Michael Hilton

From:	Alfred Magnus
To:	lpaburystreet
Cc:	Tastsoglou, Anna
Subject:	Re: Planning application reference: 24/00021/FULEIA.
Date:	08 May 2024 12:08:01

THIS IS AN EXTERNAL EMAIL

Dear Shupi,

Thank you for your email and I apologise for not providing complete details and for your information my address is:

Alfred Magnus
7 Garden Court
Garden Road
London
NW8 9PP

Regards,

Alfred

Alfred Magnus
[redacted]
Tel: [redacted]
Mob: [redacted]

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Date: Wednesday, 8 May 2024 at 12:03
To: Alfred Magnus [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Planning application reference: 24/00021/FULEIA.

Dear Alfred Magnus,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Alfred Magnus [redacted]
Sent: Wednesday, April 17, 2024 10:10 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Many of us in the S & P Congregation were very upset to learn there has been yet another Planning Application for a 45 storey building at 31 Bury Street even though it has been agreed this is now a Conservation Area. This building if allowed will completely overshadow the Bevis Marks Synagogue and take away its light.

I write to express my strong opposition to this new application (24/00021/FULEIA).

I am a supporter of Bevis Marks Synagogue and am appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.

- **A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.**
- It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?
- **It would destroy the southern sky view, which is an essential part of the setting of the synagogue**, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.
- The proposed building may be well designed and an exemplar of sustainability, but it is simply in the wrong place.
- **It would overshadow the synagogue and its courtyard** for much of the day, reducing the useability of the courtyard for rituals and celebrations.
- It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because

of the historic nature of the synagogue, installing additional electric lighting is not feasible.

- The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.
- The City Corporation is required to identify locations suitable for tall buildings. It has done some work on this, but there is much more work to be done, and their work eventually has to be assessed by an independent inspector. This process is unlikely to be complete before late 2025.
- **The developers are arguing that they are providing lots of planning benefits that outweigh the harm to the synagogue. These benefits do not stand up to scrutiny.** Many –for example, being car free, demonstrating holistic environmental design, having consolidated deliveries –are simply features that would be expected in any modern commercial building, and they do not represent a gain to the community.
- They propose to restore the Listed Holland House[1] and turn it over to various uses which are claimed to be of community benefit. Whilst the restoration of this building is to be welcomed, the claims about the community value of the uses must be viewed with great scepticism.
- The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.
- The proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.
- The City Corporation is being disingenuous: claiming to recognise the importance of the synagogue, yet simultaneously facilitating this monstrous development. We are entitled to expect much higher standards from Britain's most prestigious local authority.

I do hope you will be able to refuse consent for this unsuitable building

Yours sincerely,

Alfred Magnus (Former Chairman of the Board of Elders of the Spanish & Portuguese Jews Congregation.)

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this

message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: planning application reference: 24/00021/FULEIA
Date:	07 May 2024 10:38:51
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA. Can you please register it on uniform and upload online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Dennis Baum [redacted]
Sent: Sunday, May 5, 2024 10:53 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: planning application reference: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou

I'm writing to express my strong opposition to this new application (24/00021/FULEIA).

I'm not a member of Bevis Marks' Spanish & Portuguese Jewish community but I am the Chairman of the Southend & Westcliff Hebrew Congregation and many members of the Bevis Marks' Spanish & Portuguese Jewish community have retired to live in Southend and Westcliff, just a short train journey away.

I'm appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in
keeping with the conservation of a Grade-1 listed building, which is now also in a

conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure.

I urge you to refuse this application.

Regards

DENNIS BAUM
Chairman – Southend & Westcliff Hebrew Congregation
Synagogue Office, Finchley Road, Westcliff-on-Sea. SS0 8AD
Shul Office: [redacted]; Mobile: [redacted] email: [redacted]

This e-mail (and any attachments) may contain privileged and/or confidential information. If you are not the intended recipient please do not disclose, copy, distribute, disseminate or take any action in reliance on it. If you have received this message in error please reply and tell us and then delete it. Should you wish to communicate with us by e-mail we cannot guarantee the security of any data outside our own computer systems. For the protection of our systems, incoming emails will be automatically scanned.

Begum, Shupi

From: Jude Goffe [redacted]
Sent: 08 May 2024 12:30
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: Latest application Bevis Marks

THIS IS AN EXTERNAL EMAIL

Happy for name & address to be revealed.

Jude Goffe - Jamaica Buildings, St Michael's Alley, London EC3V9DS

JG

> On 8 May 2024, at 12:12, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Jude Goffe,
>
> Thank you for your email. I can confirm receipt of your objecOon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecOon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaOon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
>
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaOon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hΣps://gbr01.safelinks.protecOon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Cf72429cfa1184a2a70da08dc6f5249ï %7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638507646424581454%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=TV7W4K1brCTy3ZHyUaed5SsOD94GBmIytdBAUE5g9dk%3D&reserved=0
> Juliemma McLoughlin
> ExecuOve Director Environment
>
> -----Original Message-----
> From: Jude Goffe [redacted]
> Sent: Sunday, April 21, 2024 5:48 PM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: Latest applicaOon Bevis Marks
>
> THIS IS AN EXTERNAL EMAIL
>

>
> Here we go again. Another damaging applicaƟon.
>
> I object to the latest applicaƟon for the following reasons:
>
> 1 This new applicaƟon has hardly changed from the last Ɵme. It is cynical, and as inappropriate as the earlier rejected applicaƟon. The new tower would be far too dominant over the synagogue, blocking out what liΣle light there is.
>
> 2 I would argue that Bevis Marks should be regarded in the same way as St Paul's - iconic, extremely important, a "Cathedral" to the Jewish faith. I doubt if a similar proposal would be allowed close to St Paul's.
>
> Please do not allow this applicaƟon.
>
> Regards
>
>
> JUDE GOFFE
> Local resident in the City of London.
> EC3V9DS
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproducƟon, copying, distribuƟon or other disseminaƟon or use of
> this communicaƟon is strictly prohibited. If you have received this
> transmission in error please noƟfy the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warranƟes or intenƟon to enter into a
> contractual relaƟonship with the City of London unless specifically
> indicated otherwise by agreement, leΣer or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is potenƟally the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of InformaƟon Act 2000 or the Environmental
> InformaƟon RegulaƟons 2004, it may need to disclose this e-mail.
> Website:
> hΣps://gbr01.safelinks.protecƟon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Cf72429cfa1184a2a70da08dc6f5249ï %7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638507646424589420%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=bpFv2LrHeZ3fJwoS9%2BZirgf%2FPrVHpZh1E7fZqf7x%2BIo%3D&reserved=0

Begum, Shupi

From: Adam Musikant [redacted]
Sent: 08 May 2024 13:11
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Good afternoon Shupi

home address

215 Goldhurst Terrace
London NW6 3ER

many thanks

Adam

On Wednesday, 8 May 2024 at 13:00:08 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Adam Musikant,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Adam Musikant [redacted]
Sent: Monday, April 22, 2024 7:27 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Good morning Ms Tastsoglou,

I am one or the original trustees that worked on the project for the new education and heritage centre. I am so disappointed to have seen the recent proposals and changes from recent policies.

I'm writing to express my strong opposition to this new application (24/00021/FULEIA).

I am appalled to see this new proposal, particularly after its refusal
two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal
would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

Regards

Adam Musikant

[redacted]

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Katharine Copisarow [redacted]
Sent: 08 May 2024 16:05
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: planning application reference: 24/00021/FULEIA.
Attachments: image003.gif; image004.jpg

THIS IS AN EXTERNAL EMAIL

Thank you for your acknowledgement and reassurance of data protection.

My full postal address is:
The Granary,
Hoe Lane,
Flansham,
West Sussex.
PO22 8NT

Regards,
K.Copisarow

On Wed, 8 May 2024, 15:16 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Katharine Copisarow,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Katharine Copisarow [redacted]
Sent: Monday, April 29, 2024 2:41 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: planning application reference: 24/00021/FULEIA.
Importance: High

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am writing to register my objection to this latest planning application, ref 24/00021/FULEIA.

It is an audacious proposal, barely changed from the application, which was turned down two years ago. The proposed 45 storey tower would be absolutely devasting, overshadowing the synagogue and its courtyard forever by blocking out the light and sky view which is such an essential part of the setting. Not only is the synagogue a Grade 1 Listed building of immense historical and cultural importance –unique among the great cathedrals of London –it is also of significant national and international importance. The Listing status and the recently added Conservation Area status have been granted specifically for the protection of the building and its setting. This new proposal shows blatant disregard for these official protections.

The planning benefits suggested by the developers are weak and a distraction from the main issue. I hope they are not being offered as trade-off, as nothing could ever make up for the potential irreversible damage that would be caused if this proposal is allowed to go ahead. Please, please, please refuse this this application.

Although I am no longer a resident in the area my interest remains strong as both a historian and a regular visitor.

Kind regards

Katharine Copisarow MA Oxon

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Christine Hills [redacted]
Sent: 08 May 2024 21:08
To: Ipaburystreet
Subject: Re: 31 Bury Street

THIS IS AN EXTERNAL EMAIL

Dear Shupi Begum,

Thank you for your reply to my email.
My full address is: Carmel, Upper Kilmacud Road, Stillorgan, Blackrock, Co. Dublin, Ireland. A94 YY33

Kind Regards,
Christine Hills#

On Wed, 8 May 2024 at 15:47, Ipaburystreet <Ipaburystreet@cityoflondon.gov.uk> wrote:

> Dear Christine Hills,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> CITY OF LONDON
>
> Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Christine Hills [redacted]
Sent: Sunday, April 28, 2024 10:29 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 31 Bury Street

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

I'm writing to beg you to refuse this new application (24/00021/FULEIA). I am very upset to see this new threat to the Bevis Marks Synagogue which is such a historic building as well as an important one in the present day for Jewish worship. Like many people all over the world I have ancestors who celebrated important religious ceremonies there and when visiting U.K. we make a point connecting. The proposed tower would be a disaster for the synagogue cutting out its light and blocking the view. Given the historical and practical importance of the synagogue I find this proposal totally inappropriate and implore you to refuse it.

Yours sincerely,

Christine Hills

(Descendant of the de Costa family, now living in Ireland)

Yours

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: [redacted]
Sent: 09 May 2024 10:19
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: RE: Objection to Development at 31 Bury Street (Ref: 24/00021/FULEIA)

THIS IS AN EXTERNAL EMAIL

Dear Shupi

Thank you for your email and for your detail response.
I can absolutely share my residential address.

Flat 3
4A Norwood Villas
Waterworks Road
Birmingham
B16 9DE

Let me know if you need anything else.

All the best,
Alexander Matthieu
[redacted]

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: Wednesday, May 8, 2024 3:18 PM
To: [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Objection to Development at 31 Bury Street (Ref: 24/00021/FULEIA)

Dear Alexander MaΣhieu,

Thank you for your email. I can confirm receipt of your objecϴon.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecϴon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaϴonCommiΣee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: [redacted]
Sent: Monday, April 29, 2024 10:15 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>; [redacted]
Subject: Objection to Development at 31 Bury Street (Ref: 24/00021/FULEIA)

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am writing to express my strong objection to the proposed development of a 48-story office building at 31 Bury Street, located just 25 meters from Bevis Marks Synagogue.

As the oldest continuously used synagogue in Britain, Bevis Marks holds immense cultural significance. The unobstructed southern sky view, allowing for the observation of the stars from the courtyard, is an essential part of the synagogue's heritage and spiritual practice.

The previous attempt at this development in 2020 was rightly rejected due to the un impact it would have on the synagogue. I am deeply disappointed that the developers are persisting with this plan, especially considering the recent designation of the area as a Conservation Area.

The proposed scrapping of the ban on tall buildings in Conservation Areas goes agains purpose of such designation –to protect historically and culturally significant sites. Allow development would set a dangerous precedent and threaten the integrity of Bevis Marks Synagogue.

Therefore, I urge the City of London to reject this application (Ref: 24/00021/FULEIA). Protecting Bevis Marks Synagogue and its unique heritage is paramount.

Thank you for your time and consideration.

Sincerely,
Alexander Matthieu
[redacted]

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the

Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Jonathan Isaacs [redacted]
Sent: 13 May 2024 09:24
To: lpaburystreet
Subject: RE: objection to 31 Bury St. planning application ref:24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms. Begum,
Thank you for your reply to my email. My address is 163 West End Lane, London NW6 2LG.
Kindly acknowledge receipt.
Your sincerely,
Jonathan Isaacs

> On 13/05/2024 08:59 BST lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Jonathan Isaacs,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> CITY OF LONDON
>
> Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Jonathan Isaacs [redacted]
Sent: Friday, April 26, 2024 2:04 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: objection to 31 Bury St. planning application ref:24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

I am a 65-year-old retired Jewish journalist living in north west London and am writing to object in the strongest possible terms to the above-numbered planning application.

I believe it will adversely affect the workings of the historic Bevis Marks synagogue to the point of ruination. I grew up visiting Bevis Marks frequently and also visited on many occasions during my working life in the City of London in nearby Devonshire Square, EC2.

The synagogue is the capital's principal historic Jewish site in regular use, a listed building and the erection of this proposed tower block would obscure its religiously important southern view of the sky and blot out the light on the synagogue's courtyard. It would also shroud religious observance and other activities there in continuous exterior gloom.

Please, please refuse this application.

Yours sincerely,

Jonathan Isaacs

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Michael Schiller [redacted]
Sent: 13 May 2024 10:40
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

my address is 40 compton rise, pinner HA5 5HR

On Monday, 13 May 2024 at 10:25:22 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Michael Schiller,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Sent: Wednesday, May 1, 2024 2:50 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: FW: planning application reference: 24/00021/FULEIA.

Hi all,

Another objection that needs to be uploaded on the file please.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)

Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282

anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Michael Schiller [redacted]
Sent: Thursday, April 25, 2024 2:12 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Mrs Tastsoglou

Please accept my objection to the planning application noted above because it would be extremely damaging to the Bevis Marks synagogue, itself a heritage site. the reasons for my objection are set out below.

- **A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.**

- It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?

- **It would destroy the southern sky view, which is an essential part of the setting of the synagogue**, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.

- The proposed building may be well designed and an exemplar of sustainability, but it is simply in the wrong place.

- **It would overshadow the synagogue and its courtyard** for much of the day, reducing the useability of the courtyard for rituals and celebrations.

- It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.

- The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.

- The City Corporation is required to identify locations suitable for tall buildings. It has done some work on this, but there is much more work to be done, and their work eventually has to be assessed by an independent inspector. This process is unlikely to be complete before late 2025.

- **The developers are arguing that they are providing lots of planning benefits that outweigh the harm to the synagogue. These benefits do not stand up to scrutiny.** Many –for example, being car free, demonstrating holistic environmental design, having consolidated deliveries –are simply features that would be expected in any modern commercial building, and they do not represent a gain to the community.

- They propose to restore the Listed Holland House[1] and turn it over to various uses which are claimed to be of community benefit. Whilst the restoration of this building is to be welcomed, the claims about the community value of the uses must be viewed with great scepticism.

- The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.

- The proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.

- The City Corporation is being disingenuous: claiming to recognise the importance of the synagogue, yet simultaneously facilitating this monstrous development. We are entitled to expect much higher standards from Britain's most prestigious local authority.

Yours sincerely, michael schiller

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Stanley Gelbier [redacted]
Sent: 13 May 2024 11:36
To: lpaburystreet
Subject: Re: Bevis Marks Synagogue - Planning Application Ref: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Shupi

Sorry about that omission.

My address is:
Holmwood
Dollis Avenue
Finchley
London N3 1UD

[redacted]

[redacted] (for texts as I can't hear speech on phone)

Kind regards
Stanley

On Monday, 13 May 2024 at 10:46:21 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Professor Stanley Gelbier,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Stanley Gelbier [redacted]
Sent: Thursday, April 25, 2024 9:34 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue - Planning Application Ref: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou

I attach my comments on the above Planning Application.

Yours faithfully

Professor Stanley Gelbier

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Janice Brent [redacted]
Sent: 13 May 2024 11:48
To: lpaburystreet
Subject: Re: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou,

My name and address are:
Janice Brent
4 Bythorn Street
London SW9 8AQ

Kind regards,

Janice Brent

On Mon, May 13, 2024 at 11:07 AM lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Janice Brent,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Janice Brent [redacted]
Sent: Wednesday, April 24, 2024 10:45 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou,

As a non-practising London Jewess, I'm writing to express my strong opposition to the new application (24/00021/FULEIA). I'm appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

Kind regards,

Janice Brent

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the

City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: michaelhillman25 [redacted]
Sent: 13 May 2024 23:24
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: RE: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Thank you foryour e mail myaddress is
Flat 7, Blake Lodge
64,Hedon Lane,
London N3 1 SB

Kind regards
Michael Hillman

Sent from my Galaxy

-------- Original message --------
From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Date: 13/05/2024 11:06 (GMT+00:00)
To: [redacted]
Cc: "Tastsoglou, Anna" <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Bevis Marks Synagogue

Dera Michael Hillman,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards
Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

-----Original Message-----
From: Michael Hillman [redacted]
Sent: Wednesday, April 24, 2024 1:19 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Anna

Planning application reference 24/00021/FULEIA

I am writing to express my strong opposition to this new application.

I am appalled to see this proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.
this new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade 1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religously important southern sky view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St. Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

Yours faithfully

Michael Hillman

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the

Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: FAO: CITY OF LONDON PLANNING DEPARTMENT - *CASE OFFICER HERE MS ANNA TASTSOGLOU (PLEASE) - PLANNING APPLICATION REFERENCE: *24/00021/FULEIA
Date:	14 May 2024 10:35:03
Attachments:	image002.png

Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: [redacted]
Sent: Tuesday, May 14, 2024 10:16 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Fwd: FAO: CITY OF LONDON PLANNING DEPARTMENT - *CASE OFFICER HERE MS ANNA TASTSOGLOU (PLEASE) - PLANNING APPLICATION REFERENCE: *24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Begin forwarded message:

From: [redacted]
Subject: FAO: CITY OF LONDON PLANNING DEPARTMENT - *CASE OFFICER HERE MS ANNA TASTSOGLOU (PLEASE) - PLANNING

APPLICATION REFERENCE: *24/00021/FULEIA
Date: 14 May 2024 at 10:00 BST
To: anna.tastsoglou@cityoflondon.gov.uk
Reply-To: [redacted]

TUESDAY 14/05/2024 MS ANNA TASTSOGLOU - 'NO ACKNOWLEDGEMENT OF MY OBJECTION 13/05/2024 RECEIVED'

Re. Planning Application Reference: *24/00021/FULEIA

FAO: Ms Anna Tastsoglou
*Case Officer
c/o City of London Planning Department
P O Box 270
Guildhall
London EC2P 2EJ

Dear Ms Tastsoglou

Re. Planning Application Reference: *24/00021/FULEIA

Thank you for being the relevant *Case Officer in this, yet another attempt to DESTROY
a most historical and, as far as I know, a **unique portion of the City of London

This not only includes the Grade 1 (one) listed and ***irreplaceable Bevis Marks Synagogue
but, also, what I believed to have become known as the **'Creechurch Conservation Area'

This was certainly the **case when I first looked at the situation on the 5th November, 2023

The latest 'absurd' idea by presumably the same Developer (?) completely goes against the
grain first described by your own City Planners when describing the **Creechurch Conserv-
ation Area encompassing 33 Creechurch Lane, London EC3A 5EB and Bury House, 31 Bury
Street, London EC3A 5AR and, particularly, ***Bevis Marks Synagogue, 2 Heneage Lane, Lo-
ndon EC3A 5DQ

Although now retired, I experienced some 40 (forty) years in Shop and Office agency in the
West End of London W.1., in Piccadilly and Regent Street, after having 'trained' with one of
the largest West End Commercial Agencies. I can honestly say that I have never come acro-
ss such a poorly represented attempt to try and DESTROY such an historic part of the already
famous building(s) together making up the wonderful City of London

My OBJECTION to the Planning Application with Reference: *24/00021/FULEIA is 'heartfelt'

Yours sincerely

Roger Mautner
67 Catherine Howard House
Queens Reach
East Molesey
Surrey KT8 9DE
[redacted]

20 Neeld Crescent
London NW4 3RR
United Kingdom
+44 (0)7968 529609

info@foundationforjewishheritage.com
www.foundationforjewishheritage.com

Ms Anna Tastsoglou
Principal Planning Officer, Environment Department
City of London
PO Box 270
Guildhall
London EC2P 2EJ

13.05.24

Dear Ms Tastsoglou

RE: Planning Application: 24/00021/FULEIA
Address: Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR

I am writing to register the Foundation for Jewish Heritage's strong objection to the above application. Our objection relates to the negative impact that the proposed development would have on the Grade I listed Bevis Marks Synagogue (NHLE List Entry Number: 1064745). Bevis Marks is the oldest surviving synagogue in the UK and is arguably the most important Jewish heritage site in the country. The Synagogue is of exceptional significance both to the UK's Jewish community and in the history of the City of London, in which Sephardic Jews played a pivotal role.

In respect of the previous application, our trustee Esther Robinson Wild wrote a comprehensive objection dated 01.02.21. All of the points made in this document apply to the new application.

In addition, we would like to make the following points in support of our objection to the new application:

1. The alterations made to the proposal since the previous application do not address the grounds on which it was refused, including the unacceptable impact on the Synagogue. We welcomed the planning committee's refusal of the previous application and can see no reason for this decision to be undone by the new application. Indeed, the subsequent creation of the Creechurch Conservation Area and the widening of the new proposal's footprint strengthen the case for refusal.

2. The Foundation's previous objection stated that we expected a robust and thorough assessment of the significance of a Grade I listed heritage asset which may be impacted by a major development of this nature and that we were concerned by the absence of such. We remain concerned that no such assessment has been adequately carried out.

   The Environmental Statement Volume 2: Heritage, Townscape and Visual Impact Assessment submitted with this application includes a single page heritage assessment devoted specifically to Bevis Marks Synagogue (sections 8.124-8.139). It includes no attempt to assess the evidential or communal significance of the site, points raised in our previous objection. The assessment is incomplete and inadequate for a Grade I listed site of outstanding historical interest.

Trustees
David Bearman
The Lord Finkelstein OBE
Stephen Goldman
Dame Helen Hyde DBE
Prof. David Latchman CBE
The Rt. Hon. Jim Murphy
Daniel Peltz OBE
Esther Robinson Wild
Stuart Roden
Sir Simon Schama CBE
Simon Sebag Montefiore

Chief Executive
Michael Mail

Friends
Anne Applebaum
Father Patrick Desbois
Gunter Demnig
Taco Dibbits
The Lord Fellowes
Colette Flesch
Stephen Fry
Sir Nicholas Hytner
Steven Isserlis CBE
Sir Anish Kapoor CBE
Sarah de Lencquesaing
Bernard-Henri Levy
Daniel Libeskind
James E. Lieber
Senator Joseph I. Lieberman
Hadassah Lieberman
Janusz Makuch
The Rt. Hon. Sir Eric Pickles MP
Steven Pinker
Taleb D. Rifai
The Rt. Hon. Sir Malcolm Rifkind
Olivier de Rohan Chabot
The Lord Sassoon
Timothy Snyder
Edmund de Waal OBE
Jimmy Wales
Debbie Wiseman MBE
The Rt. Hon. Lord Young CH

We again call for a thorough Statement of Significance for Bevis Marks Synagogue to be prepared along with a robust assessment of potential harms to significance caused by the proposed development.

3. We fundamentally disagree with the assumption of the heritage assessment that the setting of Bevis Marks Synagogue makes no contribution to its significance, and that therefore the proposed development would result in 'no harm' to significance. We fully support Historic England's position that the setting does in fact contribute to the significance of the Synagogue. We believe that the proposed development will cause **substantial harm to the setting of Bevis Marks Synagogue.**

4. The proposed development sits within the Creechurch Conservation Area, which was created in part to achieve '*Fuller recognition of the Jewish history of the locality'* (Creechurch Conservation Area Proposal, City of London Corporation, December 2023). The application must be determined in accordance with the City of London Local Plan 2015. Core Strategic Policy CS14: Tall Buildings clearly states that the City will **refuse planning permission for tall buildings in conservation areas.**

   The proposed development would contravene both CS14 and DM12.2 which states that development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.

5. The proposed development would mean that the Synagogue's courtyard would be **overlooked to an unacceptable extent**. The visualisation of the view from the courtyard submitted with the proposal (Environmental Statement Volume 2: Heritage, Townscape and Visual Impact Assessment, View 45a proposed, pp211-212) shows how there would be views into the courtyard from the majority of floors of the proposed Bury House.

   The Synagogue courtyard was designed as a **secluded, peaceful and private space for spiritual practice.** and has been used in this way for three centuries. The overlooking of the courtyard would represent a very substantial change to the privacy and intended atmosphere of the space.

   While we agree with the Environmental Statement that the change to the view from and into the courtyard will be 'large', we **strongly disagree** with the assessment of the view as being of only 'medium' sensitivity, and find it difficult to understand the conclusion that the effect would be 'moderate' and 'beneficial'.

6. The Foundation for Jewish Heritage is concerned with the conservation of Jewish built heritage. It is not a religious organisation; therefore we defer to the congregation of Bevis Marks Synagogue in assessing the impact of the proposal on their religious practice. We fully support the congregation's position that the proposed development would have a **serious, negative impact on their ability to carry out religious rituals**.

We hope that the reasons for our objection will considered in your determination and would welcome the opportunity to provide further comments if needed.

Yours sincerely,

Katherine Findlay
Projects Officer

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue 24/00021/FULEIA.
Date:	14 May 2024 10:37:16
Attachments:	image002.png

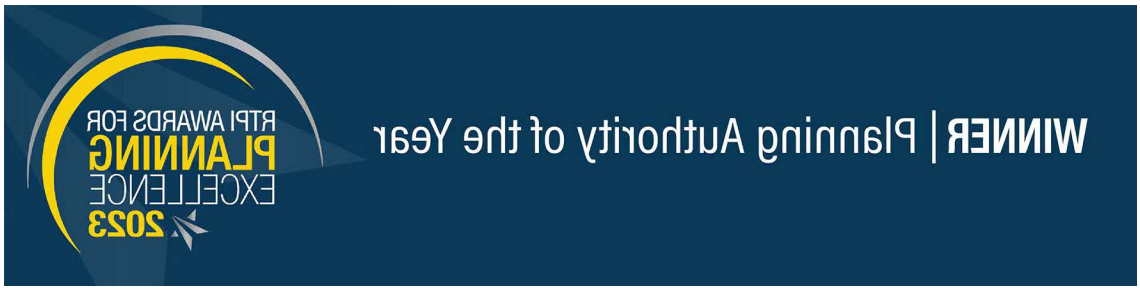
Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Daniel Halfon [redacted]
Sent: Tuesday, May 14, 2024 7:20 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou,

The ancient synagogue at Bevis Marks has been a source of spiritual light to London and the entire country since its opening in 1701. In addition to holding daily and Sabbath services, it is the place where for over three centuries the Jewish community has come to offer prayers to the Almighty in thanks and commemoration of national events, and in recognition of the hospitality shown by Britain towards them.

I implore you not to allow this source of spiritual light to be deprived of the physical light which sustains it and is so crucial to continuing its unique role in the life of the British Jewish community and the country as a whole.

Yours sincerely,

Daniel Halfon

Mobile [redacted]
Studio

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objection to 24/00021/FULEIA
Date:	14 May 2024 10:52:41
Attachments:	image002.png

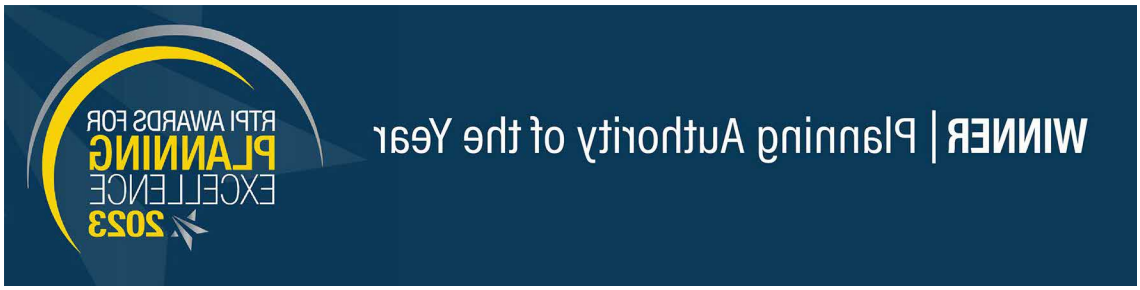
Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Naomi Klionsky [redacted]
Sent: Tuesday, May 14, 2024 7:16 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ma'am,

It has come to my attention that a proposal has once again been submitted for a construction project for a 43-storey building at the site of Bury House in the Conservation Area.
While I truly share the value of dense housing to meet the needs of the city of London, I also place immense value on the preservation of the historic synagogue at Bevis Marks, which would be impacted drastically if this skyrise were to be approved.
The synagogue has for literally hundreds of years remained lit only by natural lighting and candles, which would become an impossibility in the shadow of the tower. This would be a tragic loss to the entire community.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: 24/00021/FULEIA.
Date:	14 May 2024 11:08:41
Attachments:	image002.png

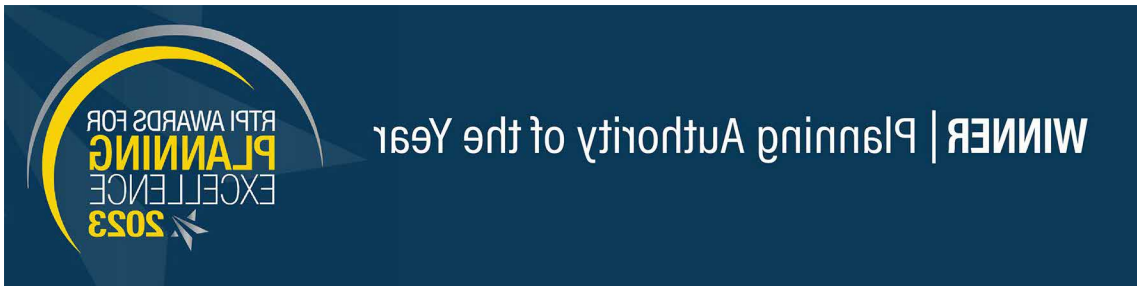
Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Michael Roodyn [redacted]
Sent: Monday, May 13, 2024 6:24 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou
Re. Bevis Marks Synagogue (BMS)

Along with others, I should be most grateful if you could note my objection to this planning application.

1. BMS is the oldest synagogue, or certainly one of the very first to be established for Jews coming to England to avoid

persecution. Of this I'm sure you are well aware.

2. It has an unique and emotive place for most Jews in this country. It is if you like the equivalent of the White Cliffs of Dover, or better the iconic photo of St Paul's Cathedral taken during the Blitz 54 years ago.
3. In its long and timeless history many famous Jewish people prayed there, including Benjamin Disraeli, the first and only Jewish Prime Minister, so far.
4. You may possible have heard of Samuel Pepys https://en.wikipedia.org/wiki/Samuel_Pepys he was a well known 17th/18th century diarist who paid a visit to BMS during one of the Jewish Festivals.

Here endeth the history lesson, now back to the future.

You will have already read the long list of objections to this plan and in order not to waste your valuable time I shall not repeat these sound valid objections based both on historical and environmental reasoning.

I do hope you will weigh carefully and considerately my opposition to this proposed development and would like to thank you for reading this E mail.

With all good wishes

Michael Roodyn

PS Our daughter held a senior position like you in planning for the LB's of Barnet and Islington!

Michael Roodyn

From: Tastsoglou, Anna
To: [redacted]
Subject: FW: Objection to 31 Bury st development
Date: 14 May 2024 11:10:52

Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata 05%7C02%7Cjubburystreet%40cityoflondon.gov.uk%7C1b15323e49854f8f31c508dc73fe20ec%7C59e65dcdb3cd4056851932221fa06be8%7C0%7C0%7C638512782515231965%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata OppyW5MLvUkqCo4pWcYYNkzoSDdf%2Bd6lGxLy3RgCxiA%3D&reserved 0

-----Original Message-----
From: George-Michael Mourtzilas [redacted]
Sent: Monday, May 13, 2024 5:41 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to 31 Bury st development

THIS IS AN EXTERNAL EMAIL

Αξιότιμη κα Τστσόγλου,
Dear Ms Tastsoglou,
Please accept this email noting my objection to the development of the tower at 31 Bury St they will overshadow Bevis Marks Synagogue.
I urge you to once more reject this proposal and protect this historic place of worship sand the Conservation area.

Yours Truly,
Με τιμή,
Γεώργιος Μιχαήλ Μουρτζίλας
George-Michael Mourtzilas

From: Tasnoglou, Anna
To: [redacted]
Subject: FW: Bevis Marks
Date: 14 May 2024 11:40:09

Hi all,

Can the following objection please be registered on Uniform and uploaded online?

Thank you,

Anna

Anna Tastoglou | Principal Planning Officer (Development Management) Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data 05%7C02%7Cjaharyniwer%40cityoflondon.gov.uk%7Cd6d30adfd3874425c5250bfdc740237e4%7C59e658cdb3cd4056851932221fa98be8%7C0%7C0%7C638512800084165670%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata cB3C4hpRbmJ0UZYsvuiMyd%FUKQkFEmQLckqi4C%3D&reserved 0

-----Original Message-----
From: Gerald Bermon [redacted]
Sent: Tuesday, May 14, 2024 10:44 AM
To: Tasnoglou, Anna <Anna.Tastoglou@cityoflondon.gov.uk>
Subject: Bevis Marks

THIS IS AN EXTERNAL EMAIL

PLEASE DONT ALLOW THEBUILDING OF THIS MONSTROUS TOWER OVERPOWERING ONE OF THE CITY 'S-TREASURES.
IT IS AN ABOMINATION.
PLEASE!!!!!!!

Gerald Bermon
[redacted]
Sent from my iPad

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning Application Ref. 24/00021/FULEIA
Date:	14 May 2024 12:01:50
Attachments:	image003.png

Hi all,

Please see below objection from Joint President of the Sephardic Genealogical Society.

Can this please be registered on the file and uploaded online?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: [redacted]
Sent: Monday, May 13, 2024 4:11 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning Application Ref. 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

Re: Planning Application Ref. 24/00021/FULEIA - Proposed Development at Bury Street

The Sephardic Genealogical Society ("SGS") is a global network researching the history and genealogy of the Sephardic (Iberian origin) Jewish diaspora. We write to register our objection to the above planning application for the proposed development at Bury Street (the "Proposed Development").

The SGS's primary concern relates to the potential adverse impact of the Proposed Development on the setting and significance of the Grade 1 listed Bevis Marks Synagogue, which is of exceptional historic and architectural importance, both locally and globally. I am some other members of the SGS are members and users of the synagogue, and so write with first-hand knowledge.

Relevant Policy Considerations

In considering this objection, we draw attention to the following policies and provisions under the City of London Corporation's City Plan 2040 which are directly engaged:

1. Policy HE1 (1) - Preserving and enhancing heritage assets and their settings is a core objective. The Proposed Development fails to preserve or enhance the special architectural and historic significance of Bevis Marks Synagogue and its setting.

2. Policy HE1 (2) - There is a presumption against granting consent for developments causing harm or total loss of significance to designated heritage assets, unless the public benefits outweigh such harm/loss. As will be addressed below, the suggested "public benefits" are inadequate and fail to outweigh the heritage harm.

3. Policy HE1 (6) - Developments in conservation areas must preserve and enhance the character, appearance and significance of the area and its setting. The Creechurch Conservation Area was established with the goal of protecting Grade I listed buildings like Bevis Marks Synagogue.

4. Policy HE1 (8) - Development in the defined immediate setting of Bevis Marks Synagogue must preserve and enhance the elements of setting that contribute to its significance as a Grade I listed heritage asset.

5. Strategic Policy S21 (6) - Ensuring development proposals have regard to the immediate setting of Bevis Marks Synagogue and preserve/enhance the historic elements of its setting.

Harm to Heritage Significance

The Proposed Development, by virtue of its mass, scale and proximity, would loom over and overshadow Bevis Marks Synagogue, causing substantial harm to the experience, appreciation and setting of this irreplaceable 1701 heritage asset of the highest grading. The courtyard setting would be permanently compromised.

For congregants with visual impairments, blocking out natural light could render it

impossible to follow religious services, severely undermining the functional role of this "cathedral synagogue." The SGS previously objected to a similar proposal which was rejected.

Failure to Demonstrate Public Benefits

Under Policy HE1(2), if heritage harm is established, the public benefits must be clearly demonstrated to outweigh such harm. The suggested "public benefits" put forward by the developer are entirely inadequate for these purposes:

- Offering inducements to various charities, predominantly located outside the City, does not constitute a genuine public benefit to City residents, workers, user, and taxpayers who would be impacted.

- The developer's approach of engaging a PR firm to solicit support from external parties, rather than consulting the local Bevis Marks community, is cynical and unacceptable.

- No clear public benefits accrue from creating additional office space at this sensitive location.

Conclusion

In light of the above policy conflicts, heritage harm, and lack of substantive public benefits, the Proposed Development clearly contravenes the City Corporation's own policies and objectives under the City Plan 2040 for managing change and protecting heritage assets like Bevis Marks Synagogue.

Furthermore, as a group that models data and works with artificial intelligence, the SGS has concerns that the assumptions underlying the GLA's projections of future office floorspace requirements may be outdated, particularly in light of comments from leaders like Sam Altman of OpenAI regarding potential disruptions to employment in the service sector from AI. Creating substantial new office space risks an oversupply that cannot be easily repurposed, especially given the many other developments already underway in the City. Conversely, not proceeding with this development at Bury Street could prove advantageous by avoiding a glut of vacant office space. This concern is compounded by the imminent opening of a new visitor centre at Bevis Marks Synagogue itself, which will bring more diverse visitors into the area.

We respectfully urge the City Corporation to refuse this application. If, however, they are minded to approve it, the SGS requests a thorough assessment against the policies highlighted, particularly Policy HE1's requirements to (1) demonstrate all efforts to mitigate harm, (2) prove the public benefits outweigh the harm, and (3) show the works are the minimum required.

Please confirm receipt of these representations. We would be grateful if you could keep us apprised of any material developments regarding this application.

Yours sincerely,

David Mendoza

David Mendoza
Joint President, Sephardic Genealogical Society
Tel +[redacted]
Email [redacted]
Web www.sephardic.world
Patreon www.patreon.com/sephardi

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: 24/00021/FULEIA.
Date:	14 May 2024 12:17:01
Attachments:	image002.png

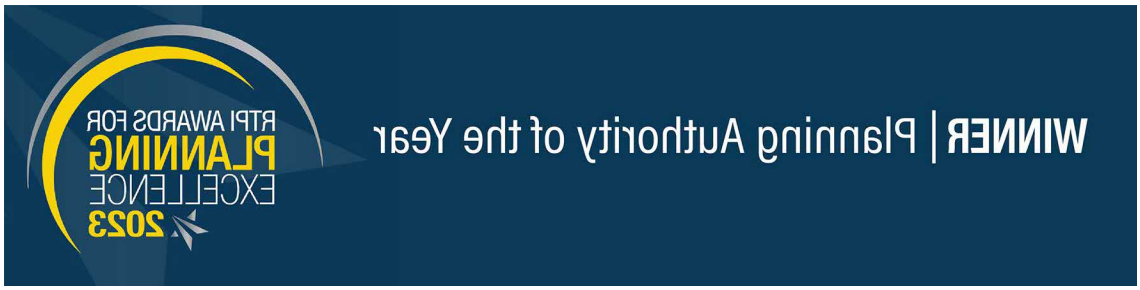
Hi all,

Another objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Barbara Rafaeli [redacted]
Sent: Monday, May 13, 2024 12:26 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

The overwhelming numbers of well presented, factual objections online against this insensitive, inappropriate building proposal must prevail.

As anyone with knowledge of London is aware, Bevis Marks is a Grade 1 Listed Building of great historical value to London and the UK generally and continues as a vibrant heritage to the Jewish Community, tourists and the internationally interested public. It will be an absolute desecration to allow a 42 storey tower, as proposed, to overshadow the synagogue, which has a profound religious and cultural heritage, with important, historic significance.

Protecting London's heritage buildings is even more incumbent on Decision Makers in the frenzied onslaught of skyscrapers battering London's historic legacy. Your mission and decision-making is to protect Bevis Marks, *like any other valuable religious and heritage building*, from this crude, destructive proposal. Your responsibility, as trusted protectors of London's historic legacy, is to REJECT this damaging, insensitive and unacceptable proposal.

Many thanks for your consideration,
Barbara Rafaeli

Begum, Shupi

From: Deb [redacted]
Sent: 14 May 2024 12:35
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Apologies, I thought I had included address details.

Deborah Roback
8 Robinswood Mews
N5 1RH

Deborah

> On 14 May 2024, at 12:32, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Deborah Roback,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards

Shupi Begum
Shupi Begum
Planning Administrator|Development Division
<image003.gif> City of London Corporation | Environment Department | Guildhall | London | EC2V
<image004.jpg> 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Deb [redacted]
Sent: Sunday, May 5, 2024 9:58 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris [redacted]
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

To whom it may concern.

I'm writing to express my strong opposition to application 24/00021/FULEIA.

I am a member of Southend & Westcliff Hebrew Congregation but residing in the Borough of Islington, just a few miles from Bevis Marks Synagogue.

I am appalled to see the new proposal, particularly after its refusal two years ago. The new application has barely changed since the last time it was submitted. It is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK.

The new tower, which is to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light.

This kind of proposal would surely never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure.

I therefore urge you to refuse this application.

Sincerely,

Deborah Roback

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: 24/00021/FULEIA
Date:	14 May 2024 12:50:07
Attachments:	image002.png

Hi all,

Please see below objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Lord Leigh [redacted]
Sent: Sunday, May 12, 2024 6:15 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I write to oppose the application for 31 Bury St

|Bevis Marks is one of the most important cultural landmarks in the City

It deserves special attention and protection

My family came to this country in c1790 and I believed they would have worshiped there

The building would be dwarfed by this application and its beauty lost

As a President of another Synagogue , Westminster Synagogue we would be horrified if this happened tour building and are confident Westminster Council would protect us

The siting of the moon and stars are important to us and I cannot imagine the security of the building is improved with this over towering it so that projectiles could be launched from a high rise

I look forward to hearing from you

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Development in Creechurch near Bevis Marks Synagogue 24/00021/FULEIA.
Date:	14 May 2024 12:50:31
Attachments:	image002.png

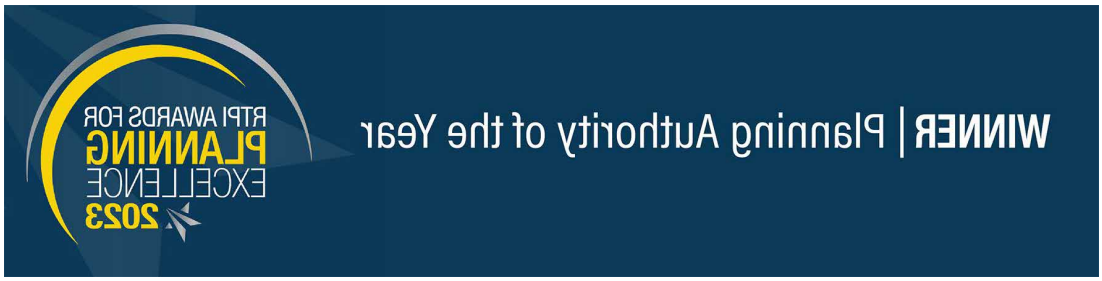
Hi all,

Please see below objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: [redacted] On Behalf Of [redacted]
Sent: Sunday, May 12, 2024 5:43 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Development in Creechurch near Bevis Marks Synagogue 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

24/00021/FULEIA. I am anxious about this proposed development for several reasons, amongst which are the following:

A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.
It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?
It would destroy the southern sky view, which is an essential part of the setting of the synagogue, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.
The proposed building may be well designed and an exemplar of

sustainability, but it is simply in the wrong place.
It would overshadow the synagogue and its courtyard for much of the day, reducing the useability of the courtyard for rituals and celebrations.
It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.
The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning Objection - 24/00021/FULEIA.
Date:	14 May 2024 12:51:29
Attachments:	Bevis Marks Objection v1.1 2.pdf image002.png

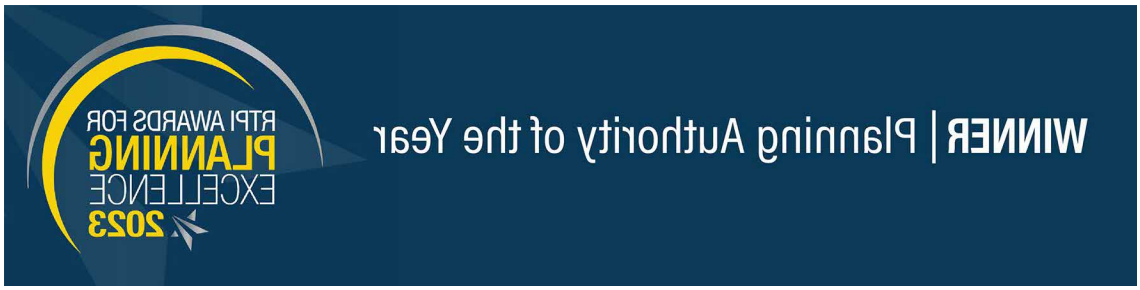
Hi all,

Please see below objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Michael Bear [redacted]
Sent: Sunday, May 12, 2024 4:53 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Michael Bear [redacted] The Rt. Hon. the Lord Mayor Mainelli, Michael (Alderman) <Michael.Mainelli@cityoflondon.gov.uk>
Subject: Planning Objection - 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Please find attached my consultation response on Planning Application 24/00021/FULEIA.

I would be grateful if you could acknowledge receipt of the attached letter.

Such is the importance of the points and issues raised , I am taking this opportunity to copy this response to the Lord Mayor.

Many thanks

Michael Bear

Sir Michael Bear

Former Lord Mayor of the City of London

Sent from the iPhone of Sir Michael Bear

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Your reference 24/00021/FULEIA Bury House, Bury Street, London EC3A 5HR
Date:	14 May 2024 12:51:44
Attachments:	image002.png

Hi all,

Please see below objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: [redacted]
Sent: Sunday, May 12, 2024 12:43 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Your reference 24/00021/FULEIA Bury House, Bury Street, London EC3A 5HR

THIS IS AN EXTERNAL EMAIL

Dear Madam,

I am writing to register my objection to the proposed development referred to above, of which I have only recently learned. (I also objected to the development previously proposed on this site, for which permission was refused in 2020).

The 45 storey tower now proposed would, in my opinion, seriously damage Bevis Marks Synagogue, every bit as egregiously as the 48 storey previously proposed. The consequential overshadowing of the synagogue and its immediate surroundings would in my opinion ruin the ambiance and presence of what is widely recognised as a building of immense cultural significance to the Jewish community and it relationship with Britain. The diminution of light within the

Synagogue will also likely adversely affect its use.

I cannot imagine any other religious building in London of comparable significance, age and importance being treated in a similar fashion and I find it impossible to conceive of any benefits which might possibly flow from the new building being reasonably thought to justify the enormous damage and harm that new building will cause.

Yours faithfully

Gerald Rothman
34 Ordnance Hill
London NW8 6PU

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue +Planning Application 24/00021/FULEIA
Date:	14 May 2024 12:52:18
Attachments:	image594154.png image656610.png image002.png

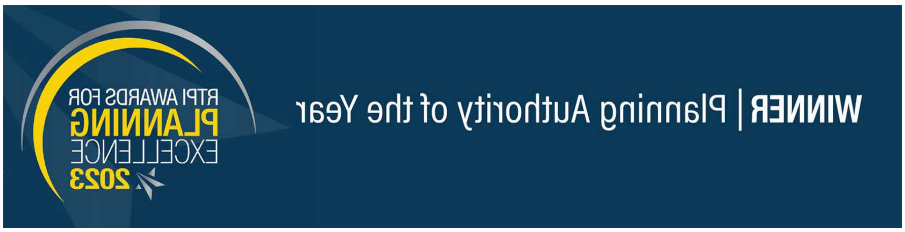
Hi all,

Please see below objection to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Nigel Sloam [redacted]
Sent: Sunday, May 12, 2024 12:20 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue +Planning Application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Sirs

Ref: Planning Application24/00021/FULEIA

I refer to the planning application for a 45-storey tower overlooking the very historic and the City's only synagogue –" Bevis Marks".

I enjoy the Freedom of The City of London (as did my father and does my son) and a member of two of its Livery Companies. I started my professional career in the City and have been involved with its institutions all my working life.

As such, I object strongly to this application on the grounds that:

a. The proposed structure will limit Jewish worship on the site, in an unacceptable manner.

b. It seriously interferes with the light available to Bevis Marks, which has played its part in the Civic life of The City of London.

c. The proposal will impair unacceptably the Synagogue of Lord Mayors and Sheriffs, endowed by Queen Anne frequented by princes and merchants –and which is open for daily prayer.

d. Send a strong signal that the City does not care about freedom of worship for all –and for Jewish worship in particular –as has been noted by and complained of many clergymen of many denominations.

e. Bevis Marks has provided a focal point for both local and visiting Jews, involved in the City. Limiting Jewish worship now will send a clear message at a difficult time that to the City of London, Jews don't matter.

f. The City should be enhancing its special places (Queen Anne recognised this), rather than destroying them.

g. The proposed development simply does not enhance the City –but rather destroys a special place, open to all, which is a glory of the City and reflects its open nature.

I have to say that if Jewish worship at Bevis Marks is restricted unacceptably –as will be inevitable if this application is approved - then my Freedom of The City will become a bitter and inaccurate label –as I and my co-religionists will not be free to practise our religion peacefully in the City as our forebears have done for over 300 years. The City will be diminished and Jews (and others) will take the obvious hint.

Yours faithfully

Nigel Sloam

Nigel Sloam MA FIA ASA TEP C MATH MIMA
Senior Partner
E: [redacted]

NIGEL SLOAM & CO
Actuaries & Consultants

Roman House
296 Golders Green Road
London
NW11 9PY

T: [redacted]
F: [redacted]

Nigel Sloam & Co. Roman House, 296 Golders Green Road, London NW11 9PY. Authorised and regulated by The Financial Conduct Authority and regulated by The Institute and Faculty of Actuaries in respect of a range of investment business activities. NSS Trustees Ltd. Registered Office: Roman House, 296 Golders Green Road, London NW11 9PY. Registered in England no: 4141920. Authorised and regulated by The Financial Conduct Authority. NSS Independent Trustees Ltd. Registered Office: Roman House, 296 Golders Green Road, London NW11 9PY. Registered in England no: 4215328. Annandale Financial Management Ltd. Registered Office: 5 Technology Park, Colindeep Lane, London NW9 6BX. Registered in England no: 09308102 NSS Actuarial Monaco S.A.M., Le Mirabel-Suite No 507, 4 Avenue des Citronniers, MC 98000 MONACO. T: +377 97 97 16 70 F: +377 97 97 16 69

Email Disclaimer
The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and maybe unlawful. When addressed to clients any opinions or advice contained in this email are subject to the terms and conditions expressed in the governing Nigel Sloam & Co and/or NSS Trustees Ltd and/or NSS Independent Trustees Ltd and/or NSS Actuarial S.A.M. client engagement letter. Nigel Sloam & Co, NSS Trustees Ltd, NSS Independent Trustees Ltd, Annandale Financial Management Ltd and/or NSS Actuarial S.A.M. accept no liability for the contents of e-mails unconnected with the affairs of the business or their respective clients

Begum, Shupi

From: Louise Morganstein [redacted]
Sent: 14 May 2024 12:58
To: lpaburystreet
Subject: Re: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

43 Northiam N12 7ET,
Louise

> On 14 May 2024, at 12:37, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Louise Morganstein,
>
> Thank you for your email. I can confirm receipt of your objecOon.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecOon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaOon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
>
> Shupi Begum
> Planning Administrator|Development Division City of London CorporaOon
> | Environment Department | Guildhall | London | EC2V 7HH
> shupi.begum@cityoflondon.gov.uk |
> hΣps://gbr01.safelinks.protecOon.outlook.com/?url=hΣp%3A%2F%2Fwww.c
> ityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.
> uk%7Cf87f7b73ec7347153dï 08dc740d0d67%7C9fe658cdb3cd405685193222ffa96b
> e8%7C0%7C0%7C638512846600105388%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLj
> AwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdat
> a=%2B%2FpVCpIaCD9qhP8cMv5xkhG9n9J7oItb946xEHxsPt4%3D&reserved=0
> Juliemma McLoughlin
> ExecuOve Director Environment
>
>
>
> -----Original Message-----
> From: Louise Morganstein [redacted]
> Sent: Sunday, May 5, 2024 5:41 PM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: 24/00021/FULEIA
>
> THIS IS AN EXTERNAL EMAIL
>
>
> I just wanted to add my objecOons to the proposed development which will severely impact the natural light for Bevis Marks which is an important synagogue for the Jewish community.

> Many thanks for taking the building's historic significance into
> account, Louise Morganstein THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduc-on, copying, distribu-on or other disemina-on or use of this communica-on is strictly prohibited. If you have received this transmission in error please no-fy the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warran-es or inten-on to enter into a contractual rela-onship with the City of London unless specifically indicated otherwise by agreement, le-er or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is poten-ally the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Informa-on Act 2000 or the Environmental Informa-on Regula-ons 2004, it may need to disclose this e-mail. Website: h-ps://gbr01.safelinks.protec-on.outlook.com/?url=h-p%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Clpaburystreet%40cityoflondon.gov.uk%7Cf87f7b73ec7347153dï 08dc740d0d67%7C9fe658cdb3cd405685193222ffa96be8%7C0%7C0%7C638512846600116420%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=iDcZqKud2i6zONkdjVPIquYVpTnaluIENs3q6tgeTZk%3D&reserved=0

Begum, Shupi

From: [redacted]
Sent: 14 May 2024 12:59
To: lpaburystreet
Subject: Re: AMENDED COMMENTS FOR PLANNING CONSULTATION 24/00021/FULEIA & 24/00011/LBC (PLEASE IGNORE PREVIOUS EMAIL SENT 30 APRIL 24)

THIS IS AN EXTERNAL EMAIL

Dear Ms Begum

Thank you for your note, apologize for the late reply but I was out of the country attending my grand daughter's wedding.

As per your request please find below name & address:

Anthony N Eskenzi CBE Dsc FRICS
Woodcroft
Totteridge Green
London N20 8PE

If you could confirm receipt of this note and that my details will be used in order to file my comments with regards to this planning appllication I would be most grateful.

With Good Wishes

Anthony Eskenzi CBE DSc FRICS

On Wednesday, 8 May 2024 at 15:39:15 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Anthony Eskenzi,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: [redacted]
Sent: Wednesday, May 1, 2024 12:34 PM
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: AMENDED COMMENTS FOR PLANNING CONSULTATION 24/00021/FULEIA & 24/00011/LBC (PLEASE IGNORE PREVIOUS EMAIL SENT 30 APRIL 24)

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am responding to an email invitation to comment on a new planning application for the erection of a 43 storey tower block in Bury Street which is situated in the Creechurch Conservation Area.

This application is subsequent to an earlier submission for a similar development which after careful consideration was refused by the City.

I am particularly concerned about this application because of the implications and effects on the area and its immediate vicinity.

I should let you know that I served as a Councilman of the City of London for nearly 50 years and I was very much aware of the improvements and developments taking place in the City. Amongst other appointments, I served as founding Chairman of the City's Property Committee.

I spent my whole career in the City of London and as a Chartered Surveyor was Senior Partner in a City firm.

I began working in the City in 1949 and I have been privileged to have seen the City grow from the devastation of WWII to the present excellent balance of new buildings within the City borders.

I have been most supportive of subsequent development of high rise buildings which have been erected in suitable locations. I have taken the opportunity to study the location of the proposed site of the 43 storey tower block and also subsequently visited other tower blocks situated in the Square Mile and then reviewed the information available as a result of these developments.

I have now come to the firm conclusion, after careful consideration that this new proposal, even though there have been certain modifications, should be refused planning permission.

The City has refused permission for this development for a considerable number of reasons stated. The Creechurch Conservation area is congested and the effects of a new high rise building within these close and narrow streets would have a far reaching and highly detrimental effect on the area.

One example of a high rise development is 20 Fenchurch Street, indeed a very attractive looking building, however, when the drawings and plans were submitted many of us drew attention to the possibility of wind disruption and sounds including whistling as well as glare from the outer shell of the building. We were advised at the time that experts had considered this and we were assured that there would be no problems.

However, as we now know, this was not the case and the concerns raised during the application process now effect this area detrimentally.

It is for this reason that I feel I need to draw attention to these particular issues as others also have, in reference to this application, in simple terms I do not want to see this happen again in relation to this important area and to the adjoining historic building (Bevis Marks Synagogue).

I am particularly concerned that the synagogue itself would be affected by the proposed adjoining high rise building which could degrade the thermal environment due to wind turbulence, cooling, heating together with other negative effects.

If we had similar conditions occur on this site in Bury Street this would have a direct effect on the visitors to the synagogue as they congregate outside the building, also pedestrians on everyday business would be affected.

I hope these concerns will be taken into account regarding this new proposal by the City Corporation and once again refuse this application.

Yours sincerely

Anthony Eskenzi CBE DSc FRICS

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Jon Rowland [redacted]
Sent: 14 May 2024 13:01
To: lpaburystreet
Subject: RE: Bevis Marks 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Shupi Begum
My address is 65 Hurst Rise Road, Oxford OX2 9HE.
The context is that I visited oUices next door for a meeting and saw Bevis Marks.
Please don't reveal the email address.
Regards
J Rowland

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: Tuesday, May 14, 2024 12:52 PM
To: [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Bevis Marks 24/00021/FULEIA.

Dear Jon Rowland,

Thank you for your email. I can confirm receipt of your objecƟon.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protecƟon, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and TransportaƟon CommiΣee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Jon Rowland [redacted]
Sent: Tuesday, May 7, 2024 11:02 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris [redacted]
Subject: Bevis Marks 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Anna
Regarding Bevis Marks Synagogue 1701.
It is with great shame that the City of London should attempt to change the nature of the conservation area of Creechurch in its lurch to maximizing profit.

- The conservation area states that the plan for the adjoining site would breaking the City of London's rules on not allowing tall buildings, Surely there are other places where such a building can be erected, or is the City too interested in money that it will give up it's heritage and damage the area for good.
- Whilst the developer may indicate that it would bring benefits such as being car free, or being environmentally designed, these are everyday requirements that every architect and developer has to achieve. A Georgian building side-by-side with a 45-storey glass and steel box can only be said to be faceless, inappropriate, damaging to the area, and of no relevance to the local community and to the Jewish people who use the synagogue.
- The existing building at 31 Bury street is not very old and could be refurbished to be more sustainable, saving embodied energy and time, let alone Bevis Marks and the conservation area.
- When I was in Savannah I was informed of the Jewish contribution to this country's trade right from the word go as the city was being planned by the English army. It was from Bevis Marks that the Jewish merchants spread out to facilitate the nation's trade. Bevis Marks was and still is the centre of gravity for many Sephardi Jews, those that were allowed in after Cromwell's relaxation of the immigration rules. All very relevant to today. So too is the rise in antisemitism.
- Synagogues rely on light and the ability to look up to the sky. That has been compromised already. Please don't compound that by cutting oU the remaining light. The view of the sky so important for prayer (reading from the Torah is a significant part) and for defining night and day, the sabbath and the ordinary day.
- This is one of the core Jewish centres that is recognized worldwide as a symbol of Jewish presence in this country. It has already suUered inappropriate adjacent development. In the same way that St Paul's (not finished till 1710) has been protected, so too should the City of London protect its heritage.

I hope that the City fathers (and mothers) have the strength to withstand the developers plans and, as in 2022, refuse the application.
Regards
J Rowland

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Francesca Raphael Lincoln[redacted]
Sent: 14 May 2024 13:06
To: lpaburystreet
Subject: Re: Planning application (24/00021/FULEIA).

THIS IS AN EXTERNAL EMAIL

45 Summerlee Ave, London N2 9QP, UK

Best wishes
Francesca

On Tue, 14 May 2024, 11:45 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Francesca Raphael Lincoln,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> CITY OF LONDON
>
> Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Francesca Raphael Lincoln [redacted]
Sent: Monday, May 6, 2024 1:47 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris [redacted]
Subject: Planning application (24/00021/FULEIA).

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I'm writing to express my strong opposition to this new application

My parents were married in Bevis Marks synagogue in 1955 and I'm upset to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.

This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

I urge you to refuse this application.

Yours sincerely,

Francesca Raphael Lincoln

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Begum, Shupi

From: Mark Gordon [redacted]
Sent: 14 May 2024 13:26
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: Re: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Apologies, my full address below.

10 Lodwick
Shoeburyness
Essex
SS3 9HW

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Date: Tuesday, 14 May 2024 at 12:35
To: Mark Gordon [redacted]
Cc: "Tastsoglou, Anna" <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: 24/00021/FULEIA

Dear Mark Gordon,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: [redacted]
Sent: Sunday, May 5, 2024 6:45 PM

To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Anna

I would like to object to this planning permission. It was rightly refused 2 years ago and i cannot see what in principle is that different this time.

This is a grade 1 listed building of significance that will be negatively affected including its right to light will be massively affected by this planning application as well.

Kind regards
Mark Gordon
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

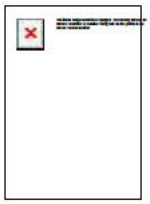
Begum, Shupi

From: Laura Jacobus [redacted]
Sent: 14 May 2024 14:46
To: lpaburystreet
Subject: Re: 24/00021/FULEIA
Attachments: image004.jpg

THIS IS AN EXTERNAL EMAIL

Of course.
Dr. Laura Jacobus
6, Granville Rd., London N4 4EL.

On Tue, 14 May 2024, 11:46 lpaburystreet, <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Dr. Laura Jacobus,
>
> Thank you for your email. I can confirm receipt of your objection.
>
> However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.
>
> In light of the above, please can you provide a full address?
>
> Kind Regards
>
> **Shupi Begum**
>
> 
>
> Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Laura Jacobus [redacted]
Sent: Monday, May 6, 2024 12:41 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

re: application 24/00021/FULEIA

I was extremely concerned to hear of the revived proposal to build this massively tall building in a sensitive location. As an architectural historian and as a Jew I am appalled that such a completely unnecessary development can even be under consideration in a conservation area which is of national significance. The proximity of Britain's oldest synagogue is of major concern, not only because of the inevitable disruption to its religious use, but also because of the potential structural damage to the building's foundations that could ensue.

Yours sincerely,

Dr. L. Jacobus

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a

contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Tastsoglou, Anna
To: PLN - Comment
Subject: FW: Bevis Marks Synagogue - impact of the planning application for 31 Bury Street
Date: 14 May 2024 15:26:08

Hi all,

Another objection for the website.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata-85%7C02%7Cjasburystreet%40cityoflondon.gov.uk%7Ce8bdb9191e7e4bdab9f208dc7421996f0%7C9e65fcdb3cd4056851932221ffa969e0%7C0%7C0%7C638512934852661317%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=bHxPOwBn3qqrSMSq2S3e1v9KMtb1FAxRvS1AmD6Y59c%3D&reserved=0

-----Original Message-----
From: Paul Dinsdalesberg [redacted]
Sent: Tuesday, May 14, 2024 3:05 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue - impact of the planning application for 31 Bury Street

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am writing to raise strong objection to the 45 storey tower proposed for 31 Bury Street.

The tower proposal is just three storeys lower than the 48 storey tower rejected by the Planning Committee in 2021 and the reasons for refusal are as apt today as they were three years ago.

The proposed tower would take natural light away from the synagogue and leave the oldest synagogue in the UK in darkness. You would not permit this desecration of St Paul's Cathedral in this way and you should show the same concern for this historic and much loved City synagogue.

I do not believe that the proposed community benefits' amount to a convincing argument for damaging the setting of this unique City synagogue which is already a centre for both religious and community life.

Finally, Bevis Marks Synagogue is a key part of the Conservation Area and should be afforded full protection. The City Corporation's attempt to water down the Conservation Area as it affects the synagogue is of great concern to many who question the City's motivation for the baffling and highly unusual proposal to protect only the immediate setting' of Bevis Marks Synagogue.

I urge the Committee to reject the planning application for 31 Bury Street.

Yours sincerely

Paul Dinsdalesberg
44 Manor House
Marylebone Road
London NW1 5NP

Sent from my iPhone

ST BOTOLPH
WITHOUT ALDGATE

To: Anna Tastsoglou
Case officer for Bury Street Development

Dear Ms Tastsoglou,

Objection to planning application 24/00021/FULEIA (Bury House 1 - 4, 31 - 34 Bury Street) and 24/00011/LBC (Holland House 1 - 4, 32 Bury Street).

I write on behalf of the St Botolph without Aldgate PCC to object to the above planning application.

Bevis Marks, the only dedicated non-Christian place of worship in the City of London, has been a centre of worship and community for three hundred years. It is more than a 'heritage asset', it has a beating heart of people, many of whose families have worshipped there for generations, some since the synagogue has been built. In recent years the synagogue has been fighting for its very survival.

Building a tower which will cast the Synagogue and its courtyard into shadow, taking away the view of the sky is not merely a matter of light, but also of ritual – of their ability to worship in the building, and of particular importance to the congregation are the prayers at the appearance of the new moon, which they will no longer be able to do if this development goes ahead.

As a neighbouring friend and colleague St Botolph's is keen to support and encourage the congregation at Bevis Marks in their life as a vibrant community, with a future, including their new Education Centre which will bring thousands of school children to the City. We have deep concerns that should this development go ahead, instead of a living community, Bevis Marks will ultimately instead a place of remembrance of the historic Jewish communities in the City.

Yours sincerely,

[redacted]

The Revd Laura Jorgensen
Rector

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application reference: 24/00021/FULEIA.
Date:	14 May 2024 16:28:45
Attachments:	image002.png

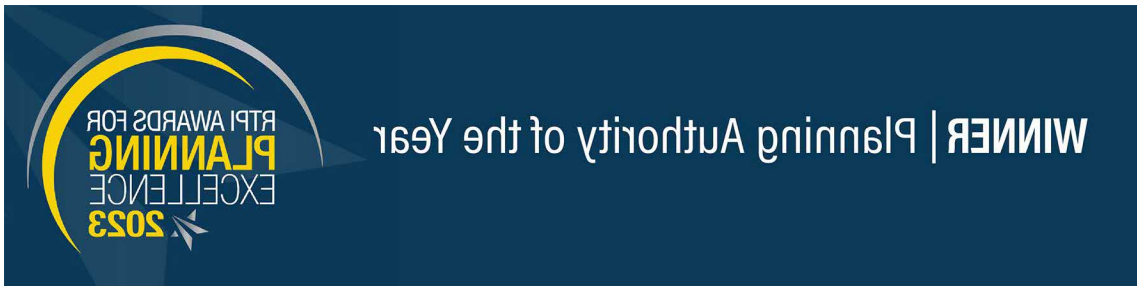
Hi all,

Can the following objection please be uploaded on the file of the application?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: clare brennan [redacted]
Sent: Tuesday, May 7, 2024 6:01 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Anna Tastsoglou,

P.O. Box 270,

Guildhall,

London,

EC2P 2EJ.

anna.tastsoglou@cityoflondon.gov.uk

Planning application reference: 24/00021/FULEIA.

Dear Anna Tastsoglou,

I am sorry to read that the City Corporation is proposing to scrap the ban on tall buildings in Conservation Areas. If the account is accurate, it appears to me that this short-sighted measure will damage the City's invaluable USP – its age and unique architectural landscape. Tall buildings are the norm throughout the world; sites of the historical interest and skyline (even in its present state) of the City of London are rare.

In particular, I am surprised and dismayed to read that the City is considering viewing in a positive light an application for a multi-storey tower to be sited next to the oldest synagogue in continuous use in the UK: Bevis Marks Synagogue. The reasons against this are cultural as well as aesthetic and financial.

Would such a construction be permitted immediately adjacent to St Paul's cathedral (completed 1710)? If not, why is it acceptable to allow one next to this Grade 1 listed building (opened in 1701)?

From the plans, it seems that the multi-story tower would block light from the synagogue – its interior and its exterior. This is a matter of considerable practical, emotional and spiritual import.

Given that the building [at 31 Bury Street] which it is proposed to demolish in order to make way for the multi-story tower appears to be suitable for upgrade at reasonable cost, it is very difficult to understand what practical and reasonable rationale there can be for allowing the construction of the tower.

I trust that the account I have read is mistaken and that the City is not intending to allow the 45-storey tower construction to go ahead.

I write from my present home address, but speak of what I know, having previously spent some years working in the City.

Yours sincerely,

Clare M Brennan

Clare Brennan

From: Tastsoglou, Anna
To: lpaburystreet
Cc: Zdunik, Rafal
Subject: FW: Planning Application 24/00021/FULEIA
Date: 14 May 2024 16:30:41
Attachments: image003.png

Hi all,

Please see below objection re the above application that needs to be uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Brendan Callaghan SJ [redacted]
Sent: Tuesday, May 7, 2024 8:06 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning Application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

I have been unable to complete a comment on your website concerning this planning application – when I pressed submit I was informed that I did not have access**. ["403 - Forbidden: Access is denied. You do not have permission to view this directory or page using the credentials that you supplied.]** Consequently I submit this comment regarding the impact of the proposed building on Bevis Marks Synagogue directly to you. I am a Roman Catholic priest who until recently had responsibility for a Grade One Listed Church building - the Holy Name on Oxford Road, Manchester. In consequence I am aware of how easy it is for the erection of tall buildings to damage the ambience of older places

of worship by reducing the amount of natural light, - and particularly direct light from the sky - entering the buildings concerned. My experience was of 5 or 6 storey buildings adjacent to the Church, and I am astonished that the City of London can be considering approving the construction of a 43 storey building immediately adjacent to Bevis Marks Synagogue.

I hope that this unique and historic building will be maintained in the setting it requires, and not swamped by an inappropriate tower-block. The original decision of the City of London to preserve the setting Bevis Marks deserves was correct, and it should be upheld.

With best wishes

[redacted]

Brendan Callaghan SJ
Superior of Corpus Christi Jesuit Community
757 Christchurch Road
Boscombe
BOURNEMOUTH BH7 6AN
Mobile/cell [& WhatsApp]: [redacted]
Skype: [redacted]

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: 24/00021/FULEIA - Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR
Date:	15 May 2024 11:47:02
Attachments:	image002.png

Hi all,

Please see below objection below that needs to be registered on uniform and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Hannah Clapinson [redacted]
Sent: Wednesday, May 15, 2024 11:17 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA - Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

I am writing to make an appeal against the demolition of Bevis Marks Synagogue, a building of great historical importance to London and its Jewish community.

I am absolutely outraged to hear of the following plans:

Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.

Yours sincerely,

Hannah Clapinson

From:	Tastsoglou, Anna
To:	lpaburystreet
Cc:	Zdunik, Rafal; Watson, Davis
Subject:	FW: Objection to 24/00021/FULEIA
Date:	15 May 2024 15:28:58
Attachments:	image002.png

Hi all,

Can you please register the below representation on uniform and upload online?

Please note that it has been requested that the address is removed from the public access.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Andrea Rosen [redacted]
Sent: Wednesday, May 15, 2024 2:07 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Please find my objection below to the scheme at 31 Bury St (24/00021/FULEIA). As I work in mental health, I ask that you withhold my address from the public record for safety reasons. I'm happy for you to have it for the purposes of submission: [redacted]

Best,

Andrea

Re: 24/00021/FULEIA

I am writing today as a City resident, local business owner, and congregant of Bevis Marks Synagogue to state unequivocally my opposition to this development. I have delayed sending this in the hopes that such an ill advised scheme would be withdrawn, but alas, the City continues to try its Jewish community. We have followed the City's procedures in good faith, and at every step the City has changed the goalposts. This scheme in practically the same form was already rejected by the planning committee in 2021, after which we won the protection of a conservation area. (This after the City tried cynically to exclude 31 Bury St from the proposed boundary.) The City is now undermining that conservation area, and all conservation areas, in the new local plan by trying to remove the provision against tall buildings in these protected zones. This shock policy shift of course is wholly in favour of the developers. It calls into question whether any of this has ever been a fair process, or just an ongoing betrayal of the Jewish community's trust.

Bevis Marks Synagogue is the cathedral synagogue of British Jewry, and a site of immense significance both nationally and internationally. It is a 'heritage asset' which the City should be proud of and protect, but it is not only this. It is a living community, unique in the world for its uninterrupted customs, melodies, and traditions, which are specific to this site. The planning committee already determined this scheme would create unacceptable overshadowing and massing in our historic setting. To put us in perpetual shade, make our ritual life difficult if not impossible, and to show our tens of thousands of visitors a year that the City considers us essentially a relic in a glass case, would be a disgrace to the City and a tragedy for the Jewish world.

I urge you in the strongest possible terms to reject this proposal, and to provide real, robust protections for the synagogue in the local plan. Constantly forcing our community to be on the defensive, investing our time, energy and financial resources into fighting ongoing planning battles has begun to feel abusive. The developers will continue to resubmit, trying to exhaust us, and the City has a moral duty of care to prevent this harm, which is now emotional as well as physical. It also has a legal responsibility to protect its minority communities under the Equalities Act.

Towards the end of this year, our new visitors centre will open and tell the story of modern British Jewry, which began here in the City at Bevis Marks. It is a story of partnership and integration, and this should be a story that continues today, and is evidenced to our visitors by the respect shown to us and our historic environment. At a time of soaring antisemitism and hostility, this is more important than ever. Please do what is right and reject this application. Work with us instead to make our community's home a place where we can thrive for centuries to come.

Sincerely,
Dr Andrea Rosen

From: Tastsoglou, Anna
To: [redacted]
Subject: FW: Bev's Marks
Date: 15 May 2024 15:52:03

Hi all,

Another objection re 24/00021/FULL1A that needs registering and uploading.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata 05%7C02%7Cjaburystreet%40cityoflondon.gov.uk%7Cc99e0b9f2e5e415833fe08dc74ee93cb%7C3fe658cdb3c04056851932220fa960ae8%7C0%7C0%7C638513815224885396%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata Wiqn3e%2BAMRpWGDuIOBvZbLqb53YJVb6u4YGaxY0oBik%3D&reserved 0

-----Original Message-----
From: Katie Keeney [redacted]
Sent: Wednesday, May 15, 2024 3:43 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Please can you think seriously about the close proximity of the proposed skyscraper. Bevis Marks is the most beautiful and oldest synagogue in the UK and surely should be protected as with any historical building .
My family fled pogroms in Europe to escape to the safety of the United Kingdom and as Portuguese and Spanish Jews the Synagogue offered them a community and security.
The fact that weddings have been held for decades at the synagogue and that guests can pour out after the ceremony into the sunny courtyard where generations have chatted in the sunlight . It will be pitiful to loose this. The entrance will be in the shade and overshadowed which in my opinion is awfully sad.
Please think seriously about an ugly unnecessary skyscraper blocking the light and overshadowing the delightful courtyard for future generations and visitors . There are multi denominational school trips on a regular basis .

Thank you,
Katie Keeney

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application 24/00021/FULEIA
Date:	16 May 2024 12:15:21
Attachments:	image002.png

Hi all,

Please see below objection to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Sara Kyte [redacted]
Sent: Thursday, May 16, 2024 11:37 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning application 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am very concerned about the proposed planning application which would effect the historical landmark of Bevis Marks Synagogue.

I attended the synagogue last week for a wedding and it is a truly special place, filled with history - for UK, London and the Jewish community.

Please do not approve any building application that would effect this beautiful and important historical site.

Thank you

Sara Kyte Lester
34a Holly Park
LONDON
N3 3JD

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objection to 24/00021/FULEIA, 31 Bury Street
Date:	16 May 2024 12:55:50
Attachments:	image002.png

Hi all,

Please see below objection re the above application that needs to be registered and upload online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: [redacted]
Sent: Wednesday, May 15, 2024 4:08 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to 24/00021/FULEIA, 31 Bury Street

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou,

I have a close association to Bevis Marks as I was married there and have regularly attended services at the synagogue.

I wish to object strongly to the proposed development at 31 Bury street. The new application is hardly changed since the previous one was rejected some 2 years ago.

Bevis Marks is a unique, Grade-1 listed building, being the oldest working synagogue in the UK and the Cathedral Synagogue of the United Kingdom.

The massive size of the development will overwhelm the synagogue and block out the sky.

The cumulative effect of this and other developments will be to block out the sun from 9AM to 4PM which will have a very detrimental impact on services including weddings - Bevis Marks is renown for its wonderful stained glass windows which need sunlight to be viewed.

Please reject this inappropriate development.

Best regards,

Paul Arwas
57 Pottery Lane
London
W11 4LY

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Opposition - 24/00021/FULEIA
Date:	16 May 2024 13:01:11
Attachments:	image002.png

Hi all,

Please note the following objection re the above application. Address is provided below.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: André Filipe [redacted]
Sent: Wednesday, May 15, 2024 7:43 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Re: Opposition - 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Hello Anna,

Apologies for the multiple messages - I forgot to include my address, in case this is required for my objection to go on the record:

I live at Flat 1 ,12 Ingram Road, N2 9QA
I work in the City at 2 New Street Square, EC4A 3BZ

Regards,

André

From: André Filipe [redacted]
Sent: 15 May 2024 07:33
To: anna.tastsoglou@cityoflondon.gov.uk <anna.tastsoglou@cityoflondon.gov.uk>
Subject: Opposition - 24/00021/FULEIA

Dear Anna,

I write to express my strong opposition to the recent development application 24/00021/FULEIA. I have done so years ago with another similar proposal, for the same reason:

The obstruction of natural light to Bevis Marks synagogue due to the proposed development raises legitimate concerns. While it may seem like a minor detail to some, the uninterrupted flow of light into the synagogue is integral to its regular functioning and the overall atmosphere within.

Bevis Marks is not just a historical relic; it's a living testament to the enduring spirit of world Jewry and a symbol of religious tolerance in this country. In too many ways to list, it's a beautiful symbol of redemption with significance that goes beyond the borders of the City and even the UK. It has an underlying emotional and symbolic value to the descendants of those who survived centuries of persecution in Iberia.

Preserving its functionality is essential to maintaining its significance as more than just a museum piece but as a centre of worship and community for centuries to come.

Its elegant discreetness, motivated by historical constraints, should not serve as a green light for authorities to shun its significance. On the contrary, efforts by the City tod elevate its visibility should be undertaken.

For the record, I have no concerns or objections in principle to the development of tall buildings within the City— quite the contrary. However, for the reason mentioned above, this should be considered a no-go area.

My best regards,
André Filipe

From: Tastroglou, Anna
To: [redacted]
Subject: FW: FAO. Ms Anna Tastroglou - p anning applicat on ref 24/00021/FULEIA - Object on
Date: 16 May 2024 13 08 52

Hi all,

Another objection below to be registered and uploaded online.

Kind regards,

Anna

Anna Tastroglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastroglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata 05%7C02%7Cjabarystreet%40cityoflondon.gov.uk%7Ca6ea76bdd4cb042aadb8400bdc75a063b8%7C59e65dcdb3c4045685193222fa04be8%7C0%7C0%7C638514578918801749%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata gP9cxTOHWS2QXvSPwq1mHs9wBAFQmlvY%2FtYgN9we0%3D&reserved 0

-----Original Message-----
From: Gordon [redacted]
Sent: Tuesday, May 14, 2024 8:59 PM
To: Tastroglou, Anna <Anna.Tastroglou@cityoflondon.gov.uk>
Subject: FAO. Ms Anna Tastroglou - planning application ref 24/00021/FULEIA - Objection

THIS IS AN EXTERNAL EMAIL

Ref.: Planning application reference 24/00021/FULEIA - Bevis Marks Synagogue - Objection

I wish to express my objection to the construction of a 45 storey new building immediately adjacent to the historically significant Bevis Marks Synagogue, founded in 1701 and today a Grade 1 Listed Building Bevis Marks has been in serious jeopardy very recently and for the same reasons being addressed in this email; it seems the previous objections may have now been sidelined to give the construction of the new building a second chance.
If I understand the present situation correctly the new high rise building is to be located within the Creechurch Conservation Area. I also understand that under present rules high buildings may not be constructed in conservation areas, so herein lies an important and serious conflict with the statutory development plan.
There is surely a more appropriate site for the proposed new high building, which, if given the go-ahead, despite the present rules, would all but engulf and overwhelm this historic synagogue and deny adequate sunlight to it and so greatly impair its ability to continue as a functioning religious building. I am completely certain no such consideration would ever arise were a tall building in very close proximity, such as in this instance, to Westminster Abbey or St. Paul's Cathedral proposed. So why here, and in conflict with the rules ? The new building cannot but jeopardise and diminish the nature of the whole conservation area.
I urge the City Corporation to reject this new application for construction of the new high rise building.

Yours sincerely,

Gordon Shiach

4 Kirkland Court
Station Road
Kinross KY13 8UG

From: Tastsoglou, Anna
To: [redacted]
Subject: FW: 24/00821/Fulkia Demolition of Bury House and erection of new building etc
Date: 16 May 2024 13:05:28

Hi all,

Another objection below to be registered and uploaded online.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management) Environment Department | City of London | Guildhall | London EC2V 7HH
07711 731282
anna.tastsoglou@cityoflondon.gov.uk | https://ghs01.safelinks.protection.outlook.com/?
url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7C%7Cpatheystreet%40cityoflondon.gov.uk%7C2188f907ddce646518aa08dc75a07935%7C59e658cdb3c4405685193222ffa96be8%7C0%7C0%7C638514579278069259%7CUnknown%7CTWFpbGZsb3dpbyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=WjOB7PRealf6fIZYXR149FLZ6NUzzyh8fERYfjERvvjk%3D&reserved=0

-----Original Message-----
From: Anthony Woolich [redacted]
Sent: Tuesday, May 14, 2024 7:36 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00821/Fulkia Demolition of Bury House and erection of new building etc

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I am opposed to the above application. This is due to the loss of amenity which would be suffered by the Bevis Marks synagogue which is in the vicinity, not least due to the proposed new building of 43 storeys. That synagogue is the oldest synagogue in the UK and a vital part of Jewish Heritage in the UK.

Thank you.

Anthony Woolich
8 Bishopsgate London EC2N 4BQ
[redacted]
Sent from my iPhone

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks synagogue
Date:	16 May 2024 13:05:57

Hi all,

Another objection below to be registered and uploaded online.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management) Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Gerrard [redacted]
Sent: Tuesday, May 14, 2024 6:33 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks synagogue

THIS IS AN EXTERNAL EMAIL

Hi,

This historic site that is still in daily use for worship needs protection.

24/00021/FULEIA

Will damage the enjoyment available to use the Synagogue, please protect it.

I could not see how to formally respond.

Gerrard Beenstock
NW4 2HE

Yahoo Mail: Search, organise, conquer

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue
Date:	16 May 2024 13:08:05

Hi all,

Another objection below to be registered and uploaded online.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management) Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: balthazar Florentin-Lee [redacted]
Sent: Tuesday, May 14, 2024 6:02 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Good evening Ms Tastsoglou,

I read that development work is planned next to the historic Bevis Marks Synagogue.

I am sure lessons have been learned from past plans which would have had an irrevocable and negative impact on the character of Synagogue.

It would be greatly appreciated if you could share with me what steps are being taken to ensure such mistakes are not likely to occur again.

Many thanks,

Balthazar Florentin-Lee

NICKIE AIKEN MP
CITIES OF LONDON AND WESTMINSTER

HOUSE OF COMMONS
LONDON SW1A 0AA

Anna Tastsoglou
Planning Team
Environment Department
City of London
PO Box 270
Guildhall
EC2P 2EJ

14th May 2024

Dear Ms Tastsoglou,

Objection to the development of 31-34 Bury Street

Having considered the latest application to develop 31-34 Bury Street, I believe it must not be granted permission. The proposal would have an unacceptable impact on the oldest continuous synagogue in Europe, Bevis Marks, while also having a detrimental impact on the wider Creechurch Conservation Area.

It is important to consider the significant impact this development would have on Bevis Marks ability to function. The only artificial light sources within the synagogue are candles and a limited amount of electrical lighting that was installed prior to the building being listed. There are also sensitive issues like the recital of a special prayer at the beginning of each lunar month which would be lost as they require a view of the eastern and southeastern sky.

The previous planning application for this site was refused because "*The development would adversely affect the setting of the Grade 1 listed Bevis Marks Synagogue and its setting and amenities by reason of the overbearing and overshadowing impact of the development".* I do not see any reason why this new proposal would not still adversely affect Bevis Marks.

In the Heritage Assessment of the previous application, it states "*were the proposed development to be allowed it would render the designation of the Creechurch Conservation Area virtually meaningless and to have made the whole designation and consultation process a worthless exercise".*

Now that the site does firmly sit within the newly created Creechurch Conservation Area, and as the plans do not significantly change from the previous application, I do not see how this development can be permitted.

This development would cause substantial harm to the surrounding Creechurch Conservation Area and must not be allowed to go ahead.

Yours,

[redacted]

Nickie Aiken MP
Cities of London and Westminster

020 7219 4553 nickie.aiken.mp@parliament.uk www.nickieaiken.org.uk
@twocitiesnickie on Facebook, Instagram, Twitter and YouTube

Melody Salem
Chair
Bevis Marks Synagogue Heritage Foundation
119-121 Brent Street
London NW4 2DX

10th April 2024

Dear Melody Salem,

Bevis Marks Synagogue, 2 Heneage Lane EC3 (HG-16-06740)

I am writing to you to set out the investment that The National Lottery Heritage Fund has made to date in the restoration of Grade-I listed Bevis Marks Synagogue, and our reasons for making this significant financial commitment.

Our Committee for London & South awarded a grant of £2,799,400 in June 2019 to the Bevis Marks Synagogue Heritage Foundation towards a £5.8million, five-year project.

In making a grant award of this magnitude, the Committee recognised the high heritage importance of the building alongside the integrity of its historic setting. As a much loved community asset, the Synagogue is also of huge significance to the story of Anglo-Jewish heritage. The project was considered to deliver a number of heritage and community benefits, which were collectively seen as real strengths in attracting National Lottery funding. For example:

- Repairs to the Grade I-listed Synagogue will help to secure its physical future;
- Access improvements will be made, not only benefiting the congregation but also improving the welcome for visitors, widening and increasing access to the building and sharing its story with new audiences;
- Work to the historic undercroft will provide a secure and atmospheric space to display the Community's treasures including its important and unique silver connection, much of which has never been shown to the public;
- Work to the annexe will create space for an exhibition, enabling the history of the Synagogue and its community to be told through objects, oral histories and a digitised archive. It will also provide a new learning space and a detailed activity plan aims to deliver a schools programme.
- A strong community learning programme will be delivered, both on site and in partnership with other local organisations, and a structured volunteering programme for community members, local residents and city workers;
- The project will also enable an expansion of operations supporting a new, sustainable and resilient business model.

We are pleased that work continues, and that the Synagogue was successful in attracting Government support of £496,900 through the DCMS Capital Kickstart programme, which is helping to cover project cost increases caused by COVID-19 related delays.

We very much look forward to seeing the Foundation progress this hugely important project that will help protect, preserve and welcome new audiences to a key cultural asset and landmark in the City of London.

Yours sincerely,

Stuart McLeod
Area Director, London & South

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: R:E: Bevis Marks Synagogue - Opposition to planning application - 24/00021/FULEIA
Date:	16 May 2024 13:25:35
Attachments:	image002.png

Hi all,

Another objection to be uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Simon Lyons [redacted]
Sent: Tuesday, May 14, 2024 2:05 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: R:E: Bevis Marks Synagogue - Opposition to planning application.

THIS IS AN EXTERNAL EMAIL

Dear City Corporation,

R:E: Bevis Marks Synagogue - Opposition to planning application.

I am writing to formally object to the new application (24/00021/FULEIA). As [a member of the Bevis Marks Spanish & Portuguese Jewish community / a concerned citizen], I am profoundly concerned about this proposal, particularly given its previous refusal two years ago and the recent establishment of the Creechurch Conservation Area.

Bevis Marks Synagogue, built in 1701, is the oldest synagogue in continuous use in the United Kingdom and is a Grade I listed building, a status denoting it as a structure of exceptional interest. This status is reinforced by the Planning (Listed Buildings and Conservation Areas) Act 1990, which mandates that any new development must preserve the character and appearance of the area. The proposed development fails to comply with this legal requirement.

The proposed tower, situated immediately to the south of the synagogue, would severely impact its setting, which includes blocking the religiously significant southern sky-view essential for the synagogue's spiritual practices. The synagogue's architecture is designed to maximize natural light, and this new construction would cast a shadow over the synagogue and its courtyard, diminishing the light essential for its function and heritage.

Such a proposal is inconceivable within the vicinity of St Paul's Cathedral and should similarly be prohibited near Bevis Marks Synagogue, often referred to as the "Cathedral Synagogue" of British Jewry. The National Planning Policy Framework (NPPF) emphasizes the importance of conserving heritage assets, and this application starkly contradicts these principles by threatening the very fabric of an irreplaceable cultural and religious monument.

Furthermore, the synagogue has served as a center for Jewish life in the UK for over 300 years, with significant historical figures, including Sir Moses Montefiore and Benjamin Disraeli, having worshipped there. The proposed development would not only disrupt the synagogue's physical integrity but also its historical and cultural legacy, which is a vital part of the UK's diverse heritage.

I urge you to refuse this application in accordance with the statutory protections afforded to Grade I listed buildings and conservation areas, as well as the principles outlined in the NPPF.

Thank you for your consideration.

Sincerely,

Simon H Lyons
16 Grosvenor Crescent | Belgravia | London SW1X 7EP
Phone: [redacted]
Fax:
Mobile

This e-mail is confidential. If you are not the intended recipient, you should not copy it, re-transmit it, use it or disclose its contents, but should return it to the sender immediately and delete the copy from your system.

From: Tastsoglou, Anna
To: [redacted]
Subject: FW: 24/00021/FULEIA
Date: 16 May 2024 13:30:44

Hi all,

Another objection to be uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2Fdata 05%7C02%7Clpaburystreet%40cityoflondon.gov.uk%7C910c51c49bcf94d240d920fdc75a4000b%7C9fe618cdb3cd4056851932225ffa065e8%7C0%7C0%7C638514594435516667%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata NZRZI2bRCxtHPq%2FULAQy7tNZ07wsRhdNgYBvkdNvyXU%3D&reserved 0

-----Original Message-----
From: Hope Samuel [redacted]
Sent: Tuesday, May 7th, 2024 12:48 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I am writing to object to the proposal to demolish Bury House and erect a new building comprising 4 basement levels, ground plus 43 storeys.

From what I understand this proposal would have a seriously detrimental effect on Bevis Marks synagogue, putting at risk the actual structure of this Grade 1 listed historic building and its functioning as a place of worship, education and cultural activity.

I am familiar with Bevis Marks Synagogue, having attended services there over many years. It is a beautiful building and important for the Jewish community as an active place of worship, in use for the last 300 years, and as a living symbol of the Jewish presence in the UK. It is important for the wider community too, illustrating the history of London and immigrant populations, as well of being of architectural significance.

The synagogue enjoys natural light, and indeed the windows and the quality of the light are an essential part of the aesthetics and functioning of the building , and the building proposal looks as if it will seriously compromise this. The development would also seem to directly contradict the various existing and planned heritage and conservation policies for the City of London. Giving planning permission would make a mockery of the serious attempts to protect London's historic buildings and the environment.

I hope that you will take my concerns seriously and that the planning proposal will be rejected.

Yours sincerely

Hope Samuel

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue
Date:	16 May 2024 15:27:58
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Keith Miles [redacted]
Sent: Saturday, May 11, 2024 8:54 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Madam
As a Freeman of the City of London and a longtime worker in the City I strongly object to the plans to overshadow the synagogue with a tower block.
Not only is the synagogue of cultural significance as the oldest synagogue in continuous use but it is also a symbol of the tolerance of the early 18th century that resulted in its existence.
If anything should be done the space around it should be opened up to the general public.
The plan is a form of cultural vandalism.
Yours faithfully

Keith Miles

Keith Miles OBE FCA FRSA MA

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Building behind Temple
Date:	16 May 2024 15:40:15
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Ted Epand [redacted]
Sent: Friday, May 10, 2024 10:31 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Building behind Temple

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastoglou,

I am an American who has heard that the City of London is considering changing its original finding, and allowing the building of a skyscraper behind the Temple that has been in continuous use since the 1700's.

I will also say that although I have been to England several times, there are still trips I want to take there. I had to cancel a British Isles cruise over several consecutive years due to Covid. But what makes it less likely for me to visit your great nation is the attitude that has developed over the treatment of your Jewish citizens.

Although it is not your personal fault, the press that England is receiving is definitely anti-semitic

in nature. [redacted] Then I hear that you will overlook the importance of a symbol of Jewish renaissance in post-racist Britain (I'm referring to the 1300's when Jews were forced out of England) and my mind is filled with rage. Why should I ever again want to visit a country that insults my very existence?

Hopefully, there is a way for you to alter this potential tragedy. Every decision, no matter how small, contributes to a whole. Please analyze your situation, and make a stand for civilization to retain what is best, no matter the cost. Please do not block the sunlight from this historic building.

Sincerely,

Ted Epand
Las Vegas, NV. USA

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Ref: 31 Bury Street, Application reference 24/00021/FULEIA.
Date:	16 May 2024 15:41:53
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: [redacted]
Sent: Friday, May 10, 2024 5:53 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Ref: 31 Bury Street, Application reference 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am writing to express opposition to application (24/00021/FULEIA).

My ancestors in this country were readmitted into England under the rule of Oliver Cromwell when Sephardi Jews were readmitted in 1656 after being expelled centuries before.

The first synagogue they built after their temporary one was the Bevis Marks synagogue, the oldest continuously used synagogue in Britain and over the centuries, its members have and continue to contribute remarkably to British society.

Bearing in mind the refusal of a previous application a couple of years ago, and the subsequent

adoption of the Creechurch Conservation Area, I am flabbergasted and appalled that this new proposal is now being considered.

Were the site adjacent to somewhere as religiously and historically important and significant as say, St Paul's Cathedral, such a proposal would never be considered, so it follows that this proposal should not be considered, affecting as it would forever, the site of British Jewry's equivalent to St Pauls.

Having read into this application, as an architectural designer myself, I can see that this new application has barely changed since the previous submission, and once again, is not in keeping with the conservation of a Grade-1 listed building, now also in a conservation area. Additionally, as the single most important Jewish site in this country, this submission smacks of a total disregard for precedence and consideration of the Bevis Marks synagogue and its congregation and other visitors.

It is clear and beyond refute that this new tower proposal would totally dominate the site of the synagogue. Crucially, it will block out the southern sky view, something that is an important religious factor. Not only that, but it will also forever cast the entire synagogue site, including the courtyard, into an unacceptably diminished level of light..

As I write above, such a proposal would never be considered if the site were adjacent to somewhere like St Paul's and so I therefore respectfully appeal to you to apply the same standards here and refuse this application.

Yours faithfully,

Steven Winston

From: Tasmoglou, Anna
To: [redacted]
Subject: FW: Bevis Marks Synagogue
Date: 16 May 2024 15:03:03

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tasmoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tasmoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Cplanningnet%40cityoflondon.gov.uk%7C42a094895c9c4eb1d43808dc75b67c b6%7C9a65fbdb3cd40568519322 2ffa9b8ef8%7C0%7C0%7C638514673826218882%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata 9LuuDbWeQoWBqI3GdhgkLLaBsHEoBmcaPUAaQOwr9c4%3D&reserved 0

-----Original Message-----
From: David Kalev [redacted]
Sent: Friday, May 10, 2024 4:07 PM
To: Tasmoglou, Anna <Anna.Tasmoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Sent from my iPhone

Ref: Planning Application24/00021/FULEIA

I write in relation to the above planning application for a 45 storey tower overlooking our much prized synagogue Bevis Marks which I have been attending since December 1967. My objections are fiscal, moral and emotional. Nowadays capital & profit ride roughshod over anything historical & spiritual. There are now so many skyscrapers in London many of them with vacant office space. And with so many people working from home whether part time or full time I really cannot see the need for another monstrosity blighting our environment. Our beloved Bevis Marks where I am proud to say I was Barmitzvah'd in 1968 has existed for 323 years and has seen off Adolf Hitler & the IRA as well as rife anti Semitism from the Moseley era until today. The fight has never been taken away. Does it take ruthless financiers & developers to achieve what the aforementioned could not ? The answer must be a resounding NO. Please do not be swayed by frivolous excuses and arguments. They do not hold water. Fact is this has been an ongoing issue since the original application for a 47 storey edifice was refused. 2 floors do not make a difference. Please refuse the application on the grounds I have set out above and let our one piece of history remain in peace and in place for another 323 years (at least).

David Kalev

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: 24/00021/FULEIA.
Date:	16 May 2024 15:44:15
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Daniel Levy [redacted]
Sent: Friday, May 10, 2024 12:04 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Re: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Hi Anna,

I just wanted to add my comments on the proposed development next to Bevis Marks Synagogue:

Stance: Object

The proposed storey tower next to Bevis Marks Synagogue is a real concern. The towering structure would cast a long shadow over the synagogue and its courtyard, significantly curtailing their use for rituals and celebrations. Bevis Marks is a Grade 1 Listed monument of profound historical and cultural value. It's utterly incomprehensible that we wouldn't shield it with the same zeal as we do St. Paul's Cathedral. If erecting such a colossal building next to St. Paul's is

deemed inappropriate, then it stands to reason that Bevis Marks Synagogue deserves equal protection. The disparity in how we treat these historical treasures should not exist.

Thanks,
Daniel

M: [redacted]
E: [redacted]

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue
Date:	16 May 2024 15:46:01
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Russell Kett [redacted]
Sent: Friday, May 10, 2024 11:30 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

Re: planning application reference: 24/00021/FULEIA

I am writing to you as the case officer in relation to the above planning application to register my considerable concern over the plans to emasculate this historic, Grade 1 listed building by developing a 45-storey tower, which will completely overwhelm the synagogue and its courtyard. It is also conceivable that this dominance will overshadow both the interior of the synagogue and its courtyard, thereby reducing the ambient light which cannot always be resolved by use of additional electrical installations (which would also not be in keeping with the building's historic nature). It would radically affect the 'atmosphere' such an historic building is

able to create for its religious and social purposes. I note that a previous proposal for a 48-storey building to replace the current five storeys was (rightly) rejected by the City of London planning committee in 2020; this new proposal is no less inappropriate and should be similarly turned down.

Much of central London's development has historically been linked to preserving views of St Paul's Cathedral from different locations. Perhaps you should adopt a similar principle to this proposed development and prevent Bevis Marks Synagogue from being totally dominated by this ill-considered, insensitive and totally inappropriate development?

Yours sincerely

RUSSELL KETT

Russell Kett FRICS
Chairman
HVS - London Office
30 Crown Place
London, EC2A 4EB, United Kingdom

This message contains confidential information and is intended only for the named recipient. If you are not the named recipient you must not copy, distribute or take any action in reliance on it. Connections via the internet are not secure and although HVS operates anti-virus scanners we do not accept responsibility for any damage that is caused by viruses being passed. Any views or opinions presented are solely those of the author and do not necessarily represent those of HVS. HVS – London Office is the trading name of SG&R Valuation Services Company LLC and is located at 30 Crown Place, London EC2A 4EB, UK.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objection to planning application reference: 24/00021/FULEIA.
Date:	16 May 2024 15:46:17
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: James Burchell [redacted]
Sent: Friday, May 10, 2024 10:57 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tatsoglou

Please treat this letter as a formal objection to planning application reference: 24/00021/FULEIA on the following planning grounds:

- **A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.**
- It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?
- **It would destroy the southern sky view, which is an essential part of the setting of the synagogue**, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.
- The proposed building may be well designed and an exemplar of sustainability,

but it is simply in the wrong place.

- **It would overshadow the synagogue and its courtyard** for much of the day, reducing the useability of the courtyard for rituals and celebrations.
- It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.
- The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.
- The City Corporation is required to identify locations suitable for tall buildings. It has done some work on this, but there is much more work to be done, and their work eventually has to be assessed by an independent inspector. This process is unlikely to be complete before late 2025.
- **The developers are arguing that they are providing lots of planning benefits that outweigh the harm to the synagogue. These benefits do not stand up to scrutiny.** Many – for example, being car free, demonstrating holistic environmental design, having consolidated deliveries – are simply features that would be expected in any modern commercial building, and they do not represent a gain to the community.
- They propose to restore the Listed Holland House[1] and turn it over to various uses which are claimed to be of community benefit. Whilst the restoration of this building is to be welcomed, the claims about the community value of the uses must be viewed with great scepticism.
- The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.
- The proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.
- The City Corporation is being disingenuous: claiming to recognise the importance of the synagogue, yet simultaneously facilitating this monstrous development. We are entitled to expect much higher standards from Britain's most prestigious local authority.

Yours

James Burchell
Co- Founder and Partner
Tellon Capital

21 Gloucester Place, London, W1U 8HR
T:
M:[redacted]
www.telloncapital.com
Be environmentally aware, please do not print this e mail unless you really need to.

Tellon Capital is the trading name of Tellon Capital LLP (Registered in England NO. OC395423). Registered Office: 1st Floor, 5 Fleet Place, London, EC4 7RD This communication is from Tellon Capital LLP or one of its associated companies. This communication contains information which is confidential and may be privileged. If you are not the intended recipient, please contact the sender immediately. Any use of its contents is strictly prohibited and you must not copy, send or disclose it, or rely on its contents in any way whatsoever. Reasonable care has been taken to ensure that this

communication (and any attachments or hyperlinks contained within it) is free from computer viruses. No responsibility is accepted by Tellon Capital LLP or its associated companies and the recipient should carry out any appropriate virus checks.

Tellon Capital LLP collects and holds your personal data in connection with providing investment services. You can find more details about how we treat your information by clicking the following link How we use your data

From: Tasmoglou , Anna
To: [redacted]
Subject: FW: Bevis marks synagogue
Date: 16 May 2024 15:07:53

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tasmoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tasmoglou@cityoflondon.gov.uk | https://gb01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Cqbarrymtwr%40cityoflondon.gov.uk%7C8dbdc75b70c75%7C9fe658cdb3cd4056851932220fa90ae8%7C0%7C0%7C638514676237191725%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=vKgiJPQd32EXPXhhdywse9nu3uePT%2Bp7o8GVKB6AHB0%3D&reserved=0

-----Original Message-----
From: Jacob Loftus [redacted]
Sent: Friday, May 10, 2024 8:38 AM
To: Tasmoglou, Anna <Anna.Tasmoglou@cityoflondon.gov.uk>
Subject: Bevis marks synagogue

THIS IS AN EXTERNAL EMAIL

Dear Anna

Hope all is well

I'm a property developer active in central london. So I appreciate the challenges of urban development and the need for the City to continually evolve! I'm pro development.

But this scheme does not sit right in its context, doesn't respect the history and heritage of the city and would be a major blight. As developers and planners there is always a balance to be struck in dense urban london and I strongly believe this scheme is wrong so would like to flag my objection.

I think the city deserves better! It's far too big, insensitive to the synagogue which contributes a huge piece of history and heritage to the City and needs protecting.

Best
Jacob

Jacob Loftus
[redacted]

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Mark Synagogue
Date:	16 May 2024 15:42:09
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Jonathan Martins [redacted]
Sent: Friday, May 10, 2024 4:48 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Mark Synagogue

THIS IS AN EXTERNAL EMAIL

The synagogue was built in 1701. Twelve years later The Bill of Rights was made official in the country, marking a new departure for our Western values of freedom and democracy. Eighty-eight years later the American Constitution was established, which is still known for advocating for religious freedom. More recently, the International Human Rights and European Human Rights were mainly based on these laws.
When this synagogue was built, Jews were openly executed in Spain and Portugal. Even if they were Catholic converts, but they kept any single of the practices of their ancestors, it meant they would be eligible for execution.
It wasn't until 1976, approximately, that many of the descendants of those Jews, in

Portugal, decided to embrace the faith of their ancestors publicly. While in London, more than three hundred years ago, they could build synagogues and enjoy a free life. Even today, our mayor, Sadiq Khan, has installed over thirty thousand lights for Ramadan in Central London, while in so many countries, religious freedom is far from being a reality.

The most interesting thing is that we are in an era of inclusivity, fluidity, and diversity of any kind. Yet, a synagogue that was built one hundred and eighty years before Tower Bridge, and one hundred and fifty years approximately before Big Ben, seems to be less important than those two emblematic buildings. I wonder if our Western values of freedom and democracy matter, as so many people coming from authoritarian countries, where they can be executed for anything that deviates from the official values, find this to be a sanctuary.

But it is nothing new, as it was already happening in 1701 when this synagogue was built.

So, if the mayor spends money on lavishly celebrating Islam, why aren't we allowed to keep a historical building? Older than Tower Bridge and Big Ben?

If a symbol of the city and the values of the West receives such poor treatment, I wonder what is coming next.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Protect Bevis Marks
Date:	16 May 2024 15:47:21
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Naomi Verber [redacted]
Sent: Friday, May 10, 2024 8:33 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Protect Bevis Marks

THIS IS AN EXTERNAL EMAIL

Dear Anna, please stop the development of the 2 skyscrapers adjacent to Bevis Marks. This historic gem will be crushed between these two monstrosities. They will block light and the skyline and turn this beautiful heritage space in London into an ugly, disjointed eye sore. It's downright disrespectful to even table such plans.
Many thanks
Naomi

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objections to Granting Planning Permission at 31 Bury St
Date:	16 May 2024 15:50:52
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Bill Benjamin [redacted]
Sent: Friday, May 10, 2024 7:14 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objections to Granting Planning Permission at 31 Bury St

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

Any one who works or visits the City of London is impressed with the wonderful mix of the old and the new. Bold, newly designed office towers standing next to smaller yet equally noteworthy Wren churches, reminders of an age not entirely obsessed with this worldly concerns.

It is therefore will great concern that I write to object to the construction of a proposed office tower on Bury Street which will forever darken Bevis Marks, the oldest synagogue in London. If approved, the tower will obscure for worshippers and visitors views of the sky.

Of course, London needs to grow upwards to accommodate its labour and commerce but I am sure there are ways to do so without ruining this beautiful synagogue, still in daily use, and a reminder of Anglo Jewry's four hundred year presence in our country and its significant contribution.

Thank you for consideration of this matter.

Yours, sincerely,

William Benjamin
London NW3 5QE
This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient(s) is strictly prohibited unless authorized by the sender and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application reference: 24/00021/FULEIA.
Date:	16 May 2024 15:51:51
Attachments:	image002.png

Hi all,

Please see below objection re 24/00021/FULEIA that needs to be registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Michael Ross [redacted]
Sent: Friday, May 10, 2024 7:11 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

It is with great consternation that I pen this missive, denouncing in the staunchest terms the egregious endeavor encapsulated within application 24/00021/FULEIA. As a stalwart member of the esteemed Bevis Marks' Spanish & Portuguese Jewish community, I find myself aghast at the audacity of this renewed proposal, particularly in light of its previous rebuff and the recent enshrinement of the Creechurch Conservation Area.

This resubmitted application, bearing scant alteration from its antecedent iteration, flagrantly disregards the imperative tenets of preservation, as behooves a Grade-1 listed edifice, now encompassed within a sanctified conservation locale and holding the mantle of paramount

importance as the quintessential Jewish bastion in the United Kingdom. The looming tower, proposed for erection in close proximity to the venerable synagogue's southern precincts, threatens to subjugate its august ambiance, obscuring the celestial vista revered by the faithful and casting a pall over the hallowed grounds, thereby attenuating their luminal sanctity.

Such an affront to the architectural and spiritual integrity of this revered institution would be unimaginable in the environs of St. Paul’s Cathedral and should unequivocally be deemed intolerable in the immediate vicinity of the oldest continally used synagogue in Europe, the epicenter of British Jewry. I implore you in the strongest terms to rebuff this application forthwith, lest we allow the sacrilege of our heritage and the desecration of our sacred spaces to proceed unchallenged.

Yours faithfully,

Michael Ross

Begum, Shupi

From: Alexandra Jackson [redacted]
Sent: 16 May 2024 20:28
To: lpaburystreet
Subject: Re: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

187 Camberwell Grove
London SE5 8JU

On 13 May 2024, at 13:09, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Alexandra Jackson,

Thank you for your email. I can confirm receipt of your objection.

However, I cannot take into account comments that do not include a name and address, nor can the comments be reported. For the purposes of data protection, we do not reveal the email address, telephone number or signature of private individuals. You can ask for your name and address to be removed from the planning report to the Planning and Transportation Committee but your comments will be anonymous and that may affect the weight the Members give them.

In light of the above, please can you provide a full address?

Kind Regards

Shupi Begum

<image003.gif><image004.jpg>

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Alexandra Jackson [redacted]
Sent: Wednesday, May 1, 2024 6:52 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

As a listed building and also the place of worship for my family (Saqui) for several generations, I'm horrified that the overdevelopment of this site is being reconsidered. St Paul's post dates this synagogue and development of this type right there would never be considered. Don't be pressured by commercial concerns and rejects this development. A more appropriate site should be found or none at all. Once permission is given you've lost important heritage for ever . Don't allow this and respect this country's past.

Alexandra Jackson
Sent from my iPhone
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Zoë Garbett
City Hall
Kamal Chunchie Way
London E16 1ZE

Anna Tastsoglou
The Department of the Built Environment
City of London
P.O. Box 270, Guildhall
London EC2P 2EJ

Sent via email to: anna.tastsoglou@cityoflondon.gov.uk

23 May 2024

Dear Anna,

Re: Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR, Planning Ref. 24/00021/FULEIA

I have been contacted by constituents from the Jewish community in London about this planning application and its potential impact on the Bevis Marks synagogue. Please accept my apologies for sending this letter after the deadline for comments – I was newly elected to my role as an Assembly Member just three weeks ago.

The sole synagogue in the City of London and the oldest in the country, Bevis Marks synagogue has a totemic significance for Jewish people living locally, across London and in the rest of the UK. As one constituent in the neighbouring borough of Islington told me: "as an Islington Jew I sometimes attend myself but in any case have an emotional attachment due to its place in the community's history." Preserving the character of the synagogue is vitally important in making the City of London a truly inclusive place for people of all faiths.

While I appreciate that neither the synagogue or the proposed buildings are in conservation areas, the synagogue itself is a Grade 1 listed building of immense social and cultural value and as such should be protected from harm.

My constituents, however, fear the proposed development will irrevocably impact the character of the synagogue, both during construction and once the development has been completed. These objections have been laid out by concerned residents and groups, as well as by the Protect Bevis Marks campaign.[1]

[1] Protect Bevis Marks, https://protectbevismarks.co.uk/ [accessed 23/05/24]

I urge you to give due regard to the many objections raised and recommend you do not approve this application.

Kind regards,

Zoë Garbett
Green Party Member of the London Assembly

Ms Anna Tastsoglou
Planning & Environment Department
City of London Corporation
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Thursday 23rd May

Applications for Planning Permission (24/00021/FULEIA) and Listed Building Consent (24/00011/LBC)

Dear Ms. Tastsoglou,

We are writing to you on behalf of the Applicant – 'Welput' – on the above applications, regarding a number of non-planning related issues which have been raised during the statutory planning consultation period, which has now closed.

For the avoidance of doubt, the Agent - 'DP9' – will shortly be writing, on behalf of the Applicant, in response to planning issues which have been raised through the City of London's planning portal. In the meantime, we wish to outline our serious concerns – and our response – to the non-planning related matters which have sought to discredit our planning application, the Applicant & developers' reputation, as well as the integrity of the planning system and decision-making process.

The basis of our concerns highlighted below, have either been included within objections to the application or via emails distributed by representatives (including consultants) of Bevis Marks Synagogue (the 'Synagogue'), Trustees of the Synagogue, the Heritage Foundation, or objectors who have submitted comments in response to inaccurate information provided by the Synagogue.

We have observed the series of actions which have been taken as part of a clearly premeditated objection campaign, rolled out from the time of the application being validated, and continuing throughout the statutory consultation period. These have included the following:

1.Employment or appointment of consultants who employee elected members of the City of London Corporation

The Applicant, the Developer or the WELPUT fund has not appointed or employed any consultant who has elected members of the City of London Corporation on their professional team. Specifically, and to clarify, JBP has had no involvement with this Site or project, as is suggested in a public objection letter submitted by Sir Michael Bear (appended to this letter). We have now been contacted by a number of journalists who have received a copy of this letter of objection, and we have confirmed to these journalists that the statement is incorrect and that we would be pleased to be quoted to set the record straight.

The objections have suggested that, as a result of the fabricated statement, we have such consultants, we have influenced or have influence over the planning process in the City of London. This is wholly inaccurate. Furthermore, we would suggest that, without doubt, making these statements has influenced and encouraged objections to our planning application. This is clearly

inappropriate, and we would ask that the City of London treat such objections, based on inaccurate information, accordingly.

We were made aware of the above fabricated story via an email sent from a Synagogue representative a few weeks ago but we assumed that this would not be formally submitted as an objection. However, subsequent actions demonstrate that this is clearly a pre-considered campaign to discredit the Application and Applicant in writing, as well as verbally at presentations. This has resulted in this inaccurate claim being included in the reasons for objection both by the Synagogue representatives and objectors who have submitted comments following the same dialogue with representatives of the Synagogue.

Before making such unfounded allegations, at no point did any representative of the Synagogue contact us via email or telephone to seek to establish whether there was any truth in the allegation.

It is worth noting that throughout the pre-application and planning process, we have engaged with the City of London's planning team and Committee Members in full accordance with the City of London Corporation's adopted Statement of Community Involvement and Developer Engagement Guidance 2023, as well as the National Planning Policy Framework 2023. Such engagement with local representatives is actively encouraged, to help shape the future of planning applications, with regard to planning policy and other considerations.

Throughout our engagement, we have ensured that all meetings with Committee Members have taken place with at least one officer present, to ensure full transparency throughout the process. As part of this commitment to transparency and behaving with integrity, we repeat that we have no consultants on our professional team who employ Members of the City of London Corporation and we remain committed to maintaining transparency about all meetings and interactions that we have with Members and wider employees of the City of London Corporation.

2.Objection campaign and misinformation

Whilst the principle of objecting to any planning application (or listed building consent application) is due process within the statutory period after an application has been validated, we would ask how objections can be considered as valid when the objection campaign has purposely issued misinformation; namely details from a different planning application, or information that has not been included within the actual application and is purposely inaccurate and misleading. In addition to this, there are large number of objections that have repeated the exact words issued as part of the objection campaign – directly quoting such inaccurate and misleading information.

- A 'Call to Arms' pdf issued by Bevis Marks Synagogue via email (appended to this letter), which included images of the previous planning application and a photo of the Synagogue that was taken over 4 years ago and does not reflect its current setting (including the now largely complete 40 Leadenhall Street building).
- A 'Call to Arms' pdf updated to 'Protect Bevis Marks Synagogue' included within further emails including incorrect information that does not form the planning application and then uploaded to a website (www.protectbevismarks.co.uk) which remains live today and accessible by the City of London.
- This information was further distributed in April to the "Friends of the Bevis Marks Synagogue Heritage Foundation" under the title "Call to Action: protect Bevis Marks Synagogue". We made

contact with the heritage foundation to highlight the inaccuracies and misrepresentation in the email and offered to meet to discuss this further. No response has been received to date.

- There is now a third iteration, that includes an image, suggesting that it is our application, which is inaccurate and does not represent the massing proposed in our application. However, it does show the implemented 100 Leadenhall Planning application in yellow, which was not objected to by the Synagogue during its recent Planning process.
- None of the images show the recent planning approvals visible from the Synagogue courtyard (that have not had sustained objections from the Synagogue), nor do they show the significant and very relevant changes made to the courtyard since the last 'Bury House' planning application – including a new ramp access to the museum, a new security booth at the entrance and a ticket booth in the courtyard. This is in addition to the new museum design wrapping around the southern side of the Synagogue (and not shown in the images).
- The above-mentioned documents include clearly contradictory (and inaccurate) references to the number of storeys proposed as part of the new application (and compared to the refused application). These height references are copied (without understanding or verification) in a number of objections. To clarify, the proposed tower element of the building is ground plus 43 storeys.

Whilst comments included within these above documents in relation to Daylight / Sunlight / Overshadowing will be covered by the response on planning matters, being prepared by DP9 and GIA, the Synagogue representatives continue to imply through their objections that it is *"*not feasible*"* to install new lighting *"*Because of the historic nature of the synagogue*"*, and that our proposed development will result in the Synagogue being *"*...plunged into darkness*"*.

Contrary to the above statements, as part of the objection campaign, the Synagogue's May 2024 newsletter (appended to this letter) refers to the installation of new artificial lighting, suggesting firstly that lighting conditions are an existing, operational issue / problem; and secondly that it is in fact possible to install new lighting (with or without securing permission for this type of work in a listed building).

It should be noted that during pre-application discussions with the Synagogue representatives, we jointly reviewed the existing condition of the internal lighting with a specialist lighting consultant who has worked within many religious and listed buildings. The City of London and Historic England were in attendance and it was agreed that an artificial light solution is required today. An outline report was offered to be commissioned (and paid for) by the Applicant, but not taken up by the Synagogue.

The above series of factual inaccuracies, misleading statements and out-of-date information - circulated through these, and other, channels - are subsequently reflected in many (if not the vast majority) of the letters of objection. This is clearly inappropriate, and we would ask that the City of London to treat such objections, based on inaccurate information, accordingly.

3. Targeting application supporters

We have been made aware that a new pdf has been developed titled 'Letter to Friends' (appended to this letter), which the Synagogue's representatives have sent directly to numerous community groups, charities, educational establishments and individuals who have publicly voiced their support for our proposals, urging them to re-consider and rescind their support for our planning application

based upon some of the same inaccurate or misleading information outlined above, particularly regarding the inaccurate information about the proposals' impact upon Bevis Marks Synagogue.

We have also been made aware that representatives of the Synagogue have also followed up with telephone calls to such individuals or groups that have submitted letters of support for the application.

Support for the proposed community spaces within Holland House and Creechurch Hall has largely come from charities, community groups and educational establishments across London and the UK, who have expressed an urgent need for more affordable and accessible spaces in the City of London, and who see our application as filling an urgent gap and meeting this need in the long-term.

Each letter is clearly individually written, explaining their thoughts on the benefit of the Cultural Strategy included as part of the planning application and it is incredulous that an objector to our application would seek to contact those supporters with misleading information, in fact with any information, to ultimately seek to persuade them into withdrawing their support. This is wholly inappropriate and puts the integrity of the entire planning process in jeopardy.

It is well known that members of the public or organisations often hold reservations about formally sharing their support for proposed developments due to concerns about the potential targeting by opponents, and such activities, targeting misinformation at supporters, underlines this point.

The individual letters of support promote the benefits of the Applicant's Cultural Strategy, which re-enforces the requirement to respond to the Destination City Policy through the delivery of a multi-functional space in the heart of the City. The majority of supporters have used the existing office space for various activities that provides actual test cases to confirm the need and the community benefits proposed to be brought forward through the Application. Even without any letters of support, the Cultural Strategy of the Application is the most tested benefits package included in any application to the City of London.

4. Dialogue with the Synagogue

Over the past 5+ years, we have continuously sought to engage with the Bevis Marks Synagogue as our direct neighbour. Our efforts continued following our previous, unsuccessful planning application and at the time of submission of this planning application, the Applicant has met or held discussions with Trustees and representatives of the Synagogue at least 13 times. Whilst dialogue and conversations with wider representatives of the Synagogue, were particularly constructive after the refusal, during the past year, the Synagogue has provided no recent meaningful response to our attempts to engage with them. To clarify, and addressing comments made by the Synagogue in various press releases, that at no point does our application (specifically the Statement of Community Involvement) infer that we have addressed the Synagogue's concerns and / or gained their support to the applications.

Most recently the Applicant advised the Synagogue Trustees that a new application had been submitted and also confirmed that it was validated in writing. We offered to meet to discuss the application or print copies for the Trustees. We have still not received a response.

Our respective planning advisors recently met without representatives of the Applicant or Objector, which re-confirmed that the Synagogue will be formally issuing their objections to the planning application, which once received we will review and respond, through DP9.

5. Social media

Whilst we, as the Applicant, have chosen not to use social media (Twitter or X / YouTube/ Instagram / etc.) to promote the applications during the statutory consultation, the objection campaign has extensively used this range of media outlets which has provided the opportunity for the Applicant to review and record all statements and messages that have generated objections. We have also reviewed all the historical statements and videos made and released on these platforms which are not part of the objection campaign that provide differing (and clearly contradictory) views than those included in the reasons for objections distributed. We will include this information in a further letter responding to the non-planning objections

Conclusion

We urge you to consider these observations in response to non-planning matters which have been raised as objections to our application and seriously consider those objections generated as a result of the above actions, accordingly.

Yours sincerely,

[redacted]

Alexander Morris
Development Director
BGO

Attachments referenced in the letter dated on May 23, 2024, to Anna Tastsoglou.

To: City of London Planning Department 11th May 2024

P.O. Box 270, Guildhall, London, EC2P 2EJ.

Email: anna.tastsoglou@cityoflondon.gov.uk

Dear Anna,

Re: Planning Application Reference: 24/00021/FULEIA.

I have delayed my response to this Planning Application as it is so inappropriate and in such conflict with its surroundings that I was hoping that the applicant would see sense and withdraw this ridiculous application. Disappointingly as this is not the case, I would firstly draw your attention to the fact that this application is no better in its negative impact than the last application by this applicant, refused only two years ago by the City. The reasons for that refusal are abundantly clear and just as relevant to this current application.

Consequently, I write to object in the strongest terms to the application for the proposed redevelopment of 31 Bury Street ("the Scheme"). The construction of a 45-storey tower on this site will cause wholly unacceptable "substantial" harm to the neighbouring Grade I listed Bevis Marks Synagogue and the Creechurch Conservation Area within which both the Synagogue and the application site now sit..

The main points of my objection and opposition to the Scheme are as follows:

The proposed 45-storey tower on this site would result in substantial harm both to the setting of the Grade I listed Synagogue and to the wider Creechurch Conservation Area. This tall office tower, so close to the synagogue, would both block the sky view and overshadow the Synagogue and its courtyard. The sky view is of great importance for reasons of religious ritual. Adequate daylight and sunlight are vital to enable the building (which largely relies on natural light and candles) to function as a place of worship; and to enable both the building and its courtyard to continue to support the many community activities which have been ongoing for over three centuries. This is totally unacceptable.

The Scheme is in direct conflict with the Statutory Development Plan. The application site is within the recently created Creechurch Conservation Area. Local Plan Policy CS14 provides that planning permission for tall buildings should be refused within inappropriate areas, which specifically includes Conservation Areas. The benefits claimed by the Developer for what is an ordinary office redevelopment, do not begin to outweigh the fundamental conflict with the Development Plan.

As noted above, the City rejected a very similar scheme at 31 Bury Street only two years ago. The Scheme makes only a modest reduction in height to 45 storeys and has a larger footprint than the previous scheme which was rejected. On a point of principle, the City must show consistency in its decision-making by refusing this latest scheme. The principle and desirability of consistency in planning decision-making is well established, and the City should always set an example in such matters.

To add weight to this point, since the previous Bury Street application was refused, the City has adopted the Creechurch Conservation Area. That decision, supported by the Conservation Area Appraisal, reflected the uniqueness of the Synagogue and purported to protect it and its setting. The City specifically decided that the boundary of the Conservation Area should include the Bury Street site and recognised the importance of the Synagogue's wider setting. This point was accepted by the Chairman of Planning in answer to a question from Alderman Jones at the Court of Common Council on Thursday 7th March 2024.

To approve this Scheme, in conflict with the Development Plan and these previous decisions, would be inconsistent and undermine confidence in the planning process.

With regard to its Public Sector Equality Duty, the City must consider the disproportionate negative impact this Scheme would have on the Jewish Community of Great Britain which worships at the Synagogue and for whom the Synagogue and surrounding Jewish sites hold incalculable religious and historic value. This point is reinforced by the strength of objections received so far.

In conclusion, to approve this scheme would be an act of vandalism and heathenism, seemingly reflecting a lack of historical, cultural and religious understanding by the Corporation, and its failure to appreciate the significance of the Synagogue as the oldest and most important Sephardi Jewish Synagogue within the UK, as well as the most important Anglo-Jewish site within the UK, which has been in continuous use as a place of worship for over 300 years.

The Jewish Community has been forced to fight repeated planning battles through no fault of its own. If the City wishes to uphold its legal duties and stand by its Jewish community it will reject the proposal.

It is a matter of outrage that the Chair of Policy, the "Political Leader" of the City, has recently declared a pecuniary interest in this development as a Director of JBP, a public affairs and lobbying company, employed on this project by the Developer. Although the Policy Chair does not sit on the Planning and Transportation Committee, he is highly influential within the Corporation, chairs the Policy and Resources Committee and is a member of the Local Plans Sub-Committee. These oversaw both the creation of the Conservation Area (which was originally intended to exclude the 31 Bury Street site, until there was overwhelming consultee rejection of that approach) and draft new City Plan (which seeks to undermine the importance of Bevis Marks as a historic place of worship, by limiting its protection only to an artificially concocted "immediate setting" - a term which is not recognised in Conservation and Planning Law - and by removing the general presumption against tall buildings in Conservation Areas).

The Corporation's international reputation hinges upon it behaving with the utmost probity, and holding itself to the highest standards. What is happening here is in danger of seriously undermining that reputation.

Yours sincerely

Sir Michael Bear

Former Lord Mayor of the City of London

!7 Cyprus Gardens

LONDON N3 1SP

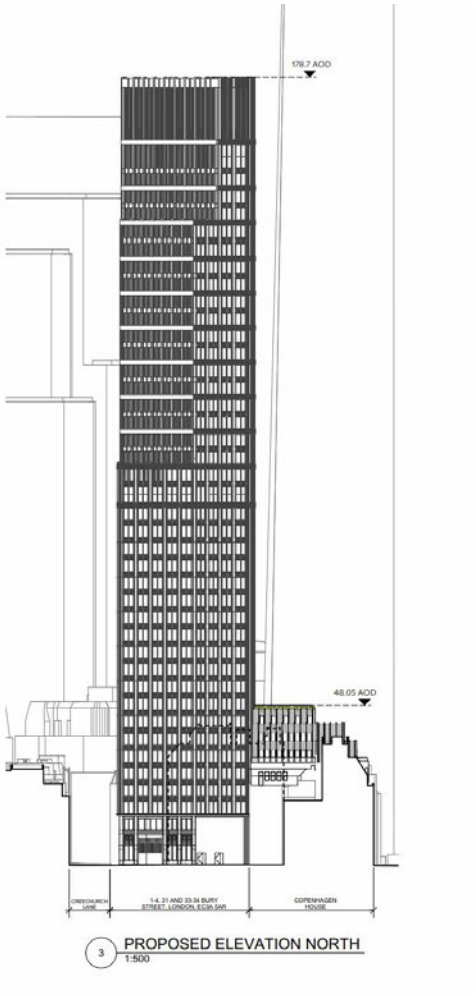
Email [redacted]

Mobile: [redacted]

THE NEW THREAT TO BEVIS MARKS SYNAGOGUE
A CALL FOR WIDESPREAD OBJECTION

Bevis Marks Synagogue is the oldest continuously used synagogue in Britain, dating from 1701. It has enormous cultural significance, being in effect the cathedral church of Judaism.

It is located in the City of London, where it has over the years suffered tall buildings being erected around it. However, the very important southern sky view remains unobstructed, enabling the moon and the stars to be viewed from the courtyard.



In 2020, a 48 storey office building was proposed just 25 metres away at 31 Bury Street. After a worldwide campaign which generated more objections that the City Corporation has ever experienced before, the Corporation refused permission in 2022, primarily because of the unacceptable impact on the synagogue.

The developers are audaciously trying again, with a building that is to all intents and purposes the same.

Tireless work by the Synagogue community has led to the area now being designated as a Conservation Area. However, the City Corporation has given with one hand and is taking away with the other - it is proposing to scrap the ban on tall buildings in Conservation Areas and indications are that the leadership is now supportive of the proposed building.

We therefore need even more people to join the campaign to defeat this latest attempt.

=====

WHAT YOU CAN DO

Please go on the City Corporation's website: https://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?keyVal=S6YBENFHH1E00&activeTab=summary
Click on "Make a Comment" and say what you wish to say.

Alternatively you could write to the case officer, Anna Tastsoglou, either at anna.tastsoglou@cityoflondon.gov.uk or at P.O. Box 270, Guildhall, London, EC2P 2EJ.

Please quote the planning application reference: 24/00021/FULEIA.

=====

POINTS YOU MAY WISH TO MAKE

It is important you use your own words, but things you might like to comment on are these:

- A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.

It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?

It would destroy the southern sky view, which is an essential part of the setting of the synagogue, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.

The proposed building may be well designed and an exemplar of sustainability, but it is simply in the wrong place.

It would overshadow the synagogue and its courtyard for much of the day, reducing the useability of the courtyard for rituals and celebrations.

It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.

The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.

The City Corporation is required to identify locations suitable for tall buildings. It has done some work on this, but there is much more work to be done, and their work eventually has to be assessed by an independent inspector. This process is unlikely to be complete before late 2025.

The developers are arguing that they are providing lots of planning benefits that outweigh the harm to the synagogue. These benefits do not stand up to close scrutiny. Many - for example, being car free, demonstrating holistic environmental design, having consolidated deliveries - are simply features that would be expected in any modern commercial building, and they do not represent a gain to the community.

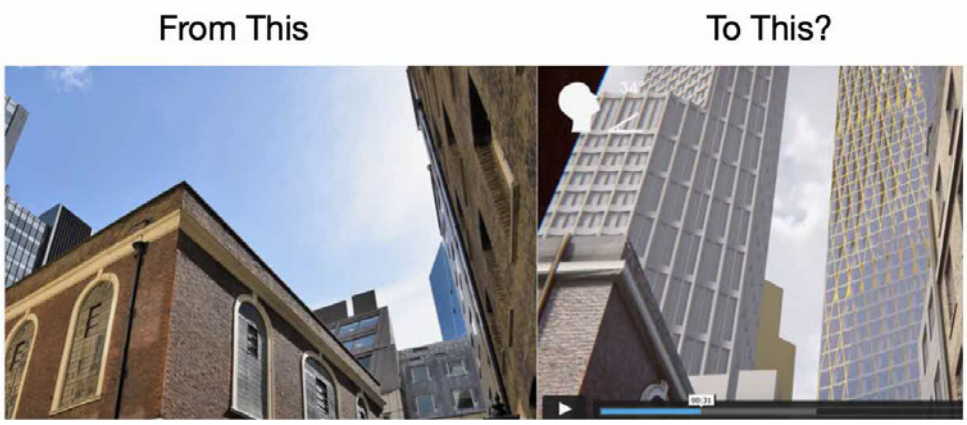
They propose to restore the Listed Holland House[1] and turn it over to various uses which are claimed to be of community benefit. Whilst the restoration of this building is to be welcomed, the claims about the community value of the uses must be viewed with great scepticism.

The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.

The proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.

The City Corporation is being disingenuous: claiming to recognise the importance of the synagogue, yet simultaneously facilitating this monstrous development. We are entitled to expect much higher standards from Britain's most prestigious local authority.

If possible, it would be very helpful if you would copy your response to us (or at least tell us you have made one), so we can keep track. This can be done by emailing Rabbi Morris at rabbimorris@sephardi.org.uk or posting material to him at Bevis Marks Synagogue, London, EC3A 7LH.Your support will be very much welcomed.



[1] There is a separate Listed Building consent application for Holland House: 24/00011/LBC

Subject: Bevis Marks Synagogue Heritage Foundation retains Royal Patronage by His Majesty King Charles III

From: "Bevis M (office@bevismarksheritage.org.uk)" <office@bevismarksheritage.org.uk>
Date: 15 May 2024 at 15:44:37 BST
To:
Subject: Bevis Marks Synagogue Heritage Foundation retains Royal Patronage by His Majesty King Charles III
Reply-To: Bevis M <office@bevismarksheritage.org.uk>

Bevis Marks Synagogue Heritage Foundation Update

Dear Friends,

We are delighted to share the news that His Majesty King Charles III has confirmed he will be retaining the Patronage of The Bevis Marks Synagogue Heritage Foundation.

The news was confirmed following a thorough analysis of over one thousand organisations and to mark the first anniversary of Their Majesties' Coronation.

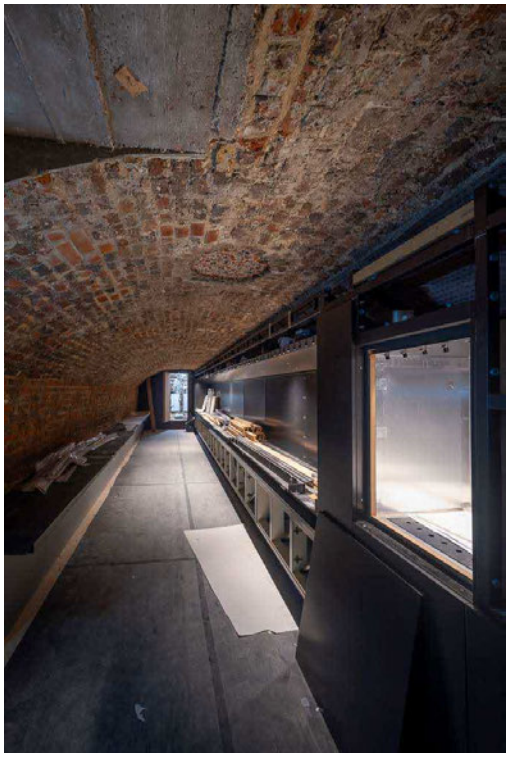
Melody Salem, Chair of Bevis Marks Synagogue Heritage Foundation commented:
"This is a remarkable honour and a testament to the significance of the work of Bevis Marks Synagogue Heritage Foundation. I would like to thank our staff, volunteers and supporters - past and present - for their ongoing hard work and commitment which has been instrumental in reaching this milestone."

In other news...

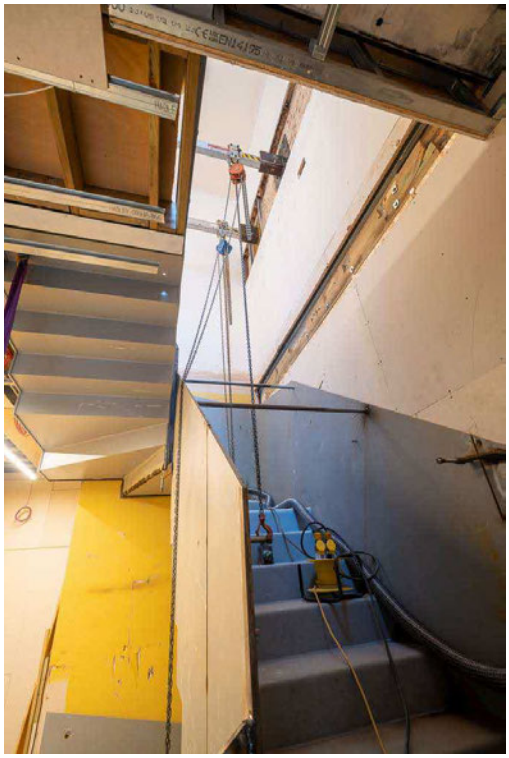
Today (15 May) is the last date to submit your objection to the proposed development of a 45-storey tower at 31 Bury Street. The proposal fails to respect the immense heritage of the synagogue site and would have a disastrous impact on Bevis Marks Synagogue as a living Jewish congregation, as well as the Dangoor Heritage and Education Visitor Centre. If you haven't already done so, you can submit your response to the application by following this link

Work on site continues as we prepare to open the Dangoor Visitor and Education Centre to visitors later this year. Please see below for a few images.

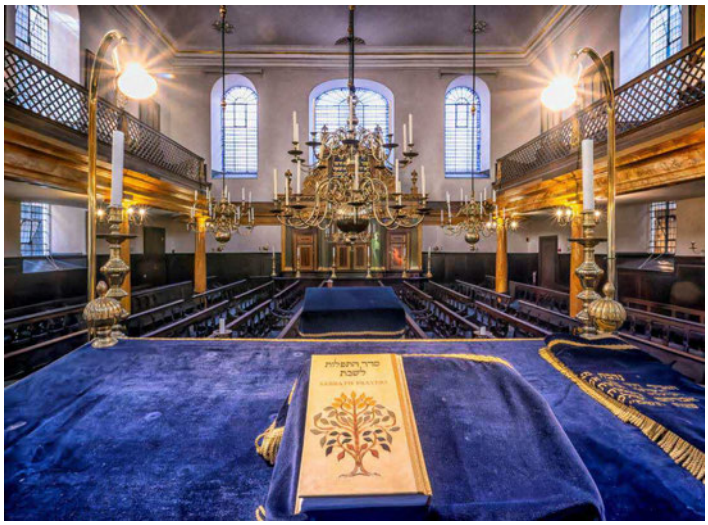
Below: Glass showcases ready to be installed in the George Weisz Treasury



Below: the staircase has been installed to take visitors down to the basement area



Below: new lighting has been installed on the Tebah



Also supported by The Weisz Foundation

Bevis Marks Synagogue Heritage Foundation, **119-121 Brent Street, London NW4 2DX**
Registered charity number 1184803

This email was sent to irfaan@merchantland.co.uk
why did I get this? unsubscribe from this list update subscription preferences
Bevis Marks Synagogue Heritage Foundation · Bevis Marks Synagogue Heritage Foundation · 4 Heneage Lane · London, ec3a 5dq · United Kingdom

This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

To our friends in the community,

I am writing on behalf of Bevis Marks Synagogue and in relation to Welput's proposed development at 31 Bury Street, EC3A 5AR (link here).

We understand that you have been offered space in the application's proposed community hub building. In light of this, we gently write to inform you that despite Welput's offering of cultural space and community benefit, the proposal has an overwhelming negative impact on its neighbour, Bevis Marks Synagogue, as well as wider culture and heritage setting in the City core.

Detriment on historic landmarks

Welput's proposed building on Bury Street is directly adjacent to the synagogue, which is the oldest synagogue in continuing use in Europe, and a Grade I listed building. It is home to a living congregation and is critical historical site for British Jewry. Grade I listed buildings St. Botolph's Church and St Katharine Cree are also in the close vicinity, as are many other unlisted buildings. This is such an important cluster of heritage sites that the City of London has newly awarded Bevis Marks and its surrounds as a national Conservation Area.

Professor's blog on Bevis Marks's historical importance.

31 Bury's effect on Bevis Marks

Welput has suggested not only a restoration of Holland House and adjacent buildings, but a 45-storey office block, which severely threatens Bevis Marks' historical position within the city of London and its current use as a living cultural centre.

The proposed tower blocks incoming light to the synagogue's windows. Our building is a 300 year-old cathedral-type building, and without adequate light, our ability to hold key Jewish rituals is severely compromised.

The building's courtyard is also important to Bevis Marks' history and current use. The courtyard was built in 1699 and since has hosted generations of religious events, from weddings to festivals and community assemblies. Welput's tower would directly block the courtyard's remaining views to the sky, which is especially important to Jewish rituals.

VuCity rendering of proposed 31 Bury Street (red) beside Bevis Marks (green)

We have continued to unsuccessfully negotiate with Welput for over 5 years to adequately account for this impact on Bevis Marks and the surround heritage buildings.

Short clip on the impact of the proposed building

31 Bury – recent planning rejections

As you may know, Welput's 2020 application on the same site was rejected, and the City of London councillors expressed their concern for the substantial harm to heritage sites including Bevis Marks and The Tower of London. Despite this, Welput's current application remains largely the same. The current application is a mere 4 storeys lower at 43 blocks. From our position, light and setting impact is still extremely adverse.

Sky views - courtyard at Bevis Marks

Welput claims to bring great benefit by offering of community spaces, but we contend that this should be a requirement of all new buildings in the city and not a token to trade for a towering 45 storey tower. Restoring Holland House should not be at the cost of substantially harming neighbouring heritage sites including Bevis Marks, Tower of London, St. Katharine's Cree and St Botolph's Church.

Heritage organisations, including Historic England, SAVE Britain's Heritage and Museum of London Archaeological Society outspokenly object to Welput's application, as do our faith neighbours.

Read St. Katharine's Cree article of opposition.

Indeed, the objections are widespread and The City of London planning site logs more than 750 community objections and counting.

Your organisation and others should be offered great spaces to connect with the community London, and subsidies to hold great programmes regardless of developers' underlying objective to build tall. The community spaces that Welput have offered you should not be used as brownie points to dangle in front of the City of London to appease the city's concerns

BBC article summarising local dissent

Our request from you

Considering this, we hope to ask for your help. We greatly appreciate the need for cultural spaces in London, but this should not come at the expense of the existing heritage culture in the area.

We urge you to re-consider the effect of Welput's application and ask if you would rescind your support for the application. We would greatly appreciate if you would make a comment in support of a reduced height building at 31 Bury Street.

Where to make a comment: application portal

We greatly appreciate in advance your consideration.

Sincerely,

Rabbi Shalom Morris
Bevis Marks Synagogue

31 BURY STREET
Fallback template letter to City Corporation

Please note it is much better if you object in your own words, but we realise you may not have time to do this. Hence you might wish to use the text below, preferably with some adjustment so it isn't just a "standard product".

===

I'm writing to express my strong opposition to this new application (24/00021/FULEIA). I'm [a member of Bevis Marks' Spanish & Portuguese Jewish community and am] appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

===

HOW TO SUBMIT YOUR VIEWS:

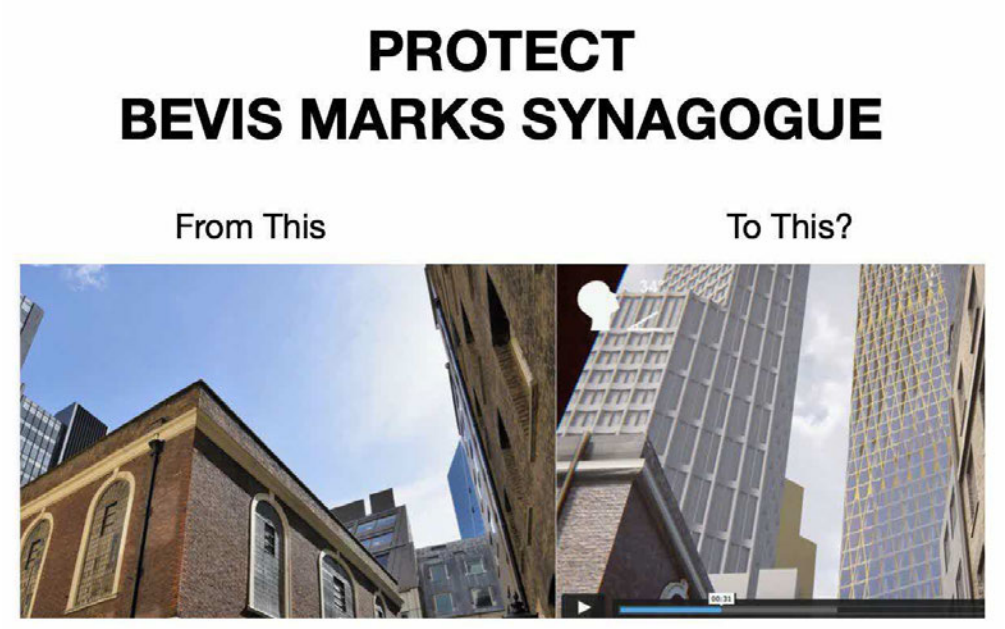
Please go on the City Corporation's website:

LINK

Click on "Make a Comment" and say what you wish to say.

Alternatively you could write to the case officer, Anna Tastsoglou, either at anna.tastsoglou@cityoflondon.gov.uk or at P.O. Box 270, Guildhall, London, EC2P 2EJ.

From: "Bevis Marks Synagogue Heritage Foundation (office@bevismarksheritage.org.uk)" <office@bevismarksheritage.org.uk>
Date: 16 April 2024 at 17:40:15 BST
To:
Subject: Call to Action: Protect Bevis Marks
Reply-To: Bevis Marks Synagogue Heritage Foundation <office@bevismarksheritage.org.uk>



Dear Friends,

I am once again sending a call to action for you to help us protect Bevis Marks Synagogue.

Despite our successfully achieving a Conservation Area around Bevis Marks Synagogue just a few months ago, the City of London has now undermined our efforts and changed the goalposts which previously barred tall buildings in these protected areas.

As a result, developers at 31 Bury St have now submitted a new application for a 45 storey tower, a negligible change from the 48 storey tower that was refused just two years ago. It fails to respect the immense heritage of the synagogue site and would have a disastrous impact on Bevis Marks Synagogue as a living Jewish congregation, as well as the Dangoor Heritage and Education Visitor Centre.

We therefore need to you to strongly object, and to do so without delay. We encourage you to use your own words and views, but provide you with a sample template below. You can also read this document for additional points.

To submit your objection please follow this link.

Thank you,

[redacted]

Melody Salem
Chair, Bevis Marks Synagogue Heritage Foundation

Sample Letter of Objection:

I'm writing to express my strong opposition to this new application (24/00021/FULEIA).

I'm a supporter of Bevis Marks Synagogue and am appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.

This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK and the Heritage and Education Visitor Centre which is due to open later this year.

The new tower, to the synagogue's immediate south, would dominate the

protected setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light.

What message would permitting this obscenity send about the City of London and its values to the hundreds of thousands of visitors, including school children and those from across the UK and overseas, who will come to visit over the new few years?

This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure.

I urge you to refuse this application.

Also supported by The Weisz Foundation

Bevis Marks Synagogue Heritage Foundation, **119-121 Brent Street, London NW4 2DX**
Registered charity number 1184803

This email was sent to irfaan@merchantland.co.uk
why did I get this? unsubscribe from this list update subscription preferences
Bevis Marks Synagogue Heritage Foundation · Bevis Marks Synagogue Heritage Foundation · 4 Heneage Lane · London, ec3a 5dq · United Kingdom

This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From:	lpaburystreet
To:	Zdunik, Rafal
Subject:	FW: 24/00021/FULEIA
Date:	01 July 2024 10:56:00

From: Laura Jacobus [redacted]
Sent: Monday, May 6, 2024 12:41 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

re: application 24/00021/FULEIA

I was extremely concerned to hear of the revived proposal to build this massively tall building in a sensitive location. As an architectural historian and as a Jew I am appalled that such a completely unnecessary development can even be under consideration in a conservation area which is of national significance. The proximity of Britain's oldest synagogue is of major concern, not only because of the inevitable disruption to its religious use, but also because of the potential structural damage to the building's foundations that could ensue.

Yours sincerely,

Dr. L. Jacobus

From:	Tastsoglou, Anna
To:	lpaburystreet
Cc:	Zdunik, Rafal; Begum, Shupi
Subject:	FW: Bevis Marks Planned Building
Date:	03 June 2024 16:39:36
Attachments:	image002.png

Hi,

Can you please deal with the following request to change the 'support' to 'objection' please?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Geoffrey Ben-Nathan [redacted]
Sent: Wednesday, May 22, 2024 11:56 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Barry Musikant [redacted] Michael Keats [redacted]
Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>; [redacted]
Subject: Bevis Marks Planned Building

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastoglu,

My colleagues have prevailed upon me to ask you formally to convert my 'support' for the proposed building planned to be adjacent to Bevis Marks Synagogue into an objection.

Could you please, if you can, do so?

They believe that despite my extreme sarcasm (proposed building would be a barbarian monstrosity etc.), the tick in the support box overrides the attendant comment.

The support was conditional upon the Council supporting a similar structure adjacent to St. Paul's.

I believe I 'supported' the previous proposal on exactly the same basis. That 'support' was successful. The Council threw out the proposal definitively. I hope, and believe, they will do the same again.

Yours Sincerely,
G.M. BEN-NATHAN (Mr).

From:	Tastsoglou, Anna
To:	Horkan, David; lpaburystreet
Subject:	FW: Notes on shortcomings within Radiance Assessment dated January 2024 for redevelopment at 1-4, 31 and 33-34 Bury Street, London EC3A 5AR, planning app no. 24/00021/FULEIA
Date:	03 June 2024 16:32:52

Hi,

I received the following anonymous email. I assume it can be uploaded on the website. @Horkan, David – do you agree with that?

Thanks,

Anna

From: Messiah is Judaism [redacted]
Sent: Thursday, May 23, 2024 12:04 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Notes on shortcomings within Radiance Assessment dated January 2024 for redevelopment at 1-4, 31 and 33-34 Bury Street, London EC3A 5AR, planning app no. 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

To Ms Tastsoglou,
City of London Case Officer for planning application 24/00021/FULEIA

I write anonymously as someone who works in planning advisory, this being a niche business, I do not wish to disclose my details formally.

Having reviewed the Radiance Assessment submitted with planing application 24/00021/FULEIA, I have found several shortcomings, which I lay out below.

1. Page 14 titled 'BS EN 17037:2018 and the UK Annex' lays out the relevant BRE (Building Research Establishment) guidance to which the said application is subject. It describes the Illuminance method as using 'sky and sun conditions derived from standard meteorological data', and taking into account 'location and building orientation'. The Radiance Assessment goes onto to neglect this method in favour of the Daylight Factor method, described on page 15 as 'considering an overcast sky and therefore the orientation and geographical location of the buildings [analysed] is not relevant'. Though the BRE guidance states either test may be used, it seems the Illuminance test would be more useful in a case such as this where orientation is paramount.

2. Pages 15-16 also under 'BS EN 17037:2018 and the UK Annex' neglect to mention at all the APSH (Annual Probable Sunlight Hours) test, which remains the key assessment for sunlight access to Existing Buildings as per paragraph 3.2.13 of the nationally accepted BRE's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (the BRE Report). The risk to Bevis Marks Synagogue in pages 4-5 of the Independent Review of the Daylight and Sunlight Report commissioned for previous planning application 20/00848/FULEIA, was flagged as 'Moderate

Adverse' in the Proposed scenario and 'Major Adverse' in the Cumulative scenarios and it is surprising that this test is omitted from the latest planning application.

3. Page 22 of the Radiance Assessment assumes a visible light transmittance of 80% for the main glass panes of the Synagogue windows (going by paragraph C26 of the BRE Report this would make the manufacturers' normal incidence light transmittance 88%). Page 24 however has an oblique photo of the Synagogue windows taken from an external rooftop where they look dulled or aged, placing an effective 80% visible light transmittance into question.

I hope my observations have been useful and again I apologise for the understandable request of my anonymity.

Yours Sincerely,
Anon

[redacted]
Shield House
Harmony Way
London, NW4 2BZ
www.thejlc.org
@jlc_uk
@jlc.uk
JewishLeadershipCouncil

[redacted]

The Rt Hon Lord Mayor
Alderman Professor Michael Raymond Mainelli
By email: [redacted]

16th May 2024

Re: Planning Application: 24/00021/FULEIA

My Lord Mayor,

I am writing to you as a result of the planning application at 31 Bury Street for a 43-storey office building, adjacent to the internationally renowned Bevis Marks Synagogue. This will cause substantial harm to the synagogue community.

Constructed in 1701, Bevis Marks was the first sizable synagogue in England, following the resettlement of the Jews in England in 1656. The Jewish community has become a valued part of British life in the years since it's construction. It is the oldest synagogue in Europe to hold continuous services and considered the Cathedral Synagogue amongst British Jewry.

I had understood that the recent instigation of the Creechurch Conservation Area would protect the synagogue's views. This now appears to not be the case and we would request that the proposed New Local Plan for 2040 be amended so that the existing presumption that tall building will be refused permission in conservation areas is retained.

I understand that an almost identical proposal at 31 bury St was turned down at planning committee two years ago and the current proposal does not address the grounds on which it was refused. So it is with great sadness that I am writing to you to object to the latest proposed scheme. It will greatly affect the light that enters the synagogue and, along with the cumulative effect of this and other previously built developments, will disrupt prayers and the use of the courtyard. The substantial harm caused by this development to the setting of the synagogue will greatly affect its continued use and cause great harm to the Bevis Marks Synagogue community.

Please can you pass this letter on to the relevant persons and ensure that our objection is noted.

JLC is a charitable company which operates in furtherance of its charitable purposes only. Charity registration No: 1115343.
The Jewish Leadership Council is a company limited by guarantee. Registered in England and Wales No: 5742840.

Yours sincerely,

Keith Black
Chair, Jewish Leadership Council

JLC is a charitable company which operates in furtherance of its charitable purposes only. Charity registration No: 1115343.
The Jewish Leadership Council is a company limited by guarantee. Registered in England and Wales No: 5742840.

BOARD OF DEPUTIES OF BRITISH JEWS
ADVOCACY | DEMOCRACY | COMMUNITY

The Rt Hon. The Lord Mayor, Alderman Professor Michael Mainelli
Members' Room
P O Box 270
Guildhall
London
EC2P 2EJ

Dear Lord Mayor,

24/00021/FULEIA and 24/00011/LBC

I am writing to you, as I was forced to write to your predecessor in 2021, to object formally to this planning application which, if approved, would have a detrimental impact on the Jewish community's beloved Bevis Marks synagogue, the oldest continuously used synagogue in Britain which dates from 1701. This most recent planning application is no less harmful than the earlier one which thankfully was rejected, following widespread opposition.

I write as President of the Board of Deputies of British Jews aware that my organisation, founded in 1760 to represent the Jewish community throughout the country, emerged from those Jews of Spanish and Portuguese heritage such as the founders of the Bevis Marks Synagogue. Modern British Jewish history was born at Bevis Marks when Jews first returned to this country following our expulsion in the 13th Century. It offered a safe haven to those who came from overseas and that feeling very much remains to this day. The synagogue is also the legacy of those who came before me in leading the community, and whenever I am at Bevis Marks I am humbled by that fact.

At 45 storeys, the proposed building would destroy the southern sky view, which is an essential part of the setting of the synagogue and is important for the intangible qualities it contributes to our religious ritual. Not only will it shroud the building in shadow, but it will have a direct impact on the local communities weekly Sabbath rituals. In Judaism, it is essential that we judge the coming of the Sabbath, and the end of the Sabbath, by our view of the night sky and the visibility of the stars. Should this development go ahead, the view of the moon's passage across the sky, and many of the celestial bodies, would be blocked. Lastly, the synagogue, which is a Grade 1 Listed building will lose its character and significant beauty as a result of the proposed development.

ORT House, 147 Arlington Road
London NW1 7ET
info@bod.org.uk
www.bod.org.uk
+44 20 7543 5400
@boardofdeputies

Charitable activities with which the Board are identified are funded by The Board of Deputies Charitable Foundation (Registered Charity No. 1058107), a company limited by guarantee and registered in England (No. 3239086).

To add further insult to injury, the area has recently become the Creechurch Conservation Area, and this proposal flies directly in the face of the principles of conservation.

I would urge you to share with those who will make the relevant decisions, how important the Bevis Marks Synagogue is both to the UK Jewish community, to the City of London, and to the UK as a whole so they can come to the best decision regarding our shared heritage and reject this application.

Yours sincerely,

Marie van der Zyl OBE
President

Charitable activities with which the Board are identified are funded by The Board of Deputies Charitable Foundation (Registered Charity No. 1058107), a company limited by guarantee and registered in England (No. 3239086).

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: planning application reference: 24/00021/FULEIA.
Date:	04 June 2024 15:04:13
Attachments:	image002.png

Hi all,

Please see below objection re the above application that needs to be uploaded on the website.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Rachel M Johnson [redacted]
Sent: Tuesday, June 4, 2024 3:01 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: planning application reference: 24/00021/FULEIA.

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou

I'm writing to express my strong opposition to this new application (24/00021/FULEIA).

As a British Jew I am beyond disappointed at the lack of respect for a Jewish place of worship. There have been enough assaults in the UK on Jews. This new application shows lack of consideration or respect for the essence of a place of worship. This would not be considered if it were Westminster Abbey.

I am appalled to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area. This new application, barely changed since the last time it was submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK. The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

sincerely

Rachel E M Johnson
[redacted]

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks (24/00021/FULEIA)
Date:	04 June 2024 15:48:45
Attachments:	image002.png

Hi all,

Please see below objection re the above application. Please upload online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Peter Gartenberg [redacted]
Sent: Friday, May 17, 2024 9:35 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Bevis Marks (24/00021/FULEIA)

THIS IS AN EXTERNAL EMAIL

I am writing briefly but with strong feeling to object to the above planning application, which I believe is a rehashed but equally potentially damaging version of that which was rejected a few years ago.

Bevis Marks is a hugely iconic synagogue to British Jews (whether or not they belong to the same strand of Judaism) and has a long and proud history, which is one reason that it's

fabric is protected.

The proposal would wreak considerable and unacceptable damage upon its access to light (the possibility of electrical modifications to counter that is limited) and hence to the practicality of meaningful worship and other synagogue activities. It would also dramatically change the character of the immediate area near Bevis Marks (which would affect other heritage assets too). I ask you whether this would be deemed acceptable near an equivalent place of, for instance, Christian or Muslim worship - I think not.

I shall leave it there, as many other people will no doubt be putting forward more eloquent and detailed objections - noting also that both the case for changing the approach to tall buildings seems dubious, especially in this instance, as do the planning 'benefits' cited by the developer.

Please take determined action to scrutinise (and reject) this planning case firmly and fairly in the light of the unique character and importance of Bevis Marks and its locality.

Yours sincerely,
Peter Gartenberg

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objection to 31 Bury Street development
Date:	04 June 2024 15:49:28
Attachments:	image002.png

Hi all,

Another objection to be uploaded on the website.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Daniel Heller [redacted]
Sent: Friday, May 17, 2024 5:45 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>
Subject: Objection to 31 Bury Street development

THIS IS AN EXTERNAL EMAIL

Dear Anna,

I am writing to express my strong opposition to this new application (24/00021/FULEIA). I am dismayed to see this new proposal, particularly after its refusal two years ago, and the recent adoption of the Creechurch Conservation Area.

This new application, which has hardly changed since it was most recently submitted, is not in keeping with the conservation of a Grade-1 listed building, which is now also in a conservation area, and is the most important Jewish site in the UK.

The new tower, to the synagogue's immediate south, would dominate the setting of the synagogue, block out the religiously important southern sky-view, and overshadow the synagogue and its courtyard, dwindling its remaining light. This kind of proposal would never be considered within the vicinity of St Paul's Cathedral, and should certainly not be permitted just metres from British Jewry's Cathedral synagogue, particularly along its sensitive southern exposure. I urge you to refuse this application.

I look forward to your consideration in this matter.

Best wishes,

Daniel Heller

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Objection to proposed construction of 31 Bury Street
Date:	04 June 2024 16:34:15
Attachments:	image002.png

Hi all,

Please see below objection re the above application. Can this please be uploaded on the planning portal?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: David Salem [redacted]
Sent: Thursday, May 16, 2024 4:39 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Objection to proposed construction of 31 Bury Street

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

Dear Ms

I wish to formally object to the construction of 31 Bury Street

This objection is grounded in the significant negative impact that this development will

have on the historic Bevis Marks Synagogue, a Grade I listed building and the oldest synagogue in the United Kingdom still in use today.

Bevis Marks Synagogue, established in 1701, holds immense historical, cultural, and religious significance. It has served as a continuous place of worship for over 300 years and stands as a testament to the enduring presence and contributions of the Jewish community in London. The proposed construction poses several threats to this invaluable heritage site:

Visual Intrusion and Contextual Disharmony:
The new development, due to its scale and modern design, will overshadow the synagogue, disrupting the visual harmony of the area. Bevis Marks Synagogue is renowned for its architectural integrity and historical ambiance, which would be severely compromised by the juxtaposition of a contemporary high-rise structure. This visual intrusion will detract from the synagogue's aesthetic and historical context, diminishing its presence and significance.
Loss of Natural Light:
One of the most concerning aspects of the proposed construction is the potential reduction of natural light to the synagogue. Bevis Marks relies heavily on natural light to illuminate its interiors, a feature that enhances its spiritual and historical atmosphere. The towering structure at 31 Bury Street will cast shadows over the synagogue, leading to a darker interior that not only alters the experience for worshippers and visitors but also necessitates increased artificial lighting, impacting the authenticity of the historic setting.
Noise and Vibration Disturbances:
The construction phase is likely to introduce significant noise and vibration disturbances. These disturbances can affect the structural integrity of the synagogue, particularly given its age. Vibrations from heavy construction equipment pose a risk to the delicate fabric of the building, which has stood for centuries. Additionally, the noise will disrupt the serene environment essential for worship and reflection within the synagogue.
Increased Traffic and Access Issues:
The development will likely bring increased traffic to the area, complicating access to the synagogue. Bevis Marks is not only a place of worship but also a heritage site frequented by tourists, researchers, and members of the Jewish community. Increased congestion will hinder the accessibility for these groups, impacting the synagogue's function and its role as a community and cultural hub.
Heritage and Community Value:
Bevis Marks Synagogue is not just an architectural landmark but a living institution with deep ties to the local and global Jewish community. Any threat to its well-being is a threat to the community's heritage and history. The proposed development undermines the synagogue's historical environment, which is essential for its continued relevance and function.

In conclusion, the proposed construction at 31 Bury Street represents a significant threat to Bevis Marks Synagogue. It is imperative that the planning authorities consider the

profound and irreversible impact this development will have on one of the nation's most treasured heritage sites.

I urge you to reconsider the approval of this project in light of the substantial harm it poses to Bevis Marks Synagogue, its congregation, and the broader community that values this historic landmark.

Thank you for your attention in this matter

Kind Regards

David Salem
[redacted]

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning Application 24/00021/FULEIA affecting Bevis Marks Synagogue
Date:	05 June 2024 11:55:49
Attachments:	image002.png

Hi all,

Please see below objection re the above application.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Tony Samuel [redacted]
Sent: Wednesday, May 8, 2024 10:58 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning Application 24/00021/FULEIA affecting Bevis Marks Synagogue

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou
I am writing to formally object to the proposed development at 31, Bury Street, EC3A 5AR because of the awful effect this will have on the Grade 1 listed building, Bevis Marks Synagogue, which is less than 200 yards away.
I am Jewish and regularly visit this famous synagogue, the oldest in the UK and the oldest continually functioning synagogue in Europe. I have often accompanied children and young people to visit this historic landmark with its unparalleled cultural history.
It is a most beautiful building and prayer space - an oasis of calm in the heart of the City of

London. It is inconceivable that such a proposed building would be allowed next to St Paul's Cathedral, so why is the synagogue not afforded the same protection?
The proposed building would overshadow the synagogue and its courtyard for much of the day, reducing the usability of the courtyard for rituals and celebrations.
It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship.
The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.
I understand that a previous application for development at 31 Bury Street was rejected some years ago due to the terrible adverse impact that an enormous skyscraper building would have on Bevis Marks Synagogue. This new application would also cause irreparable damage to the sanctity of this sacred space.
A synagogue is not just a building - it is the focal point for a community offering a shared-space for prayer, contemplation and praise. It was built, as many churches are, "for the glory of God" and it should continue to be a sanctuary and place of hope in these very difficult times for the Jewish community in the UK.
Thank you
Yours faithfully
Tony Samuel

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Bevis Marks Synagogue 24/00021/FULEIA
Date:	05 June 2024 11:58:30
Attachments:	image003.png

Hi all,

Please see below objection re the above application to the registered and uploaded online.

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Geoffrey Shaw [redacted]
Sent: Wednesday, May 8, 2024 11:49 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I am emailing to raise the strongest objection to the proposed tower adjacent to the synagogue. The arguments against the proposal are very well known. The protection of this outstanding synagogue remains of utmost importance and I urge the Council to refuse this application.

Thank you.

Sincerely,

Geoffrey Shaw

The contents of this message and any attachments may be confidential and proprietary.
If you are not an intended recipient, please inform the sender of the transmission error
and delete this message immediately without reading, distributing or copying the contents.

[redacted]

29th May 2024

Dear Sirs,

I've just read in "City Matters" (May 22 – June 18) that Bevis Marks Synagogue is still under threat from a tall office block very close by in spite of an earlier application for a 48 storey tower being rejected by the City Corporation.

The fact that its height has been reduced from 48 to 43 storeys is neither here nor there. Developer Welputs words about maximising heritage and having "a sincere respect for the historic and cultural importance of the area around the site" sound good but essentially these words amount to equivocation. A reduction from 48 to 43 storeys is a gesture by Welput to get their own way and will not fool anyone. I hope the City Corporation will ~~not fall as~~ reject this application and revert to the status quo ante.

Yours faithfully,

[redacted]

GEOFF. TUFFS

City of London Planning Team
Guildhall North Wing

From: Tastsoglou, Anna
To: lpaburystreet
Subject: FW: Bevis Marks
Date: 11 June 2024 15:29:23
Attachments: image002.png

Hi all,

Please see below objection re the Bury Street application (24/00021/FULEIA).

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Charlotte D'Alton Eldridge [redacted]
Sent: Saturday, June 8, 2024 9:58 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Bevis Marks

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou,

I am texting in support of Bevis Marks asking please do not allow the planning for next door to the Synagogue to go ahead.

Bevis Marks is a very old historical building that surely warrants a safeguard around its' being secured safely in the City and not to be dwarfed by planning permission for a high-rise building that would completely spoil its' everyday use as a Synagogue in its' own right. I am really hoping you will not allow the building permission to go ahead for the

sake of the Jewish population within the UK for whom the Bevis Marks Synagogue has a truly real and historical significance.

With much hope and appreciation,

Charlotte D’Alton Eldridge (Mrs)

From: Tastsoglou, Anna
To: lpaburystreet
Subject: FW: 24/00021/FULEIA
Date: 17 June 2024 09:49:44
Attachments: image002.png

Hi all,

Please see below objection re that above development.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Jackie Philips [redacted]
Sent: Sunday, June 16, 2024 10:12 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou
I am writing to object to the proposed development around Bevis Marks synagogue for the following reasons:

- **A 45 storey tower would completely overwhelm the synagogue, which is a Grade 1 Listed building of enormous historic and cultural significance.**
- It is inconceivable that such a building would be allowed next to St Paul's cathedral, so why is the synagogue not afforded the same protection?
- **It would destroy the southern sky view, which is an essential part of the setting**

of the synagogue, and important for the intangible qualities it contributes to religious ritual. The view of the moon's passage across the sky, and many of the celestial bodies, would be blocked.

- The proposed building may be well designed and an exemplar of sustainability, but it is simply in the wrong place.
- **It would overshadow the synagogue and its courtyard** for much of the day, reducing the useability of the courtyard for rituals and celebrations.
- It would also further reduce the already minimal daylight that penetrates into the synagogue, making it even more difficult to conduct worship. Because of the historic nature of the synagogue, installing additional electric lighting is not feasible.
- The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict with the statutory development plan.
- The City Corporation is required to identify locations suitable for tall buildings. It has done some work on this, but there is much more work to be done, and their work eventually has to be assessed by an independent inspector. This process is unlikely to be complete before late 2025.
- **The developers are arguing that they are providing lots of planning benefits that outweigh the harm to the synagogue. These benefits do not stand up to scrutiny.** Many –for example, being car free, demonstrating holistic environmental design, having consolidated deliveries –are simply features that would be expected in any modern commercial building, and they do not represent a gain to the community.
- They propose to restore the Listed Holland House[1] and turn it over to various uses which are claimed to be of community benefit. Whilst the restoration of this building is to be welcomed, the claims about the community value of the uses must be viewed with great scepticism.
- The existing building at 31 Bury Street is only 40 years old and is capable of being refurbished and providing good service for many more years. Unnecessary demolition simply squanders the energy embodied in the building.
- The proposed building would also damage the setting of other heritage assets in the local area, and would compromise the qualities of the Conservation Area as a whole.
- The City Corporation is being disingenuous: claiming to recognise the importance of the synagogue, yet simultaneously facilitating this monstrous development. We are entitled to expect much higher standards from Britain's most prestigious local authority.

Please keep me updated on this development.

Yours faithfully, Jackie Phillips

From: Tastsoglou, Anna
To: lpaburystreet
Subject: FW: From Rachelle Goldberg 24/00021/FU:FEIA
Date: 18 June 2024 09:15:18
Attachments: image002.png

Hi all,

Please see below objection re the above application.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Rachelle Goldberg [redacted]
Sent: Tuesday, June 18, 2024 1:17 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: From Rachelle Goldberg 24/00021/FU:FEIA

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Anna,
I am extremely concerned and dismayed by the thought of the new build surrounding the beautiful Synagogue of Bevis Marks. The building and its services are a cultural treasure. Many tourists come from the U.K. to visit and indeed visitors all over the world. A number of weddings take place there Because of its authenticity it has this will withdraw the character of a very fine listed building.

With all good wishes

Yours sincerely
Rachelle Goldberg

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Planning application, 31 Bury St, ref 24/00021/FULEIA
Date:	18 June 2024 09:21:05
Attachments:	image002.png

Hi all,

Please see below objection to be uploaded on the website.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Keith Barber [redacted]
Sent: Wednesday, May 8, 2024 12:40 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Planning application, 31 Bury St, ref 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Anna Tastsoglou

I write to register my strong objection to the above Planning Application.

I am a longstanding member of the congregation at St Botloph's Aldgate, where I have now worshipped for over 40 years. During that time I have seen the Eastern side of the City become overwhelmed by more, and ever-taller tower blocks which, in my view, have been increasingly detrimental to the environment; I question whether

most of them have been truly necessary and I find it hard to believe that yet more are considered desirable.

The above Application is, in my view, of particular concern due to its impact on Bevis Marks Synagogue. Not only is this the oldest continuously-used synagogue in Britain, it is also of tremendous cultural and religious significance to the Jewish community. The proposed development would have a massively detrimental impact on the Synagogue as it would dominate both the building and its courtyard and would interfere with its light. Moreover, I am given to understand that observation of moon and stars are religiously important in the liturgy of the Synagogue and the proposed development would entirely block the necessary sky view. Such an outcome is completely unacceptable and, even if there were no other considerations, should be sufficient grounds to reject this proposal. I do not believe a similar impact on a church would be allowed and it is entirely unacceptable that our Jewish neighbours should receive any less consideration, particularly at such an important site as this.

I need to underline my objection by reference to the context of this application. I understand there was a previous application for a very tall building on the same site as recently as 2020. It appears to me that the present application is nothing more than an attempt to overcome the rejection of that proposal by shaving a minimal amount off the height of the tower; it seems to me the present proposal is in practical terms indistinguishable from the 2020 version. I believe what was unacceptable then remains unacceptable now and the developer (and others who will be influenced by the outcome) should not be allowed to subvert the previous decision in this way.

It also should be noted that the proposed development is in a conservation area. It ought properly to go without saying that this alone should suffice as grounds for rejection. If the City Corporation allows this Application, it will effectively render designation of conservation areas meaningless. Such an outcome would be entirely unacceptable and should not be contemplated.

Finally, I wonder at the fate of a similarly unsympathetic development should one be proposed in the vicinity, say, of St Paul's Cathedral. It seems likely to me that it would be rejected out of hand - that indeed its unacceptability would be so emphatically conveyed to such a developer that the application would never even be submitted. Again, I say it is completely unacceptable that our Jewish neighbours should receive any less consideration.

On each of these grounds individually and on all of them collectively I urge you to refuse this application. So far as it is possible I urge you also to make it clear that further 'salami-sliced' applications will be viewed unfavourably and future proposals must be more appropriate to such an important and sensitive site.

Yours sincerely,
Keith Barber

From:	Tastsoglou, Anna
To:	paul frankenberg
Cc:	lpaburystreet
Subject:	RE: Synagogue s in the city.
Date:	18 June 2024 09:42:16
Attachments:	image002.png

Dear Mr Frankenberg,

Thank you for your email and apologies I have not responded earlier.

With regard to your enquiry about current vacant properties in the City, I would direct you the latest office monitoring report, which contains the most relevant information around office floorspace. The document can be found here: Local Plan Monitoring Report Offices 2022 (cityoflondon.gov.uk)

I trust the above is of some assistance.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: paul frankenberg [redacted]
Sent: Wednesday, May 1, 2024 10:29 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Synagogue s in the city.

THIS IS AN EXTERNAL EMAIL

There were two synagogues in the vicinity. Dukes place and Bevis Marks. Dukes place was bombed during the second World War and subsequently served as my warehouse until it was rebuilt as an office block with a retail ground floor which I

rented until the seventies. Bevis marks which was surrounded by my warehouses is an extraordinary example of a virtually handbuilt wooden interior which most councils would promote as an outstanding building. When I was on the corporation there was a committee dedicated to the preservation and promotion of such glorious buildings. It seems a shame that the only building left of the vast Jewish population is to be overshadowed by yet another unrented office block. Perhaps you could let me know the current vacant property percentage in the city.
Regards
Paul Frankenberg.

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	FW: Applications 24/00021/FULEIA & 24/00011/LBC
Date:	20 June 2024 15:57:59
Attachments:	image002.png

Hi all,

Can the representation submitted by Mr Hoefling please be amended to refer to the Honourable Company rather than himself?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

From: Roger Hoefling[redacted]
Sent: Wednesday, June 19, 2024 3:07 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Applications 24/00021/FULEIA & 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

Thank you for your acknowledgement today of receipt of the revised representations made on behalf of the Honourable Company of Master Mariners in connection with the above applications.

Currently, the original representations of 14th May appear online but may I take it that they will be replaced by their replacements in due course? Indeed, should the option be available, listing them in the name of the Honourable Company rather than myself would be more

appropriate, if I may.

Again, my thanks.

Roger Hoefling
[redacted]

From:	Roger Hoefling
To:	Tastsoglou, Anna
Cc:	lpaburystreet
Subject:	RE: Applications 24/00021/FULEIA & 24/00011/LBC
Date:	20 June 2024 20:59:29
Attachments:	image002.png

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

Replacement of the current document dated 14th May 2024 by that shown as '14th May 2024; revised 12th June 2024' is requested, please. I sent the latter via your colleague, Kieran McCallum, on 18th June. Mr McCallum's e-mail address had proved reluctant, hence the delay.

Similarly, while not insisting on anonymity, my submissions are on behalf of the Honourable Company of Master Mariners, a City livery company, and so giving preference to its name would be appreciated, if I may

Welcoming questions, my thanks.

Roger Hoefling
[redacted]

From: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Sent: 20 June 2024 15:57
To: Roger Hoefling <[redacted] lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: RE: Applications 24/00021/FULEIA & 24/00011/LBC

Dear Mr Hoefling,

Thank you for your email.

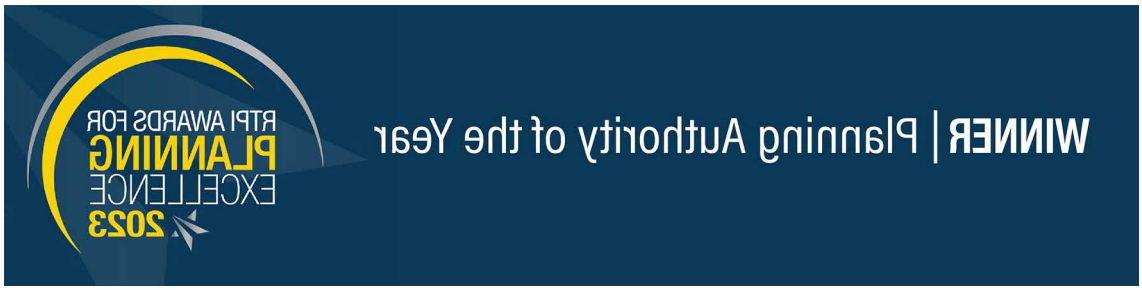
Can I just confirm that you are requesting for the previous representation on the 14th to be replaced with the latest one submitted a couple of week ago? We can keep both representations if you wish to and if they raised different matters.

I will ask my colleagues in the planning support team to change the name of the consultation to the Honourable Company than your name.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



From: Roger Hoefling [redacted]
Sent: Wednesday, June 19, 2024 3:07 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: Applications 24/00021/FULEIA & 24/00011/LBC

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

Thank you for your acknowledgement today of receipt of the revised representations made on behalf of the Honourable Company of Master Mariners in connection with the above applications.

Currently, the original representations of 14th May appear online but may I take it that they will be replaced by their replacements in due course? Indeed, should the option be available, listing them in the name of the Honourable Company rather than myself would be more appropriate, if I may.

Again, my thanks.

Roger Hoefling
[redacted]

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Virus-free.www.avg.com

From: Tannoglou, Anna
To: [redacted]
Subject: FW: Comment on 24/00021/FULEIA
Date: 26 June 2024 12:52:36

Hi all,

Can the following objection please be uploaded on the website?

Thank you,

Anna

Anna Tannoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tannoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Cplanningmeet%40cityoflondon.gov.uk%7Coradffc21754b4f60f4ec4f08dc95d677ba%7C59e658cdb3cd4056851932225fa90be8%7C0%7C0%7C638549995552845511%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=fZKH0mPuGB9gT%2F1SJVojJt1V2kSvIQRDxSq5%2FESoiI%3D&reserved=0

-----Original Message-----
From: [redacted]
Sent: Thursday, May 16, 2024 3:01 PM
To: Tannoglou, Anna <Anna.Tannoglou@cityoflondon.gov.uk>
Subject: Comment on 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Hello Anna Tannoglou, Case Officer,

I am writing to state my wholesale opposition to this application (24/00021/FULEIA), as I feel it is entirely inappropriate for the setting. I have worked in the City of London for a number of years now and hopefully will continue to for many years to come. I pass the area almost daily, walking from Liverpool Street.

A 45 story building is whole inappropriate to be built so close to Bevin Marks, by some measures *the* most important Jewish historical, cultural, and religious site in the entirety of the UK and a Grade I listed building. The proposed building would hamper religious use of Bevis Marks - limiting sight of stars and moon for example, and limiting use of the courtyard which is essential to some festivals, by casting it into constant darkness.

There are many tall buildings in the City, and many appropriate places for them. There *is*, and can be, only *one* Bevis Marks and it would be a disgrace if these plans were to go ahead.

Kind Regards,

Agnitya Domnach
Buxton Road
London

24/00021/FULEIA

BGO's development initiatives, particularly the planned redevelopment of Holland House, demonstrate their dedication to transformative projects that catalyse both economic and cultural growth. BGO envisions the Museum of Diversity as an integral part of the city's landscape, where history, technology, and humanity converge to inspire future generations through unique architecture and exhibits showcasing artifacts from diverse cultures worldwide.

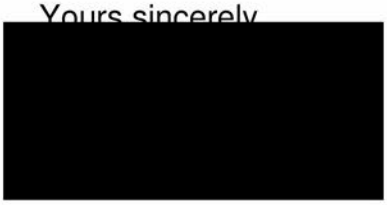
Furthermore, the City of London has a rich history of supporting the arts and museums, as evidenced by the success of the Museum of London and other institutions, which have become hubs of community engagement and cultural education. We foresee a partnership with BGO that will enhance our ongoing efforts to celebrate diversity, promote equality, and provide inclusive cultural education to all residents and stakeholders.

The anticipated establishment of the Museum of Diversity in the City of London is expected to create approximately 300 employment opportunities across various levels, significantly advancing our community's economic landscape. Moreover, the initial phase of this project, with an estimated investment of £1.2 million, will serve as a cultural beacon and a collaborative nexus for partners dedicated to showcasing the rich tapestry of our shared human experience.

The Museum of Diversity is ready to collaborate with the City of London to facilitate the establishment of BGO's cultural space at Holland House. We eagerly anticipate discussing the potential design and use of the space and are prepared to assist and support in their application or regulatory processes to expedite this exciting project.

We look forward to the Museum of Diversity joining the tapestry of the City's cultural landscape and becoming a beacon of inspiration, learning, and unity. Together, we can create a future where diversity is recognised and revered.

Yours sincerely



Mr. Troy Richards [Founder & CEO] & Tessa Sanderson OBE [Ambassador of MoD]
Troy@museumofdiversity.org

From: Tastsoglou, Anna
To: [redacted]
Subject: FW: 24/00021/FULEIA
Date: 26 June 2024 12:56 03
Attachments: image002.png

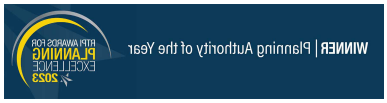
Hi all,

Can the objection email at the bottom of this email trail please be uploaded on the website?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk



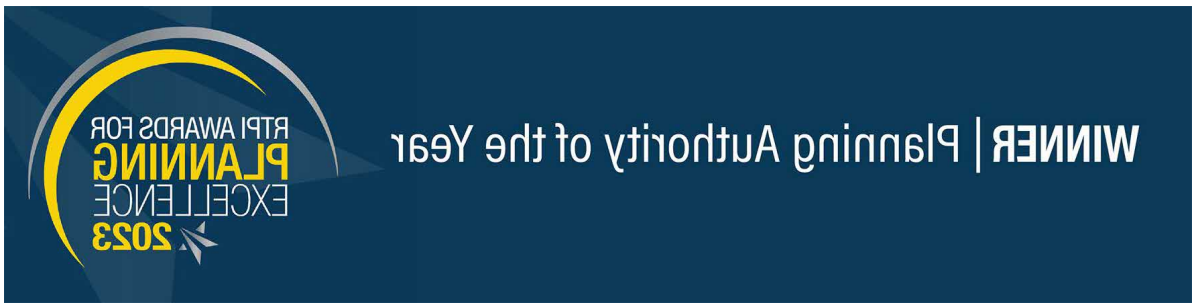
From: Freddy Salem [redacted]
Sent: Monday, June 3, 2024 2:46 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon gov.uk>
Subject: Re: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

Dear Mrs Tastsoglou

Thanks for this.
My representation relates to the application currently being considered at Bury street and its impact on Bevis Marks Synagogue.
Regards
Freddy Salem

On Mon, 3 Jun 2024 at 14:37, Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk> wrote:

> Dear Mr Salem,
>
> Thank you for your representation.
>
> I understand that your representation relates to the Local Plan than the application currently being considered at Bury Street, albeit the reference number of the application is stated as the subject of your email.
>
> I would appreciate if you could confirm the above is correct, so that your representation is taken into consideration regarding the relevant matter of your concern.
>
> Kind regards,
>
> Anna
>
> **Anna Tastsoglou | Principal Planning Officer (Development Management)**
> Environment Department | City of London | Guildhall | London EC2V 7HH
> 07751 731282
> anna.tastsoglou @cityoflondon.gov.uk | www.cityoflondon.gov.uk
>
> 
>

From: Freddy Salem [redacted]
Sent: Tuesday, May 28, 2024 3:57 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: 24/00021/FULEIA

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I make this representation that the Local Plan 2040 as drafted is not sound. I make this representation generally, but specifically in respect of Policies HE1, S12 and S13 and the Policies Map.

I consider the draft unsound on the following grounds:

HE1 does not adequately protect heritage assets. It is not enough that development should "consider" enhancing conservation areas; enhancement should be actively sought and pursued. HE1 also does not adequately protect Bevis Marks Synagogue. As drafted, HE1(8) refers to the Synagogue's defined immediate setting"; however no such concept of immediate setting exists. As with other heritage assets, the whole setting of the Synagogue should be protected. This is particularly important because the Synagogue is included in the Tall Buildings Area, and the permissible height contours in Figures 14 and 15 clearly impinge upon the Synagogue and its setting.

S12 and S13 tall buildings policies are also inadequate. They should not simply "take into consideration local heritage assets" as 12(5) states, but must pay full regard to and preserve and enhance the significance of those assets. S13 should protect views of and from the Synagogue in a similar way to the way The Monument is treated, albeit special regard should also be paid to the culturally and religiously important setting of the Synagogue.

The current Local Plan Policy CS14 presumption against tall buildings in Conservation Areas must be retained in the new draft. As well, a sentence should be added to clarify that the Tall Buildings Area does not override heritage and townscape considerations.

I reserve the right to add or amend my proposed changes [and I should welcome being invited to participate in discussion at the Plan's examination].

Yours truly
Freddy Salem

Freddy Salem
THIS E-MA L AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Tastsoglou, Anna
To: Deborah Carp
Cc: Spbarrystreet
Subject: RE: 24/00021/FULEIA
Date: 28 June 2024 12:23:09

Dear Mrs Carp,

Yes, that is right, but as I said in my previous email, this has not been agreed yet.

Kind regards,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data 05%7C02%7Cspbarrystreet%40cityoflondon.gov.uk%7C1ba10de00c3149bd8b3308dc9764acb9%7C56e65dbcdb3cd4056851932226fa98be8%7C0%7C0%7C638551705843839611%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%&sdata GPmRgK%2Bm7iBY5J2ImxNoe1w3LZWy6xYDYYMHPCwbAuM%3D&reserved 0

-----Original Message-----
From: Deborah Carp [redacted]
Sent: Friday, June 28, 2024 10:46 AM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Cc: Spbarrystreet <Spbarrystreet@cityoflondon.gov.uk>
Subject: Re: 24/00021/FULEIA

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Many thanks for your response. By end of Autumn are you meaning October/November time, please?

With kind thanks,

Debbie

Sent from my iPhone

> On 28 Jun 2024, at 10:35, Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk> wrote:
>
> Dear Mrs Carp,
>
> Thank you for your email and apologies I have not responded earlier.
>
> Although the committee date has not been agreed yet, it is anticipated that the proposed development will be presented at an end of Autumn committee meeting.
>
> I trust the above is of some assistance.
>
> Kind regards,
>
> Anna
>
>
> Anna Tastsoglou | Principal Planning Officer (Development Management)
> Environment Department | City of London | Guildhall | London EC2V 7HH
> 07751 731282
> anna.tastsoglou@cityoflondon.gov.uk |
> https://gbr01.safelinks.protection.outlook.com/?
> url http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data 05%7C02%7Cspbarrystreet%40cityoflondon.gov.uk%7C1ba10de00c3149bd8b3308dc9764acb9%7C56e65dbcdb3cd4056851932226fa98be8%7C0%7C0%7C638551705843847861%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%&sdata xoamdrp8%2BOBSc%2BK6tnpBfCxM7X0%2F6G1Yuq%2BPnJcXwfj4%3D&reserved 0
> inyoflondon.gov.uk%2F&data 05%7C02%7Canna.tastsoglou%40cityoflondon.go
> v.uk%7C3de8fd536fc7408bb816f68dc9757c2c50%7C56e65dbcdb3cd4056851932226fa9
> 6be8%7C0%7C0%7C638551647863524367%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4w
> LjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sd
> ata 5vSt2dJaEnl7ruhe9Ekwd.1Z%2BSuEC8U%2FFKgEyNaYpI1%3D&reserved 0
>
>
>
>
>
>
>
> -----Original Message-----
> From: Deborah Carp [redacted]
> Sent: Monday, June 3, 2024 5:43 PM
> To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
> Subject: 24/00021/FULEIA
>
> THIS IS AN EXTERNAL EMAIL
>
>
> Dear Ms Tastsoglou,
>
> Please could you let me know when a decision will be reached to save the Bevis Marks historic synagogue from the wild notion of a high rise buildings for which a second planning application has been submitted?
>
> I would be glad to know of at least when the council's planning committee will convene to decide on this.
>
> Many kind thanks,
>
> Yours sincerely,
>
> Mrs Debbie Carp
>
>
>
> Sent from my iPhone
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY
> PRIVILEGED. If you are not the addressee, any disclosure,
> reproduction, copying, distribution or other dissemination or use of
> this communication is strictly prohibited. If you have received this
> transmission in error please notify the sender immediately and then
> delete this e-mail. Opinions, advice or facts included in this message
> are given without any warranties or intention to enter into a
> contractual relationship with the City of London unless specifically
> indicated otherwise by agreement, letter or facsimile signed by a City
> of London authorised signatory. Any part of this e-mail which is
> purely personal in nature is not authorised by the City of London. All
> e-mail through the City of London's gateway is potentially the subject
> of monitoring. All liability for errors and viruses is excluded.
> Please note that in so far as the City of London falls within the
> scope of the Freedom of Information Act 2000 or the Environmental
> Information Regulations 2004, it may need to disclose this e-mail.
> Website:
> https://gbr01.safelinks.protection.outlook.com/?
> url http%3A%2F%2Fwww.c%2F&data 05%7C02%7Cspbarrystreet%40cityoflondon.gov.uk%7C1ba10de00c3149bd8b3308dc9764acb9%7C56e65dbcdb3cd4056851932226fa98be8%7C0%7C0%7C638551705843854228%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C%&sdata ovT%2F2up%2Bc1VY8pZY539akCLv8BY3j%2BIj3m%2BPMiaeHIk%3D&reserved 0
> inyoflondon.gov.uk%2F&data 05%7C02%7Canna.tastsoglou%40cityoflondon.go
> v.uk%7C3de8fd536fc7408bb816f68dc9757c2c50%7C56e65dbcdb3cd4056851932226fa9
> 6be8%7C0%7C0%7C638551647863540329%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4w
> LjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sd
> ata DpdwCXjesIs6quFdRiV/zxZ%2BMcz9ejJ9UuQ2Ehsv Y%3D&reserved 0

City of London Conservation Area Advisory Committee

Department of the Built Environment,
Corporation of London,
P.O. Box 270,
Guildhall,
London EC2P 2EJ

8th May 2024

Dear Sir/Madam,

At its meeting on 25th April 2024 the City of London Conservation Area Advisory Committee considered the following planning application and reached the decision given below:

C.64 24/00021/FULEIA - Bury House 1 - 4, 31 - 34 Bury Street, London EC3A 5AR
Creechurch Conservation Area/Aldgate Ward. No Ward Club rep.
Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/cafe (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.

The Committee strongly objected considering that the development proposals would result in the gross overdevelopment of this site in the Creechurch Lane Conservation Area, with a significantly negative impact on the character and appearance of the immediate Conservation Area and its setting. The proposals were considered to be highly damaging to the local townscape quality in the nearby street-scene context, with harmful consequences for important listed buildings that were in close proximity. The lack of architectural quality and refinement of the proposals was noted, together with their significant negative impact on wider townscape views and heritage context of the site's City/central London location.

I should be glad if you would bring the views of the Committee to the attention of the Planning and Transportation Committee.

Yours faithfully,

[redacted]

Mrs. Julie Foxa
Secretary

From: carmen gleen
To: Planning Policy Consultations
Subject: 31 Bury Street
Date: 29 May 2024 15:48:49

THIS IS AN EXTERNAL EMAIL

To whom it may concern,

I make this representation that the Local Plan 2040 as drafted is not sound. I make this representation generally, but specifically in respect of Policies HE1, S12 and S13 and the Policies Map.

I consider the draft unsound on the following grounds:

HE1 does not adequately protect heritage assets. It is not enough that development should "consider" enhancing conservation areas; enhancement should be actively sought and pursued. HE1 also does not adequately protect Bevis Marks Synagogue. As drafted, HE1(8) refers to the Synagogue's defined "immediate setting"; however no such concept of immediate setting exists. As with other heritage assets, the whole setting of the Synagogue should be protected. This is particularly important because the Synagogue is included in the Tall Buildings Area, and the permissible height contours in Figures 14 and 15 clearly impinge upon the Synagogue and its setting.

S12 and S13 tall buildings policies are also inadequate. They should not simply "take into consideration local heritage assets" as 12(5) states, but must pay full regard to and preserve and enhance the significance of those assets. S13 should protect views of and from the Synagogue in a similar way to the way The Monument is treated, albeit special regard should also be paid to the culturally and religiously important setting of the Synagogue.

The current Local Plan Policy CS14 presumption against tall buildings in Conservation Areas must be retained in the new draft. As well, a sentence should be added to clarify that the Tall Buildings Area does not override heritage and townscape considerations.

I reserve the right to add or amend my proposed changes [and I should welcome being invited to participate in discussion at the Plan's examination].

Yours,

Carmen Gleen

Flat 7 Garden Court
Garden Road
London
NW8 9PP
[redacted]

29th May 2024

TO WHOM IT MAY CONCERN

Dear Sir/Madam,

Concerning proposed development of a tall tower at 31 Bury Street

I make this representation that the Local Plan 2040 as drafted is not sound. I make this representation generally, but specifically in respect of Policies HE1, S12 and S13 and the Policies Map.

I consider the draft unsound on the following grounds:

HE1 does not adequately protect heritage assets. It is not enough that development should "consider" enhancing conservation areas; enhancement should be actively sought and pursued. HE1 also does not adequately protect Bevis Marks Synagogue. As drafted, HE1(8) refers to the Synagogue's defined "immediate setting"; however, no such concept of immediate setting exists. As with other heritage assets, the whole setting of the Synagogue should be protected. This is particularly important because the Synagogue is included in the Tall Buildings Area, and the permissible height contours in Figures 14 and 15 clearly impinge upon the Synagogue and its setting.

S12 and S13 tall buildings policies are also inadequate. They should not simply "take into consideration local heritage assets" as 12(5) states, but must pay full regard to and preserve and enhance the significance of those assets. S13 should protect views of and from the Synagogue in a similar way to the way The Monument is treated, albeit special regard should also be paid to the culturally and religiously important setting of the Synagogue.

The current Local Plan Policy CS14 presumption against tall buildings in Conservation Areas must be retained in the new draft. As well, a sentence should be added to clarify that the Tall Buildings Area does not override heritage and townscape considerations.

I reserve the right to add or amend my proposed changes [and I should welcome being invited to participate in discussion at the Plan's examination.

Yours faithfully

Alfred Magnus

Former President of the Board of Elders of the Spanish & Portuguese Synagogue

should be added to clarify that the Tall Buildings Area does not override heritage and townscape considerations.

I reserve the right to add or amend my proposed changes [and I should welcome being invited to participate in discussion at the Plan's examination

בס"ד

the S&P HARDI community ק"ק שער השמים

Rabbi Joseph Dweck | Senior Rabbi
הרב יוסף דוויך | רב הראשי

Ref: 24/ 00021/ FULEIA

28th June 2024

Dear Ms Tastsoglou,

Please excuse the delay in this consultation response. When Shravan Joshi invited me to meet with him on 18 April 2024, he cautioned me and my community from objecting to Welput's latest proposal on account that they would be amending it and it would look bad if we objected before giving them an opportunity to do so. As that has not transpired, I find myself now forced to object as I had originally intended to do so.

You will no doubt be aware of the strength of feeling around this submission, and I share in that deep disappointment. As the Senior Rabbi of the S&P Sephardi community, the custodian of Bevis Marks Synagogue, I am aware of the severe distress this application has caused, the waste of community resources it has engendered, and of the complete disregard it has shown for the needs of the Jewish community.

I've already submitted a detailed account appended to the synagogue's formal objection outlining the diminution of our religious practices that would result should this application be approved. Please see there for more information. But in short, the proposed tower would block out views of the southern sky necessary for Jewish worship, in particular the necessary views of the moon in the night sky for the Kiddush Levana prayer. Jewish tradition also strongly prefers that synagogue worship more generally include sky views, and clearly this was intended in the original design of the Bevis Marks synagogue with it numerous windows. This would no longer be possible should the tower at 31 Bury st be permitted. Finally, the further reduction in sunlight falling on the entirety of the synagogue site that would result from such a tower, would also harm the community's ability to worship as it has for over three centuries. This is both a breach of our religious rights, but it is also in conflict with the original design of the building, intended to be usable by daylight, which was an intentional departure from medieval buildings or houses of worship with stained glass windows.

More fundamentally, it is shameful that our community is forced to campaign once again to protect Bevis Marks Synagogue, when it should already be abundantly clear that it is in need of protection from circumstances such as this. That the City of London has as of yet refrained from formulating policies that would prevent this harm from even being proposed is a dereliction in their duty of care, and it demonstrates a disdain and disregard for the well-being of the UK's oldest Jewish community. At a time of increasing AntiSemitism in this country, I expect more from the City.

The S&P Sephardi Community

2 Ashworth Road, London, W9 1JY
Tel: 020 7289 2573
info@sephardi.org.uk
www.sephardi.org.uk

The home of the Sephardi community since 1656

S&P Sephardi Community is the working name of charities in connection with the Spanish and Portuguese Jews' Synagogue
Registered charity number 212517

בס"ד

the S&PHARDI community ק"ק שער השמים

Rabbi Joseph Dweck | Senior Rabbi
הרב יוסף דוויך | רב הראשי

I call upon the City to refuse this proposal without caveat and ensure the long-term protection of Bevis Marks Synagogue.

[redacted]

Rabbi Joseph Dweck
Senior Rabbi

The S&P Sephardi Community

2 Ashworth Road, London, W9 1JY
Tel: 020 7289 2573
info@sephardi.org.uk
www.sephardi.org.uk

The home of the Sephardi community since 1656

S&P Sephardi Community is the working name of charities in connection with the Spanish and Portuguese Jews' Synagogue
Registered charity number 212517

By Email: anna.tastsoglou@cityoflondon.gov.uk

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Right of Light Consulting
Burley House
15-17 High Street
Rayleigh
Essex
SS6 7EW
TEL 0800 197 4836
E-MAIL enquiries@right-of-light.co.uk
WEBSITE www.right-of-light.co.uk

Anna Tastsoglou
City of London
Guildhall
London
EC2V 7HH

17 July 2024

Dear Ms Tastsoglou

Application Reference No. 24/00021/FULEIA
Proposed Development at Bury House, 1-4 & 31-34 Bury Street, London EC3A 5AR
Impact on 11-12 Bury Street, London EC3A 5AT

We are appointed by The Texel Group following concerns that the proposed 43 storey redevelopment of Bury House will impact upon the daylight and sunlight receivable by their property at 11-12 Bury Street.

Our client is disappointed that they have been obliged to respond negatively to the application, but feels compelled to oppose a development which will have an oppressive and overbearing impact on the way the occupiers of the building enjoy the property.

The Building Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition provides guidance for the planning department to consider.

The introduction to the BRE guide at 1.1 states that "people expect good natural lighting in their homes and in a wide range of non-domestic buildings. Daylight makes an interior look more attractive and interesting as well as providing light to work or read by. Access to skylight and sunlight helps make a building energy efficient; effective daylighting will reduce the need for electric light, while winter solar gain can meet some of the heating requirements."

We have reviewed the daylight and sunlight study dated January 2024 prepared by GIA Chartered Surveyors on behalf of the applicant. The report analyses the impact on the neighbouring properties which surround the proposal, including St Andrew Undershaft Church, 2 & 4 Heneage Lane, St Helens Church, St Katherin Cree Church, Sir John Cass Primary School, 2-20 Creechurch Lane & 27-31 Mitre Street. 11-12 Bury Street has not been considered.

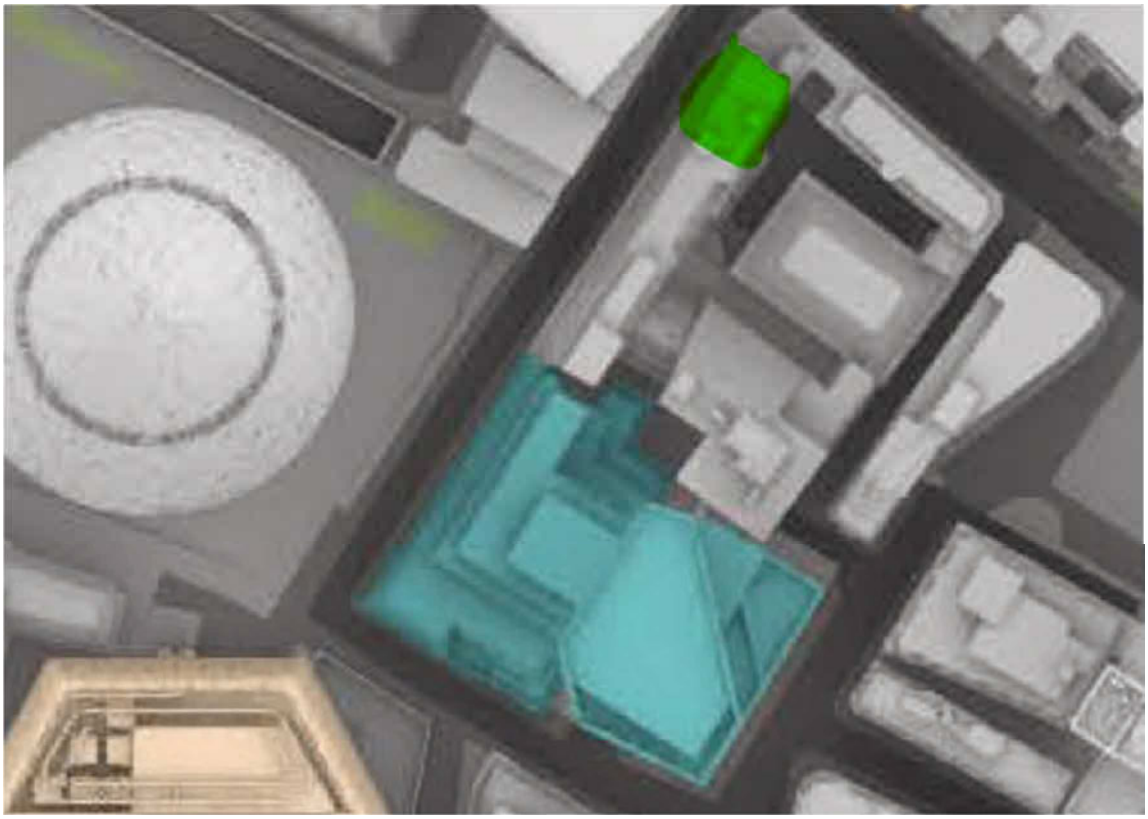
Given the scale of the proposal and the proximity with our client's property, along with the fact the proposed 43 storey tower is located to the south of our client's windows & external rooftop amenity area, we are of the opinion that the daylight and sunlight assessment should encompass the impact on 11-12 Bury Street.

RICS Regulated by RICS

Company:
Right of Light Consulting Ltd
Registered in England and Wales
No. 5908040

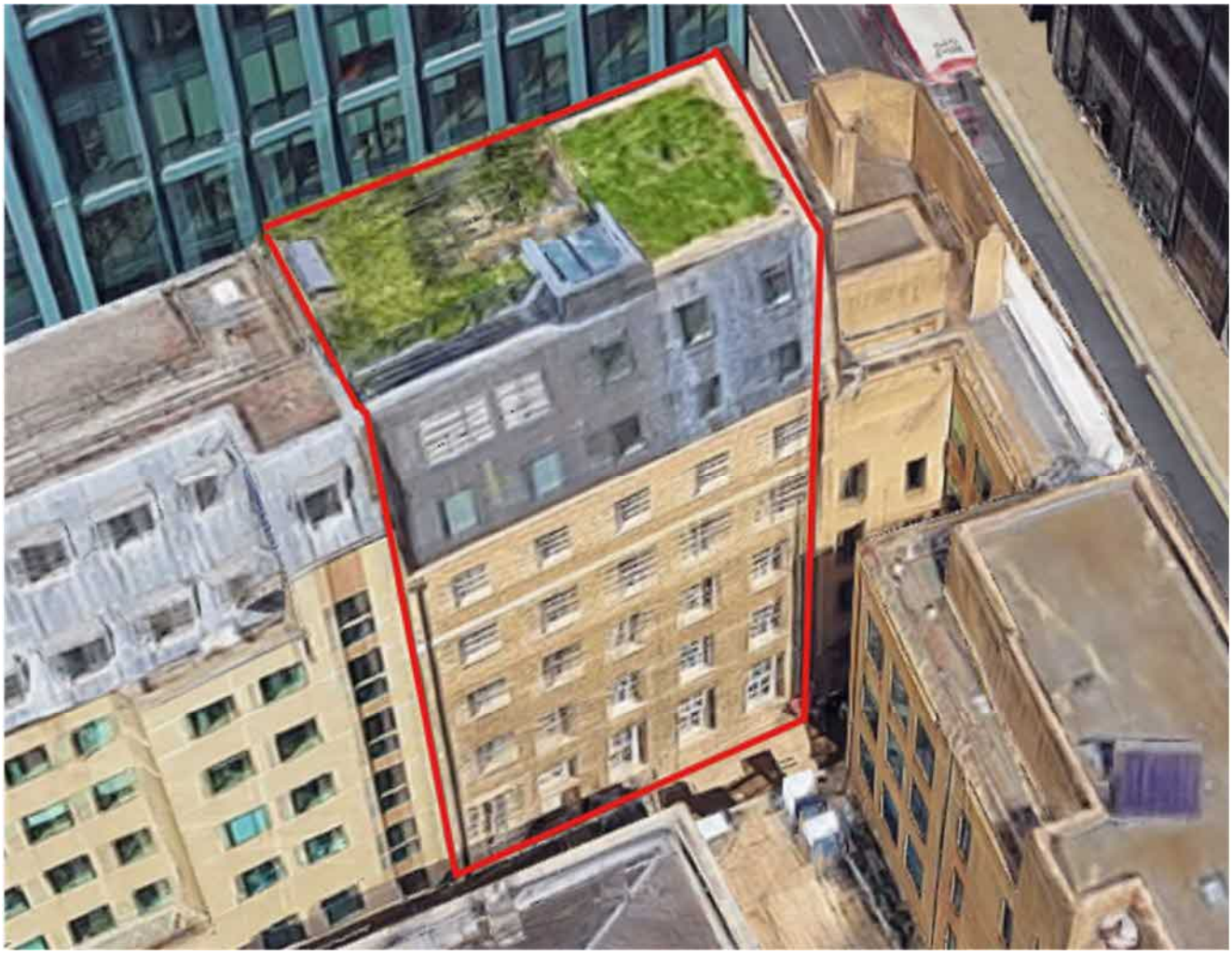
Registered Office:
Burley House,
15-17 High Street, Rayleigh,
Essex SS6 7EW

The below images have been taken from the daylight and sunlight report completed by GIA, and they show the proposed development in blue. I have highlighted in green the position of 11-12 Bury Street on the plan and isometric views below.



As you can see, the rear of our client's building does not directly face the proposed tower. However, this does not necessarily mean that daylight and sunlight will not be adversely affected. The reason for this, is that in this dense urban environment, daylight and sunlight to windows is naturally more scarce. Therefore, given the BRE daylight and tests allow for a 20% reduction from their current value, poorly lit windows have less daylight and sunlight they can afford to lose before hitting this threshold. This is the case with 11-12 Bury Street which is already hampered by the existing buildings surrounding it on all sides.

I have highlighted the rear elevation of 11-12 Bury Street below which faces southeast. Given the orientation of these windows, and that the proposal is located to the south of them, our clients are concerned with the impact on the sunlight the windows are able to receive, particularly in the winter months, when ordinarily the windows would benefit from solar gain from the south.



We can appreciate that focus tends to be towards habitable rooms at domestic premises in daylight and sunlight studies. However, despite 11-12 Bury Street being of non-residential use, we are of the opinion that it should be included in the analysis to demonstrate the level of compliance with the BRE guideline tests, particularly given the direct impact on the occupiers who will be subject to working in gloomier office spaces.

Furthermore, in recent years there has been a significant increase in the conversion of commercial to residential properties, which seems likely to persist in the long term due to changing demands in the property market. As such, we are of the opinion that considering the impact on natural light to all buildings is even more important, to ensure future occupiers will be able to enjoy good levels of light.

So we are able to advise our clients on the loss of light to their building, we request that no decision is made in favour of the application until:

1. The applicant instructs their surveyor to visit our client's property and submits a complete and accurate daylight and sunlight assessment prepared in accordance with the BRE guide, and

2. The assessment shows that the proposed design, or amended design, complies with the BRE guide.

We understand that you have yet to visit our client's property. We look forward to liaising with you for a convenient time you will be able to visit and evaluate the reduction of light from our client's perspective.

In addition to planning, we understand that our client's property benefits from a legal right of light. We invite the applicant to engage with us to resolve all potential right of light matters. This is to avoid a situation where planning permission is granted for a development that cannot be built due to legal right of light restrictions.

Please acknowledge receipt of this letter and confirm that no decision will be made until the above points are addressed.

I look forward to hearing from you.

Yours sincerely

[redacted]

Joe Palmer *BEng (Hons) DIS*
Senior Right of Light Surveyor

Direct Dial: [redacted]
Email: [redacted]

RICS Regulated by RICS

Company:
Right of Light Consulting Ltd
Registered in England and Wales
No. 5908040

Registered Office:
Burley House,
15-17 High Street, Rayleigh,
Essex SS6 7EW

בס״ד

The Rt Hon. The Lord Mayor,
Alderman Professor Michael Raymond Mainelli

By email: michael.mainelli@cityoflondon.gov.uk

Office of The
CHIEF RABBI

305 Ballards Lane
London N12 8GB
020 8343 6301
info@chiefrabbi.org
chiefrabbi.org

15 May 2024

Ref: 24/00021/FULEIA

Dear Lord Mayor Mainelli,

It is with considerable concern that I write to you as I did to your predecessor Alderman William Russell in March 2021. It was then that I wrote to object to the proposal to construct a tower on the site of 31 Bury Street, due to the significant harm it would cause to Bevis Marks Synagogue. I am saddened to do so again despite its refusal two years ago and would be grateful if my objection can be recorded by the relevant authorities.

As you will know, Bevis Marks is the oldest synagogue in the UK in continuous use, and a deeply resonant symbol of the history of British Jewry. In the 320 years since the synagogue was built, the UK Jewish community has become a valued part of the fabric of British society. Bevis Marks Synagogue was one of the first major synagogues to be constructed following the resettlement of Jews in England in 1656. It has stood as a reminder of that history, and of how much has been achieved since members of the Jewish faith were permitted to return to this country.

I have been troubled to read that there is now another proposed development on the doorstep of the synagogue, with very limited changes to the original proposal, with the potential to significantly affect the natural light that can reach the building. This will, in turn, disrupt prayers taking place inside, and the use of the courtyard outside. It would have a notable impact on the atmosphere that Bevis Marks is so famed for around the Jewish world, to the detriment of those worshipping there.

Beyond this, by further reducing views of the southern exposure sky, this proposal would have implications for worshippers at Bevis Marks wishing to recite the monthly prayer *kiddush levana*, recited after nightfall upon seeing the waxing moon in the sky. The granting of permission to this proposal would therefore be a regrettable development with implications for rights of religious practice, precisely in the place where Jews first enjoyed these rights in England following the 17th century resettlement. That would be a tragic irony.

It was my hope that the City's new Creechurch Conservation Area would serve to protect Bevis Marks Synagogue from this type of scenario. I am disappointed that this seems now to not be the case. I trust that this can be rectified with some adjustments in the new local plan, ensuring that the synagogue's southern exposure remains unobstructed.

Thank you for your consideration of this matter.

Yours sincerely,

[redacted]

Chief Rabbi Sir Ephraim Mirvis KBE

עץ חיים היא למחזיקים בה · IT IS A TREE OF LIFE FOR THOSE WHO GRASP IT ·

VOCES8 Centre, VOCES8 Foundation, St Anne & St Agnes, Gresham Street, London, EC2V 7BX

Planning Department
City of London Corporation
Guildhall, PO Box 270
London, EC2P 2EJ

16th August 2024

Dear Planning Department,

Re: Support for Planning Application 24/00021/FULEIA - Holland House, London EC3A 5AR

I am writing to express my support for the planning application for the development of Holland House, London EC3A 5AR as a flexible community, education, cultural, and amenity space.

The VOCES8 Foundation is a vocal music education charity based in the Wren church of St Anne & St Agnes near St Paul's cathedral. We discovered Holland House through our work hosting Citizens of the World refugee choir and have used the space for filming a forthcoming album release and have rehearsals lined up for the autumn. We are often over subscribed here at the VOCES8 Centre and we are now directing many arts creatives, educators and musicians to the space.

In our experience of offering an arts based space in the city, transforming Holland House into a multifunctional space will bring considerable benefits to the local community and wider society. It will provide a much-needed venue where people of all ages and backgrounds can engage in a diverse range of cultural, educational, and community activities. Musicians find it particularly hard to find spaces in the City that are quiet, roomy and professional at a reasonable hire fee, so proposed flexible spaces within Holland House will serve as a vital resource for our musicians, singers, workshop leaders, educators and the general public.

The application's emphasis on education aligns with the city's broader goals of promoting lifelong learning and supporting youth engagement. The integration of educational programs, particularly in the arts within Holland House will provide invaluable resources for schools, young people, professional and aspiring musicians, fostering creativity and talent within the community.

I support the planning application for Holland House and I am confident that this project will make a significant positive contribution to the City.

Thank you for considering my views.

Yours faithfully,

Jan Keliris(she/her)
Centre Director

VOCES8 Foundation
VOCES8 Centre
St Anne and St Agnes Church
Gresham Street
London EC2V 7BX
United Kingdom

Home of the VOCES8 Foundation

centre@voces8.foundation

www.VOCES8.foundation

A centre of Performance, Education and Community and home to the charity, The VOCES8 Foundation. Every Hire at the VOCES8 Centre directly contributes to our community education projects in London and around the world.

Watch a video on our education projects here.

Lydia Samuels

SINGER + COMPOSER

Lydia Samuels
55 Greenfield Road
London N15 5EP
M: [redacted]
email: [redacted]

Anna Tastsoglou, Principal
Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

August 20th 2024

Dear Anna Tastsoglou,

I am writing in support of WELPUT's proposals for the future development of Bury House, Holland House, and Renown House - planning application reference 24/00021/FULEIA.

I am a musician and composer who is currently leading on the Arts Council-funded community arts project *Voices That Wander*. A significant portion of our rehearsals took place at Holland House and the use of this space for rehearsals was invaluable to the project. *Voices That Wander* is a project that brings together diverse groups from different generations and backgrounds to explore traditional Jewish music and its connections with Arabic music. *VTW* is about exploring musical traditions and bringing these to life in the context of social cohesion.

Rehearsal space in London is incredibly costly, and for a project such as mine on a fairly low budget being able to have access to the space was so important to make our project work. The use of Holland House allowed this project, which has brought creativity and music to hundreds of people in different communities in London, to thrive. This was my first major project as a composer and project leader, so access to Holland House has been key in the development of myself as a burgeoning artist.

I hope you'll consider the impact that Holland House has had upon artistic projects such as mine when you reflect upon the WELPUT's application, as it truly has made such a difference to mine.

All the best,

Lydia

Anna Tastsoglou, Principal
Planning Officer (Development Management)
Environment Department
City of London, Guildhall, London EC2V 7HH

28 August 2024

Dear Anna,

I am writing in support of WELPUT's proposals for the future development of Bury House, Holland House, and Renown House - planning application reference 24/00021/FULEIA

One of my productions - *Quiet Songs* - produced by Oedipa is rehearsing at Holland House. It is the winner of the Oxford Samuel Beckett Theatre Trust Award, which includes presentation at the Barbican and a production grant, but even with this support we were struggling to find a rehearsal venue within our slender means (Oedipa is a registered charity), as London venue hire is prohibitively expensive. Being welcomed into Holland House for our rehearsal period has not only provided us with the space we need, but also expanded the supporting community around this production, which is working inclusively and collaboratively, with access provision as part of the process rather than bolted on as extra.
https://www.barbican.org.uk/whats-on/2024/event/finn-beames-company-quiet-songs

It is very exciting to see the plans for Holland House, with my interest particularly drawn to the proposed workshops and theatre spaces, given the central London scarcity of flexible, smaller scale venues that offer audiences a close-up, and participants hands-on, experiences. My post-pandemic work has underlined how much people want, and need, to connect and attune with each other in community. This is also proven to improve social cohesion, quality of life and significantly boost mental health. (I have a specialism in trauma-informed care within performing arts processes, with projects ranging from professional productions on world stages to locally-embedded community projects, such as co-created pieces performed by and for the community).

The research and consultation that has gone into the proposal is coherent and rigorous, evident in the forms of activities and services proposed, envisioning Holland House as a vibrant cultural hub rooted in and serving its local community.

I hope you will bear these thoughts in mind when considering WELPUT's application

Yours sincerely

[redacted]

Claire Shovelton
Claireshovelton.uk

Creative Producer Oedipa
Creative Producer CHROMA
Creative Producer Second Movement
Creative Producer *Shorelines*, co-created community fable: Deal Music and Arts
Consultant Citizens of the World the UK's leading refugee choir

Registered charitable incorporated organisation in England and Wales
Registered charity no. 1171656
Registered office: 20 Homefield, Stroud, GL6 0SP UK

The Black Secret
85 Great Portland Street
First Floor,
London, W1W 7LT
Creative Director – Jeorge Asare-Djan
info@theblacksecret.co.uk
www.theblacksecret.co.uk

Anna Tastsoglou
Principal
Planning Officer (Development Management)
Environment Department
City of London
Guildhall EC2V 7HH

Friday 6th of September

Dear Anna,

I am writing on behalf of the Black Secret Education project in support of WELPUT's proposals for the future development of Holland House, Bury House and Renown House - planning application reference 24/00021/FULEIA.

As an independent education platform focused on bringing a dynamic level of accessibility to the study of Black and African History to the general public, through presenting the rich Histories of the African Continent and her peoples throughout the Diaspora in an inspiring, engaging and comprehensive manner. We have an online platform which is connecting students of all ages around the world to our learning community. Alongside our online content we also host a range of 'physical' live events as part of our outreach programme, primarily in the London area, but also at times we have been involved with cultural events run by other organisations taking place in Birmingham and speaking engagements across the Midlands, Manchester and Liverpool.

One of our strategic partners, Troy Richard's of The Museum of Diversity introduced us to Holland House and suggested that it could be a suitable location for our forthcoming program of live events. Infact, due to its central location, Holland House is ideal for many of the types of events we typically hold, and it also gives us an opportunity to increase the number of events we could potential hold annually. A constant challenge for us when it comes to holding live events in London is finding a suitable location at a 'reasonable' rate. For example, in previous years we used the Ambassadors Bloomsbury Hotel in Euston for our Inaugural launch event.

Last year in partnership with African Ancestry (a pioneering DNA company) we organised an event for African Ancestry's first visit to UK as part of their 20th Anniversary celebration tour at the Ambassadors Bloomsbury, which ended up being a huge success. However, in less then a year the price of hire for the Ambassadors Bloomsbury main event suite had more than doubled, making it challenging to hold multiple events at such locations. It's the same throughout the capital at present. There is a need for such initiatives as the WELPUT proposal for bringing social and cultural initiatives back to the centre of London.

For example, we often deliver guided tours of the British Museum to visitors from the Midlands and tourist from America. By having access to a central London location such as Holland House, we can also hold lectures related to the exhibits our visitors have experienced afterwards at Holland House. For visitors from outside of London, or indeed from abroad, central London is ideal for such activities. We also intend to hold a similar program with school children, there is so much interesting history almost literally at every turn and corner in central London, we will also be taking groups of school children on history walks through the streets of London and then bringing them back to Holland House for lessons on what they have seen and experienced. We have many ideas and ways of bringing history to life which we are now in a position to action, because of the opportunities that are available through Holland House.

Early last month, we actually did some principal filming for our next online module of content on the 6th floor of Holland House. This particular module is going to be aimed at a younger audience, which will also be designed with a focus of catering to multiple generational study, to allow for families to learn and study together side by side. From our viewpoint Holland House is a dynamic building, in a great location which offers multiple opportunities and usages of its space. It offers a versatility of options, from facilitating more intimate teaching experiences to catering for larger scale lectures and cultural events, all of this is possible at Holland House and more. We are fully in support of the WELPUT proposal and give our full endorsement to this initiative. It will be of benefit to many charities, cultural and community focused organisations, and it will also help to bring the community and a liveliness back to the city.

With kind regards,

Jeorge Asare-Djan

Creative Director of The Black Secret

From: Tasnoglou , Anna
To: Planning
Subject: FW: 24/00021/ FULEIA
Date: 13 September 2024 10:03:17

Hi Shapi,

Can the following response please be uploaded on the file of the application?

Thank you,

Anna

Anna Tasnoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tasnoglou@cityoflondon.gov.uk | https://gbr01.safelinks.protection.outlook.com/?
url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Cpaburystreet%40cityoflondon.gov.uk%7C91caedd3ee64416cc59308dcd3f46ce9%7C9e65fcdb3cd4056851932221fe04be8f%7C0%7C0%7C638618293962926241%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=TiNBZ6SSbXWHSpqtQ3BGT6aCfGPoUL hM0EhgcPIYJQ4%3D&reserved=0

Katie Stewart – Executive Director Environment

-----Original Message-----
From: Ralph Hood [redacted]
Sent: Friday, September 13, 2024 2:01 PM
To: Tasnoglou, Anna <Anna.Tasnoglou@cityoflondon.gov.uk>
Subject: 24/00021/ FULEIA

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Planning Department,

I am writing in support of the planning application for the future of Bury Street. The proposed repairs and opening up of the historic Holland House for a number of uses will help support a huge range of charities and community groups who do not have access to affordable workspace in the City.

My postcode is: E1 7EF

Letter of Support

20th September 2024

To whom it may concern,

Re Planning Application 24/00021/FULEIA

Club Together is a small, independent community interest company (CIC) supporting independent artists across London by providing essential training and development skills; as well as running community programmes and events.

After losing our venue in Newham due to rent increases, access issues and ever reducing creative funding from local authorities we have been working remotely to deliver our charitable work, but have faced organisational difficulties in doing this. Specifically, the lack of available, affordable space to rent for workshops, events and office space. As noted by the applicant, the proposed development includes a range of uses that align both with the Local Plan, and importantly for us, with our needs and those of the community and creative groups we work with.

Holland House has offered us a space free of charge to operate which, as a completely self-funded social enterprise, is invaluable for our business model and financial situation. This challenge is not only faced by us. A study by the Foundation for Future London found that 46 community spaces in London were permanently closed between 2018 and 2023, which is almost 10 per year. Meanwhile, the Greater London Authority notes that Between 2018 and 2022, London lost 2% of its cultural spaces. The situation in relation to music is especially dire; London lost 35% of its vital grassroots music venues from 2007. In response, the Mayor of London set up the Music Venues Taskforce to work out why so many music venues had closed and what impact this was having on London's culture and economy. Similarly, More than half of London's LGBTQ+ venues closed between 2006 and 2022, Greater London Authority data shows. Numbers fell from 125 to 50, with venues citing the cost-of-living crisis and rising rents as being among the reasons for closing.

Whilst the site is not directly within the Culture Mile BID, the close relationship between the development site, Culture Mile and other local culture landmarks such as Wilton's Music Hall means that this development presents a significant opportunity to enhance the creative and cultural economy of the City of London in a way that is sustainable and accessible for the grassroots and not just the large scale existing organisations such as the Barbican. As identified by the authority in the report Culture & Commerce: Fuelling Creative Renewal "the creative sector has enormous potential to play

a critical role in London's recovery" and we as Club Together CIC want to be a part of that through participating in this development, specifically the Holland House Hub as a "qualifying user". The Taskforce states that your "vision is for culture and commerce to work together to ensure London's creative energy and competitive strengths retain its position as the best city in the world in which to live, work, learn and invest."

We agree and are excited that "the Proposed Development represents a high-quality architectural response to the surrounding context… delivering new office floorspace alongside a mix of public, community, education, cultural, amenity and retail spaces" (1.7).

We have been impressed with the *long-term* community engagement plans and believe they have delivered on the CoL's Developer Engagement Guidelines and Statement of Community Involvement to the highest level.

Our experience and ambition alongside the developments proposed uses and activities presents an exciting opportunity to deliver against the City of London's 'Destination City' vision which "seeks to enhance the Square Mile's leisure offer to increase its appeal to existing and new audiences by creating a fun, inclusive, innovative and sustainable ecosystem." The impact and potential of this development to deliver against this ambition is vast and we want to display the sincerest thanks to Leila and the team behind this development project for their interest, support and generosity for our organisation. We wholeheartedly support the application and are excited to see it come to life.

Yours faithfully,

Emma King, Executive Producer

Cimeon Ellerton-Kay, Executive Chair

For Consideration by the City of London Planning Authority

Environment DepartmentCity of London PO Box 270, Guildhall, London EC2P 2EJ

By Email

20th September 2024

To whom it may concern,

Re: Planning Application 24/00021/FULEIA (WELPUT: Holland House)

Citizens of the World (COTW) is the UK's leading refugee choir. Notable gigs include the BAFTA award-winning Platinum Party at the Palace for Her Majesty's Jubilee in 2022, seen on BBC One by 13 million people, and the Pyramid Stage at Glastonbury festival, where we performed with Elbow in front of 100,000 people.

More than this, it is a community of people seeking sanctuary and local community. A 60-strong non-auditioned choir for refugees and their allies representing over 30 nations; we advocate for understanding, dignity and kindness through the transformative impact of music and song. We create and perform vibrant and joyful music that breaks down community barriers, reduces prejudice and increases well being through social connection, singing instruction, and public performances.

We agree and are excited that "the Proposed Development represents a high-quality architectural response to the surrounding context… delivering new office floorspace alongside a mix of public, community, education, cultural, amenity and retail spaces" (1.7). We have been impressed with the long-term community engagement plans and believe they have delivered on the CoL's Developer Engagement Guidelines and Statement of Community Involvement to the highest level.

Historically, people experiencing displacement have very little opportunity to access the arts, and the choir fills a much-needed gap in breaking down barriers to the benefits of arts participation. Citizens of the World started in 2017 as a short-term project run by musicians and grassroots volunteers donating their time. The work proved so needed and successful that we continued, evolving to become a professional nonprofit, now in our 8th year.

Accordingly, we are delighted to support the Planning Application 24/00021/FULEIA. Holland House has provided much needed space free of charge which, as a completely self-funded nonprofit, is invaluable for ensuring our resources go to supporting our community and not hiring space. This challenge is not only faced by us. A study by the Foundation for Future London found that 46 community spaces in London were permanently closed between 2018 and 2023, which is almost 10 per year. Meanwhile, the Greater London Authority notes that Between 2018 and 2022, London lost 2% of its cultural spaces.

Our organisation has a huge direct effect on our members: combating isolation, providing a support network, offering creative opportunities, addressing digital inequality (providing data

Cntd. →

and devices) and so much more. We have an award-winning, experienced and well-established team across musical, operations and well-being management positions; and we facilitate paid roles for a number of our refugee members. Responding to member needs, we offer a community run swap shop, provide healthy food at rehearsals and cover access costs (including travel for all refugee members). We use our performances to extend our impact and message beyond the boundaries of our community space, to play our part in educating the wider public and balancing the portrayal of people seeking sanctuary.

Our experience and ambition alongside the developments proposed uses and activities presents an exciting opportunity to deliver against the City of London's 'Destination City' vision which "seeks to enhance the Square Mile's leisure offer to increase its appeal to existing and new audiences by creating a fun, inclusive, innovative and sustainable ecosystem." The impact and potential of this development to deliver against this ambition, with COTW and other community and cultural groups as partners is vast, and we want to display the sincerest thanks to Leila and the team behind this development project for their interest, support and generosity for our organisation. We wholeheartedly support the project and are excited to see it come to life.

Yours faithfully,

Becky Dell FRSA, Musical Director, COTW Choir

MUSICAL DIRECTOR, Becky Dell
becky@cotwchoir.com

PATRONS: Lord Roger Roberts of Llandudno | Emily Watson OBE | Gulwali Passarlay | Ian Shaw | Ann Mitchell

FIND OUT MORE;
www.citizensoftheworldchoir.org

COMPANY NO; 12116848
TRADING ADDRESS; Room 22, Mycenae House, 90 Mycenae Road, SE3 7SE
REGISTERED ADDRESS: 194 Stanley Road, Twickenham, London, TW11 8UE

From: Linda Baharier
To: lpaburystreet
Cc: Daniel Baharier; michal baharier; Michelle Baharier
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 08 October 2024 11:38:00
Attachments: Bury Street Re-Consultation Letter.pdf

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

As previously with the previous application this is a to big a development ie 43 storeys in this area and
will totally destroy the light for Bevis Marks Synagoge . As the only continuous Synagoge in the UK
and Europe for over 350 years this is discusting that it is even being considered again.
To be honest the planning is almost anti semitic in nature with its disregard of the history and future
of the Sephardic community in such a historic building. My own family connections to the build date back
to 1741 or even earlier and I am horrified by these plans to destroy the ambiance and proper use of a
place of worship.
Would this even be considered if it was St. Paul's or Westminster Abbey?

Linda Baharier

On Tuesday 8 October 2024 at 11:26:21 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Jonathan Goldsmith
To: lpaburystreet
Subject: Bevis Marks Synagogue
Date: 08 October 2024 12:03:23

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

I feel the development and how it encroaches on the Bevis Marks Synagogue and the surrounding conservation area is highly inappropriate.
Synagogues must have a view of natural light and at least partial view of the open sky.
This new development will block both and basically destroy the synagogue's ability to be used by the orthodox and ancient community of one of the oldest synagogues in the UK set up to serve the Jews expelled by the Spanish Inquisition and invited to the UK by Oliver Cromwell in the 1640s!

I could not imagine for a minute that such a development would be allowed adjacent to the London Mosque in Regents Park or the Hindu Temple in Neasden, St Paul's Cathedral or Westminster Abbey.
Why next to one of the few Saphardi synagogues in the UK and also the oldest one ??
I suggest a real rethink, and a clever architect not wanting to erect yet another phallus on our skyline, could create a solution here that could provide the answer for the synagogue and the foreign investors paying little taxes in the UK and from countries that oppress the religion as well as other parts of UK life and human rights.

Jonathan Goldsmith
30 Spice Court
London
E1W 2JD

Sent from my Galaxy

From:	Peter Rose
To:	lpaburystreet
Subject:	31-34 Bury Street EC3A 5AR [for24/00021/FULEIA]
Date:	08 October 2024 13:06:48

[You don't often get email from [redacted]Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

>
> I object to this application.
>
> It would form another large complex in an immediate area which is already overdeveloped.
> This increases pollution,congestion and overloads utilities in the area. We have already suffered from power cuts.
>
> If permitted the construction period would increase local noise levels. Please strictly enforce limits on working hours.
> Some projects have been permitted 24 hour working which has caused us significant noise problems at night.
>
> I believe that this project is likely to impact the Bevis Marks Synagogue.
>
>
> Kind regards
> Peter Rose
Jamaica Buildings,St Michael’s Alley
London EC3V 9DS

From:	Edwin Green
To:	lpaburystreet
Subject:	Bury Street redevelopment.
Date:	08 October 2024 13:14:49

[You don't often get email from [redacted]Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Thank you for sending the revised application to which I object.

Edwin Green

Sent from my iPad

From: Adele Frost
To: lpaburystreet
Subject: Planning Department/Anna Tastsoglou
Date: 08 October 2024 19:24:17

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Anna,
I wish to have it known that I object to this proposed building plan on the grounds that it will cause issues with light obstruction around the Bevis Marks Synagogue. This grade one listed building has been there since the 17th Century and relies on good natural light, so deserves to have the necessary facilities that it's age requires. The high building changes that continue to be applied for in this vicinity can never be acceptable as they will always be detrimental to the operation of this religious sacred establishment.
I hope you will consider mine and many others objections on similar grounds.
Yours Sincerely
Adele Frost
Sent from Outlook for Android

From: david@sephardicgenealogy.com
To: lpaburystreet; Pln - CC - Development Dc
Subject: Objection to Applications 24/00021/FULEIA and 24/00011/LBC
Date: 09 October 2024 12:38:50

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

Your References: 24/00021/FULEIA and 24/00011/LBC

I have received your letter regarding the proposed skyscraper above Bevis Marks synagogue, a Grade 1 protected building in the Creechurch Conservation Area. This is yet another attempt to disregard the wishes of those who regularly use the area. Bevis Marks is the most historically significant site of Jewish worship in the country, and one would not dare to treat an equivalent site of the Established Religion, such as St. Paul's Cathedral, with such disrespect.

Your recent correspondence was written in impenetrable English, making it difficult to understand. It is particularly concerning that a dyslexic friend required assistance for clarity, and I could only comprehend it after utilising artificial intelligence software.

The letter is dated 8th October, giving just one month for responses. You must be aware that this coincides with the Jewish High Holidays and the subsequent festival of Sukkot. This timing unfairly limits the ability of those most affected by the project to respond.

If this has been an oversight, I request that you:

1. Send a revised letter in plain English that can be understood by the general public. Your Equality and Inclusion team may assist in this effort.

2. Extend the deadline for responses to 7th December 2024. It is unethical and potentially discriminatory to require feedback from the Jewish community when they are least able to engage.

Please ensure this email is forwarded to:

- Bob Roberts, Interim Executive Director Environment
- Your complaints department
- Your Equality and Inclusion team

I expect to hear from each of them, as well as from you.

Yours sincerely,

David Mendoza

From: Can Amado
To: LB - Guildhall
Subject: Re: Re Consultation - Bury Street Planning Application
Date: 09 October 2024 12:07:32

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Madam,

My objection stands. A 43 storey building that towers over Bevis Marks is a disgrace and should not be allowed. Imagine such a building was planned in such proximity of St Paul's Cathedral, there would be public outrage and the application would have been rejected.

It would be a show of great disrespect and contempt by the City of London to the Jewish community in Britain if the application is allowed.

I hope you are open minded and respectful enough to understand and consider the sensitivity of this to the Jewish community in Britain.

Can Amado

On Tue, Oct 8, 2024 at 11:26 AM lpburystreet <lpburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
>
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
>
>
> Kind regards,
>
>
>
> Planning Administration Team
>

> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Clpburystreet%40cityoflondon.gov.uk%7Cac9077ee4cbe4f8487f000fd6ce85f2f2e7%7C16e65fcdb3cb4058d5193222f0d60ae8%7C0%7C0%7C638640712518375691%7CUnknown%7CTWFpbGZsb3dfbeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=OpwBIo%2FCJKoiKkswuBhTzDgtT9KUIm1lv6C7dBy1A%3D&reserved=0

From: Kathleen Parsons
To: lpaburystreet
Subject: Fwd: Re-Consultation - Bury Street Planning Application
Date: 09 October 2024 13:21:32
Attachments: Bury Street Re-Consultation Letter.pdf

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Planning Administration Team,

For the average reader, this re-consultation is written in impenetrable English. So, a friend fed the entire document into ChatGPT.

Essentially, the **demolition** of ***grade-listed*** Bury House ***plus*** a *4-storey extension* of Holland House is simply another attempt to overshadow the relatively small footprint of Bevis Marks Synagogue as an important faith and cultural beacon to multiple generations of European exiles that continue to worship today as a living congregation.

Why do I get the idea that this singular example of a historic Sephardic building is being targeted? Surely the Mayor of London would object to this, since he has pledged impartiality to all faith groups! I doubt that an equivalent of, for example, an Oxo Tower would be built adjacent to the Regent Park Mosque, yet it seems to be encouraged for Bevis Marks Synagogue. There are so many other disused places of worship that could be used for profit, and my faith in democracy is finally shattered.

I **object** to this re-consultation for the above reasons.

Regards,

Kathleen Parsons

---------- Forwarded message ---------
From: **lpaburystreet** <lpaburystreet@cityoflondon.gov.uk>
Date: Tue, Oct 8, 2024 at 5:26 AM
Subject: Re-Consultation - Bury Street Planning Application
To:
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: [redacted]
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 10 October 2024 13:57:59

THIS IS AN EXTERNAL EMAIL

Dear Anna

I have received your email in relation to Bury Street, I have carefully studied the submission of additional information and revised drawings and I subsequently took the opportunity of again visiting the site in relation to the proposed alterations. Having once again given careful consideration to the altered proposals I remain strongly opposed to the the development of this site with the multi storey building as proposed for the reasons I have previously given.

Yours Sincerely
Antony Eskenzi DSc CBE FRICS

On Tuesday 8 October 2024 at 11:26:33 BST, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Judy Jackson
To: lpaburystreet
Subject: Bury Street Planning application
Date: 13 October 2024 17:53:02

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

This is to register my total opposition to demolishing and rebuilding this vast structure within a very short distance of a vitally important synagogue: Bevis Marks, which has a long and important history in this country.

I am sure you will get a large number of communications supporting my thought that it is entirely inappropriate to erect such a large building in this small and treasured space.

from
Judy Jackson

YouTube/Food blog/Website

From: Lindsay Wakeman
To: lpaburystreet
Subject: ref. 24/00021/FULEIA and ref. 24/00011/LBC
Date: 14 October 2024 15:52:02

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Regarding:
Location: 1-4, 31-34 Bury Street, London, EC3A 5AR (for 24/00021/FULEIA) and Holland House, 1 - 4, 32 Bury Street, London, EC3A 5AW (for 24/00011/LBC)

I wish to re-iterate my objection to the above planning applications. My reasons are as follows:

1. The planned developments will seriously adversely affect the Bevis Marks Synagogue in terms of both its existing setting, and its supply of natural daylight.
2. Possible further adverse effects and damage to the foundations of the Synagogue and the fabric of its structure.
3. The Synagogue is a Grade I listed building of national significance, the oldest in the UK, and has been for over 300 years continuously a working building and centre of Jewish faith and for these reasons should not be subjected to any potential damage or detrimental changes to its surrounding, daylight supply, and outlook.
4. The proposed developments are of an entirely different scale and design, will not be in any way in sympathy with the ancient Synagogue, and will dwarf and forever change its setting.
5. The London Plan contains policies that state that tall and very large buildings must not adversely affect the surroundings of, or overshadow, existing buildings.

Yours sincerely,

Lindsay Wakeman
London, N5 1SD

From: Eleanor Platt KC
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 14 October 2024 19:07:03

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Still very concerned as to the effect upon the oldest Synagogue in UK of this application. Light, overlook, etc.
Eleanor Lind

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 08 October 2024 11:26
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re-Consultation - Bury Street Planning Application

External Message

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Eleanor Platt KC | Barrister

View Profile

1GC | Family Law CELEBRATING 35 years

Tel: 020 7797 7900
Email: clerks@1gc.com
DX: 1034 Chancery Lane

10 Lincoln's Inn Fields
London WC2A 3BP
1gc.com

Confidentiality Notice:This email (and any files transmitted with it) is confidential and may also be legally privileged. It is intended solely for the use of the individual or entity to whom it is addressed. Any dissemination, distribution, retention or copying of either the whole or any part of this email or any files transmitted with it by an unauthorised recipient is prohibited by law. If you have received this email in error, please notify the sender immediately by return email or notify us on +44 (0) 20 7797 7900 and please delete all copies from your computer system, including from your deleted messages. Thank you for your co-operation.

Viruses: This email has been scanned for email related threats using technology supplied by Mimecast. If you have any concerns regarding the legitimacy of this email please contact us on +44 (0) 20 7797 7900.

Barristers at 1GC Family Law Chambers are regulated by the Bar Standards Board.

PO Box 51
Harleston
IP20 9YY72

Anna Tastsoglou
Department of the Built Environment
City of London Corporation
PO Box 270
Guildhall
London
EC2P 2EJ

10 October 2024

Dear Ms Tastsoglou,

Planning Application at 1-4, 31 And 33-34 Bury Street, London, EC3A 5AR (the 'Site'): Response to comments from selected consultees on matters relating to effects on heritage significance in relation to the Proposed Development at the Site.

Introduction

1. This response has been prepared by KMHeritage on behalf of WELPUT in response to selected consultee representations made since submission of the full planning application under reference 24/00021/FULEIA for the

    a. "*Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.*"

And the associated Listed Building Consent application under reference 24/00011/LBC for the

b. "*Restoration works to Holland House including removal and reinstatement of external faience together with the removal and replacement of existing concrete beam; partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension resulting in ground plus 8 storeys; together with internal alterations including truncation of the existing lightwell, reconfiguration of partitions, installation of a new staircase, servicing and all other ancillary and associated works*".

2. The response seeks to provide high level commentary against key points on matters relating to effects on heritage significance of two buildings within the Site, namely Holland House (Grade II*) and Renown House (a non-designated heritage asset), made by the following four consultees: Historic England ('HE') in their letter dated 15 May 2024; Historic Buildings and Places ('HB&P') in their email dated 17th June 2024; The Twentieth Century Society ('TTCS') in their letter dated 17th May 2024 and The Victorian Society ('VS') in their letter dated 17th May 2024.

3. Comments made in relation to the impact of the Proposed Development on Townscape and Views have been addressed separately by The Townscape Consultancy and are not considered here.

Consultee comments with responses

4. This section groups the comments into the four main areas: Holland House: alteration to lightwell and party wall; Holland House: connection to Bury House; Holland House and Renown House: rooftop extension; and Renown House: general.

5. Responses may also refer to relevant paragraphs within the Heritage Statement dated December 2023 ('HS'), which accompanied the planning and Listed Building Consent applications.

Holland House: alterations to lightwell and party wall (with Renown House)

a. That altering the lightwell and demolishing party walls would be harmful through "*compromising the legibility of the historic design*". *(HE)*

b. "*The proposed extension would also have a harmful impact on building's the fabric and on the character of its interior spaces, namely through the infilling of its lightwell.*" *(TTCS)*

c. "*To accommodate an open connection with the proposed new tower at No. 31 Bury Street, further losses to Holland House are proposed, including [….],the enclosure of a light well. [..] the cumulative effect of these changes would heavily reduce the integrity of this heritage asset.*" *(VS)*

6. *Demolishing party walls:* the interconnection of Holland House and Renown House via removal of the party wall will create a new open plan space which will enable more productive use of the very limited usable floorplate that presently exists in Renown House (and which makes it difficult to Let) and will afford the joint endeavour new economically useful floorspace (**HS para. 5.42**). This intervention revisits and reinvents the original ambition of Helene Kröller-Müller to create one large building on the site (**HS, para. 2.22).** The fabric that it is proposed to remove to facilitate this is of low heritage significance in as far as it does not contribute significantly to the high architectural and aesthetic value for which Holland House has been listed at Grade II*. This would be a minor change to the floorplan in an area within Holland House that is not of high heritage significance (**HS, Appendix D**).

7. *Lightwell:* the lightwell is not pristine in terms of its fabric or proportions. It has seen extensive change as a result of the 1980s programme of alterations when it was partially infilled (eastern portion) with a new slab designed to increase the lettable area. There was also extensive demolition and reconstruction of the internal façade using masonry cladding with a glazed brick finish to replicate the original (**HS, para. 2.57**). It is a much underused and low quality space not least because it is open to the elements. Its proposed enclosure at 6th floor level will enhance the building's character and usefulness as a thriving high quality office space ('*optimum viable use*', NPPF para. 208) where lighting solutions are more than capable of replicating natural daylight conditions.

8. The '*fabric*' and '*character*' of the building's '*interior spaces*' are derived largely from the unique and high quality decorative internal spaces such as the original main entrance, basement and first floors lobbies and surviving boardrooms (**HS, Appendix D**). The space created by the lightwell, a common feature in buildings of this size and period, is secondary to these in terms of its contribution to fabric and character.

9. In more general terms, the '*legibility*' of the building's '*historic design*', as an intact whole, has already been compromised by the 1960s and 1980s interventions –including removing a not insubstantial amount of fabric from the east elevation in order to join it to the newly constructed Bury House. The Proposed Development positively seeks to improve upon those unsympathetic changes and enhance the character and appearance of the listed building and its neighbour.

Holland House: connection with Bury House

   a. *"[…] the rear wall to provide open floors and connections to the new proposed tower at No. 31 Bury Street. The cumulative impact of the loss of so much building fabric, as well as the damaging additions has a considerably negative impact on the integrity of this heritage asset and its historic architectural interest." (HB&P)*

   b. *"The proposed redevelopment would physically impact on the fabric of Holland House. Original rear floor slab and wall would be lost to connect Holland House with the Proposed Development. This part of Holland House has already suffered fabric loss as a result of the Bury House development in the 1960s and we are concerned*

that even more fabric would be removed as part of the current application. We are also concerned about the proposed insertion of a large stair to connect the ground and first floor levels and its impact on the interiors. We have concerns about the cumulative impact of previous and proposed changes on the significance of this Grade II listed building.“ (TTCS)*

c. “*To accommodate an open connection with the proposed new tower at No. 31 Bury Street, further losses to Holland House are proposed, including the rear wall, the insertion of a large new staircase, and the enclosure of a light well. Listing applies to all the building’s fabric; the cumulative effect of these changes would heavily reduce the integrity of this heritage asset.“ (VS)*

10. This interconnection will be made at the existing point where the two buildings meet. This will affect only that part of the building which has already been compromised by the joining of Bury House to Holland House in the 1960s which resulted in the loss of much of the back wall of Holland House. This intervention will have the benefit of providing Holland House with DDA compliant lifts, essential firefighting cores and improved circulation without impacting upon fresh areas of structure or fabric or affecting fabric of high heritage significance. This will allow Holland House to become fit for the future and function in its ‘*optimum viable use*’ (NPPF para. 208). Improvements to rectify past fabric loss and restore elements of the building’s integrity, will include the restoration of the exposed part of eastern facade to the historic condition of glazed brick facing and the reinstatement of the lost Crittall fenestration (HS para. 5.18, 5.33-34, 5.47).

Holland House / Renown House: rooftop extension

a. *"The addition of attic levels which do not reflect the order or proportions of the original design intent would be particularly harmful to the appreciation of its significance by appearing overbearing." (HE)*

b. *"The scale of the proposed roof level and dormer windows to Renown House do not reflect the hierarchy of the building. As such, the extension would compromise its positive contribution to Holland House and the conservation area through increases to its height" (HE)*

c. “*HB&P objects to the proposed four-storey extension to both Holland House and Renown House. It is an intrusive, bulky, and top-heavy addition to both buildings that fails to respect their proportions and scale. The extension would result in the loss of historic fabric, particularly within Holland House at roof level and the rear wall to provide open floors and connections to the new proposed tower at No. 31 Bury Street. The cumulative impact of the loss of so much building fabric, as well as the damaging additions has a considerably negative impact on the integrity of this heritage asset and its historic architectural interest.” (HB&P)*

d. “*that the proposed 3-storey extension to the roof of Holland House would seriously harm the significance of the Grade II* Holland House. The building’s additional*

storeys would add considerable heaviness and bulkiness to the roofline. This building's extension would change the proportions and upset its balance, making it appear top heavy. While stepped back, it would still remain highly visible and impactful. This is illustrated in the applicant's HTVIA views 42, 43 and 60." (TTCS)

e. "*The four-storey extension to both Holland House and Renown House is excessive and top-heavy, disrupting the careful architectural proportions of both buildings. The extension would also result in the loss of historic fabric, including the loss of stone chimney stacks on Renown House and the complete removal of the top floor of Holland House, causing less than substantial harm." (VS)*

11. The design of the upwards extension to Holland House is covered in **HS, paras. 5.21-24**. The proposals for the rooftop extension seek to actively recognise, reference and support the architectural intent of the Listed building through its thoughtful design which seeks to reference the proportions of the openings and piers of the historic façade to successfully continue the verticality of the original design. Use of high-quality materials and complementary colouring will ensure that the new elements will not compete with the old. Plant will be removed completely.

12. The proposed extension will change the historic proportions of the building to a modest degree, however the sensitivity of its design ensures that it will remain subservient and respectful of the original so as not to appear incongruous or overbearing in longer views. Although there will be a minor change in massing, it is not considered that this change will be of a degree that will cause harm to the heritage significance of the building as expressed and embodied in its external appearance and will certainly have no effect upon the unique contribution made by the building's decorative interiors to its heritage significance. The fabric that will be removed is related to the 1960s rooftop extension and later alteration and is of low/no heritage significance (**HS, paras. 5.36-5.37**).

13. Renown House will be extended upwards by two storeys via an additional full floor above the cornice line and a sympathetic mansard extension to enable it to segue seamlessly with Holland House at its upper levels. The present rather prosaic and altered attic storey, overtopped with a lift overrun, will be removed and replaced with a modern mansard design which will differentiate the new addition from the more traditional style building below. This treatment allows Renown to remain separate and subservient to Holland House when seen from the street and will improve the massing relationship when seen in the context of the proposed roof extension to Holland House. The proposal preserves all that is interesting in the building's external expression via a thoughtful and appropriate design which enables it to contribute fully to the objectives for reinvigorating Holland House. The proposed roof extension has been carefully designed to respect the original design of Renown House and be supportive to the setting of Holland House. It is required in order to match the proposals for the roof extension to Holland House. In that context, the extension to Renown makes sense and would continue to make a supportive and positive contribution to Holland House (**HS, para. 5.20 & 5.22**).

Renown House: general

a. *'Renown House will lose all its interiors, roof mansard, and stone chimney stacks. New floor levels inserted to accommodate the connection with the proposed tower at 31 Bury Street and Holland House would not align with existing windows. The proposed interventions aggressively attack the integrity and design of this non-designated heritage asset.' (VS)*

14. The interconnection of Holland House and Renown House via removal of the party wall will create a new open plan space which will enable more productive use of the very limited usable floorplate that presently exists in Renown House (and which makes it difficult to Let) and will afford the joint endeavour new economically useful floorspace (**HS para. 5.19**).

15. Renown House retains a modest amount of heritage significance as a characterful survival of a small-scale early 20th-century office building. The essence of this character will not change under the proposals –it will still be read as such from the street –however the proposals will enable the building to continue to positively contribute to the City via interventions which will allow to become economically viable; something which it currently is not. The modest change to the building's massing is entirely appropriate and proportionate to its low level of heritage significance. Its ability to make a positive contribution to the townscape will not change or be harmed (**HS, para. 5.41-5.42**).

Summary

16. This letter has sought to provide high level commentary against the points raised from four key consultees on the effect of the Proposed Development on matters relating to the heritage significance of Holland House (Grade II*) and Renown House (a non-designated heritage asset). This shows that all of the points raised by these consultees were considered and addressed within the Heritage Statement (as well as other documentation) submitted as part of the planning and Listed Building Consent applications that were validated on 11 March 2024. We therefore consider that the application material is sufficient for the City of London to proceed with the determination of the application.

Yours sincerely

Anne

Anne Roache MA MSc
Director
direct: [redacted]
[redacted]
www.kmheritage.com

From:	Amy Salter
To:	lpaburystreet
Cc:	Tastsoglou, Anna
Subject:	RE: Re-Consultation - Bury Street Planning Application
Date:	15 October 2024 14:53:38

THIS IS AN EXTERNAL EMAIL

Hi

I am very concerned about how this would block the light for Bevis Marks Synagogue and hope that you are aware how detrimental that this would be
I object on these grounds

Kind Regards

Amy Salter APFS Cert CII (MP&ER)

Chartered Financial Planner

This email is private and confidential. Access by or disclosure to anyone other than the intended recipient for any reason other than the business purpose for which the message is intended, is unauthorised. Internet communications are not secure and therefore Aspire does not accept legal responsibility for the contents of this message. For further information about Aspire please visit our web site at www.aspireonline.co.uk.

Aspire Independent Financial Planners LLP is a Limited Liability Partnership and is authorised and regulated by the Financial Conduct Authority. Registered address: Aspire House, 17 Station Road, Finchley, London, N3 2SB. Registered in England (No.OC317451)

Tel [redacted]

Aspire House
17 Station Road
Finchley
London N3 2SB

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 15 October 2024 14:52
To: Amy Salter [redacted]
Cc: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: RE: Re-Consultation - Bury Street Planning Application

Dear contributor,

Thank you for your email.

Please note that you have been re-notified on this application due to the submission of a representation regarding the proposed development at Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR (application references: 24/00021/FULEIA and 24/00011/LBC).

You are not required to make another representation, albeit you have been provided the opportunity to do so, given your previous interest regarding the proposed development.

If you wish for your details to be removed from our list of contributors, please let us know and the planning authority will not notify you again for any development at this site.

Kind Regards

Shupi Begum

Shupi Begum
Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH
shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk
Juliemma McLoughlin
Executive Director Environment

From: Amy Salter [redacted]
Sent: 08 October 2024 12:13
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: RE: Re-Consultation - Bury Street Planning Application

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

I think that this has been sent incorrectly to me.
I have no connection to this area

Kind Regards

Amy Salter APFS Cert CII (MP&ER)

Chartered Financial Planner

This email is private and confidential. Access by or disclosure to anyone other than the intended recipient for any reason other than the business purpose for which the message is intended, is unauthorised. Internet communications are not secure and therefore Aspire does not accept legal responsibility for the contents of this message. For further information about Aspire please visit our web site at www.aspireonline.co.uk.

Aspire Independent Financial Planners LLP is a Limited Liability Partnership and is authorised and regulated by the Financial Conduct Authority. Registered address: Aspire House, 17 Station Road, Finchley, London, N3 2SB. Registered in England (No.OC317451)

Tel [redacted]

Aspire House
17 Station Road
Finchley
London N3 2SB

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 08 October 2024 11:26
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re-Consultation - Bury Street Planning Application

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail.
Website: http://www.cityoflondon.gov.uk

From: david@sephardicgenealogy.com
To: lpaburystreet
Subject: Failure to Follow Legal Obligations Regarding Re-Consultation
Date: 15 October 2024 15:06:12

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms. Tastsoglou,

Our Society's email of 9 October 2024 raised concerns over the Bury Street re-consultation. Despite this, you have failed to properly address the specific issues highlighted under:

1. **The Town and Country Planning Act 1990**
2. **The National Planning Policy Framework**
3. **The Planning and Compulsory Purchase Act 2004**
4. **The Equality Act 2010**

The following remain unresolved:

- **Incomprehensible Language**: Your letter of 8 October 2024 was impossible to decipher. We have since heard from qualified lawyers, none of whom could understand the text. This is unacceptable for official communication, and we now expect a letter in clear, plain English.

- **Consultation During Religious Holidays**: Issuing a consultation during the Jewish High Holidays and Sukkot was either negligent or a deliberate attempt to stifle response from the synagogue's users. This manipulation of process is a clear violation of the Equality Act 2010. An extension to 7 December 2024 is a minimal and reasonable request to correct this.

The Planning Department continues to consider applications that encroach on the Grade 1 listed Bevis Marks synagogue, yet no meaningful explanation has been provided to distinguish this re-application from those previously rejected. This calls your department's impartiality into question. The public perception that your department is collaborating with the developers is growing. This is compounded by the poor timing and impenetrable language of your communication.

We have received a holding response but no confirmation that our initial email was forwarded as requested to:

- Bob Roberts, Interim Executive Director Environment
- Your complaints department
- Your Equality and Inclusion team

Failure to respond fully by 23 October 2024 will leave us no option but to refer the matter to the Local Government and Social Care Ombudsman.

Yours sincerely,

David Mendoza
Joint President, Sephardic Genealogical Society

From: [redacted]
Sent: 09 October 2024 12:39
To: 'lpaburystreet@cityoflondon.gov.uk' <lpaburystreet@cityoflondon.gov.uk>;
'plans@cityoflondon.gov.uk' <plans@cityoflondon.gov.uk>
Subject: Objection to Applications 24/00021/FULEIA and 24/00011/LBC

Dear Ms. Tastsoglou,

Your References: 24/00021/FULEIA and 24/00011/LBC

I have received your letter regarding the proposed skyscraper above Bevis Marks synagogue, a Grade 1 protected building in the Creechurch Conservation Area. This is yet another attempt to disregard the wishes of those who regularly use the area. Bevis Marks is the most historically significant site of Jewish worship in the country, and one would not dare to treat an equivalent site of the Established Religion, such as St. Paul's Cathedral, with such disrespect.

Your recent correspondence was written in impenetrable English, making it difficult to understand. It is particularly concerning that a dyslexic friend required assistance for clarity, and I could only comprehend it after utilising artificial intelligence software.

The letter is dated 8th October, giving just one month for responses. You must be aware that this coincides with the Jewish High Holidays and the subsequent festival of Sukkot. This timing unfairly limits the ability of those most affected by the project to respond.

If this has been an oversight, I request that you:

1. Send a revised letter in plain English that can be understood by the general public. Your Equality and Inclusion team may assist in this effort.

2. Extend the deadline for responses to 7th December 2024. It is unethical and potentially discriminatory to require feedback from the Jewish community when they are least able to engage.

Please ensure this email is forwarded to:

- Bob Roberts, Interim Executive Director Environment
- Your complaints department
- Your Equality and Inclusion team

I expect to hear from each of them, as well as from you.

Yours sincerely,

David Mendoza

From: Jonathan Burg
To: lpaburystreet
Cc: Tastsoglou, Anna
Subject: RE: Re-Consultation - Bury Street Planning Application
Date: 15 October 2024 15:50:17

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear City of London Planning,

Having taken another look at the proposed elevation styles and the updated document including the DSO I do wish to reinforce my comments.

The proposal as revised is a truly gloomy picture, pushing the surrounding residences and the historic building at Bevis Marks entirely into shade to a profound degree.

In terms of the choice of materials, while the building provides matching masonry and plenty of glass, the reality is that windows and blinds can be closed to obstruct the passage of light through the building, if the needs of its occupants are prime in their own use of blinds. Therefore however much glass the building provides, there is zero guarantee of blinds being left up to allow light through to the adjacent buildings.

The plan should be revised significantly either to offer a clear notch or a design with permanent unobstructed light passage through to and from all sides, with no occlusion permitted, to avoid placing the adjacent residences and historic buildings and usage areas into quite such a poor position as proposed.

It's entirely unacceptable to read the degree of loss for Bevis Marks taking light below even 2 hours a day at one equinox.

Jonathan Burg
64 Sherrick Green Road
London NW10 1LD
[redacted]

On Tue, 15 Oct 2024 at 15:18, Jonathan Burg [redacted] wrote:

> My apologies, I've jogged my memory.
>
> This is the location adjoining Bevis Marks.
>
> And yes, I did make a representation and yes I will now need to look this over to see if I need to make another one ASAP.
>
> Please keep me on the comms list!
>
> Sorry for my poor memory initially - I didn't immediately associate the two locations together when I saw your email.
>
> And I really do appreciate being kept informed here, thanks ever so much for taking the care to do so.

Best regards
Jonathan

Yahoo Mail: Search, organise, conquer

On Tue, 15 Oct 2024 at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear contributor,

Thank you for your email.

Please note that you have been re-notified on this application due to the submission of a representation regarding the proposed development at Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR (application references: 24/00021/FULEIA and 24/00011/LBC).

You are not required to make another representation, albeit you have been provided the opportunity to do so, given your previous interest regarding the proposed development.

If you wish for your details to be removed from our list of contributors, please let us know and the planning authority will not notify you again for any development at this site.

Kind Regards

Shupi Begum

Shupi Begum

Planning Administrator|Development Division
City of London Corporation | Environment Department | Guildhall | London | EC2V 7HH

shupi.begum@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Juliemma McLoughlin

Executive Director Environment

From: Jonathan Burg [redacted]
Sent: 08 October 2024 12:17
To: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re: Re-Consultation - Bury Street Planning Application

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

How did you get my email address? I have no direct contact with the City and don't live there.

Yahoo Mail: Search, organise, conquer

On Tue, 8 Oct 2024 at 11:26, lpaburystreet

<lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Jonathan Solomons
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 15 October 2024 16:42:40

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

This email was received but despite my best efforts, I am unable to understand its contents.

The fact that it was received during the Jewish High Holidays has significantly limited the time that I have had to seek clarity and respond appropriately. I assume that this is just an unfortunate oversight but would request that you extend the consultation period to enable those most affected by these proposals to meaningfully respond.

Should this not be agreed, I wish to place on record my ongoing and increasing opposition to these most egregious proposals, due to the negative and likely disastrous impact on Bevis Marks Synagogue.

Jonathan Solomons
Trustee, Bevis Marks Synagogue

On Tue, 8 Oct 2024 at 11:26, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

--
Jonathan Solomons

From: Jo Denham
To: lpaburystreet
Cc: Jo Denham
Subject: 24/00021/FULEIA (planning permission), 24/00011/LBC (listed building consent)
Date: 25 October 2024 17:23:53

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Hello,

with reference to the letter dated 8 October 2024 re the above planning permission applications for Bury Street.

I reiterate my comments made on 23 April 2024 objecting to these applications: negative impact on surrounding area, particularly Bevis Marks (Grade 1 listed building), the Tower of London (World Heritage Site) and the Creechurch Conservation Area.

I urge that the plans are rejected in full.

JF DENHAM

14 Cambridge Court

220 Cambridge Heath Road

Bethnal Green

E2 9NW

From: Can Amado
To: Lpabursystreet
Subject: Re: Re-Consu tation - Bury Street Planning Application
Date: 29 October 2024 14:56:01

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL.

Dear Madam,

My objection stands. A 43 storey building that towers over Bevis Marks is a disgrace and should not be allowed. Imagine such a building was planned in such proximity of St Paul's Cathedral, there would be public outrage and the application would have been rejected.

It would be a show of great disrespect and contempt by the City of London to the Jewish community in Britain if the application is allowed.

I hope you are open minded and respectful enough to understand and consider the sensitivity of this to the Jewish community in Britain.

Can Amado

On Tue, Oct 29, 2024 at 2:52 PM lpabursystreet <lpabursystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
>
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
>
>
> Kind regards,
>
>
>
> Planning Administration Team
>
>
>
>
>
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=05%7C02%7Clpabursystreet%40cityoflondon.gov.uk%7C780bc6b6bf0648241b7a68dc8529cb10%7C9e635fcefb3c4495685193222ffa90be0%7C0%7C0%7C638658810568036493%7CUnknown%7CTWFpbGZsb3dfeyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=KkuLq6ai8kyvI9eVeOYL3G29W22EEUqLjUJC%7ABm4M%3D&reserved=0

From: Brendan Callaghan SJ
To: lpaburystreet
Subject: Bury Street re-consultation
Date: 31 October 2024 21:01:09

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Nothing that I can see in this latest resubmission responds adequately to the objections made to the previous versions, in particular in how Bevis Marks Synagogue would be directly affected and in how the views of the Tower of London would also be detrimentally affected.

I therefore remain opposed to permission being given for the construction of this building.

I note, further, that this latest resubmission is extremely difficult to make sense of, given the ways in which the documentation has been presented.

With best wishes

Revd Brendan Callaghan SJ

_____
Brendan Callaghan S J
S uperior of Corpus Chris ti J es uit Community
757 Chris tchurch Road
Bos combe
BOUR NE MOUTH B H7 6AN
Mobile/cell [& Whats App]: [redacted]
S kype: brendancs j

From: Charlotte Gauthier
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 31 October 2024 22:31:09

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Many thanks for this email. The revised drawings and other submissions do not mitigate the concerns previously raised - especially the concern of impinging on the light of the historic Bevis Marks Synagogue - and I continue to object in the strongest terms.

All the best,
Dr Charlotte Gauthier

On Tue, 29 Oct 2024 at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Edward Teeger
To: lpaburystreet
Subject: references 24/00021/FULEIA (planning permission), 24/00011/LBC (listed building)
Date: 02 November 2024 12:52:39

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear City of London Planning Authority,
The proposals lister above would reduce views from and 'significantly affect the natural light' in Bevis Marks Synagogue, disrupting prayers and affecting the atmosphere inside.

The granting of permission to this proposal would therefore be a regrettable development with implications for rights of religious practice, precisely in the place where Jews first enjoyed these rights in England following the 17th century resettlement. This would be a tragic irony.'

The planned tower 'puts at risk the core purpose of the Bevis Marks Synagogue as a fully functioning place of Jewish worship'.

Yours faithfully
Edward Teeger

From: Lee Moreland
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 03 November 2024 15:02:47

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I am a supporter of this proposed development. It will bring much needed redevelopment to this area of the City (together with all the other proposed large scale developments)

I live on the SouthBank and work in the City. This part of the City Of London is like a shanty town, decrepit with non-descript buildings of little value.

Your faithfully,

Lee Moreland

On Tue, 29 Oct 2024 at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

City Hindus Network is a not for profit limited by guarantee (co. no. 8092157)
Registered office at: 215-217 Victoria Park Road, Hackney, London E9 7HD

1 November 2024

Planning Officer
Environment Department
City of London
PO Box 270
Guildhall
London EC2P 2EJ

Dear Sir/Madam,

Re: Planning Application 24/00021/FULEIA (WELPUT: Holland House)

I am writing on behalf of the City Hindus Network (CHN), an organisation that serves as a platform for professionals within the Hindu community, fostering a sense of belonging and facilitating networking, cultural, and educational events across London. We are fully support the planning application that includes Holland House and believe the development will be a positive addition to the City of London.

A key reason for our support is the commitment made by the developers to provide free-of-charge community spaces within the current and future premises. As a not for profit, CHN has faced significant challenges in hosting events due to the limited availability of affordable venues in the city. The lack of access to cost-effective spaces has greatly restricted our ability to carry out more frequent events that serve the local community in the square mile and its professionals from various sectors.

The inclusion of community spaces at Holland House will directly address this issue, allowing us to expand our activities and engage more effectively with our members. This will not only benefit CHN but will also contribute to the cultural and social vibrancy of the City of London as a whole, promoting inclusivity and diversity.

We believe that the future Holland House will become an important hub for organisations like ours, providing us with a resource to further our mission to provide networking and professional development opportunities, as well as cultural and educational initiatives, at no additional cost to the community.

We trust that the City of London Corporation will recognise the significant community benefits this project offers and grant approval for the planning application.

Yours sincerely,

[redacted]

Dhruv Patel OBE
Founder & Director, City Hindus Network
07921 910 577
dhruvpatel@fastmail.co.uk

PO Box 51
Harleston
IP20 9YY72

Anna Tastsoglou
Department of the Built Environment
City of London Corporation
PO Box 270
Guildhall
London
EC2P 2EJ

10 October 2024

Dear Ms Tastsoglou,

Planning Application at 1-4, 31 And 33-34 Bury Street, London, EC3A 5AR (the 'Site'): Response to comments from selected consultees on matters relating to effects on heritage significance in relation to the Proposed Development at the Site.

Introduction

1. This response has been prepared by KMHeritage on behalf of WELPUT in response to selected consultee representations made since submission of the full planning application under reference 24/00021/FULEIA for the

    a. "*Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.*"

And the associated Listed Building Consent application under reference 24/00011/LBC for the

b. "*Restoration works to Holland House including removal and reinstatement of external faience together with the removal and replacement of existing concrete beam; partial demolition to facilitate interconnection with the neighbouring proposed new building and the construction of a four storey roof extension resulting in ground plus 8 storeys; together with internal alterations including truncation of the existing lightwell, reconfiguration of partitions, installation of a new staircase, servicing and all other ancillary and associated works*".

2. The response seeks to provide high level commentary against key points on matters relating to effects on heritage significance of two buildings within the Site, namely Holland House (Grade II*) and Renown House (a non-designated heritage asset), made by the following four consultees: Historic England ('HE') in their letter dated 15 May 2024; Historic Buildings and Places ('HB&P') in their email dated 17th June 2024; The Twentieth Century Society ('TTCS') in their letter dated 17th May 2024 and The Victorian Society ('VS') in their letter dated 17th May 2024.

3. Comments made in relation to the impact of the Proposed Development on Townscape and Views have been addressed separately by The Townscape Consultancy and are not considered here.

Consultee comments with responses

4. This section groups the comments into the four main areas: Holland House: alteration to lightwell and party wall; Holland House: connection to Bury House; Holland House and Renown House: rooftop extension; and Renown House: general.

5. Responses may also refer to relevant paragraphs within the Heritage Statement dated December 2023 ('HS'), which accompanied the planning and Listed Building Consent applications.

Holland House: alterations to lightwell and party wall (with Renown House)

a. That altering the lightwell and demolishing party walls would be harmful through "*compromising the legibility of the historic design*". *(HE)*

b. "*The proposed extension would also have a harmful impact on building's the fabric and on the character of its interior spaces, namely through the infilling of its lightwell.*" *(TTCS)*

c. "*To accommodate an open connection with the proposed new tower at No. 31 Bury Street, further losses to Holland House are proposed, including [….],the enclosure of a light well. [..] the cumulative effect of these changes would heavily reduce the integrity of this heritage asset.*" *(VS)*

6. *Demolishing party walls:* the interconnection of Holland House and Renown House via removal of the party wall will create a new open plan space which will enable more productive use of the very limited usable floorplate that presently exists in Renown House (and which makes it difficult to Let) and will afford the joint endeavour new economically useful floorspace (**HS para. 5.42**). This intervention revisits and reinvents the original ambition of Helene Kröller-Müller to create one large building on the site (**HS, para. 2.22).** The fabric that it is proposed to remove to facilitate this is of low heritage significance in as far as it does not contribute significantly to the high architectural and aesthetic value for which Holland House has been listed at Grade II*. This would be a minor change to the floorplan in an area within Holland House that is not of high heritage significance (**HS, Appendix D**).

7. *Lightwell:* the lightwell is not pristine in terms of its fabric or proportions. It has seen extensive change as a result of the 1980s programme of alterations when it was partially infilled (eastern portion) with a new slab designed to increase the lettable area. There was also extensive demolition and reconstruction of the internal façade using masonry cladding with a glazed brick finish to replicate the original (**HS, para. 2.57**). It is a much underused and low quality space not least because it is open to the elements. Its proposed enclosure at 6th floor level will enhance the building's character and usefulness as a thriving high quality office space ('*optimum viable use*', NPPF para. 208) where lighting solutions are more than capable of replicating natural daylight conditions.

8. The '*fabric*' and '*character*' of the building's '*interior spaces*' are derived largely from the unique and high quality decorative internal spaces such as the original main entrance, basement and first floors lobbies and surviving boardrooms (**HS, Appendix D**). The space created by the lightwell, a common feature in buildings of this size and period, is secondary to these in terms of its contribution to fabric and character.

9. In more general terms, the '*legibility*' of the building's '*historic design*', as an intact whole, has already been compromised by the 1960s and 1980s interventions –including removing a not insubstantial amount of fabric from the east elevation in order to join it to the newly constructed Bury House. The Proposed Development positively seeks to improve upon those unsympathetic changes and enhance the character and appearance of the listed building and its neighbour.

Holland House: connection with Bury House

   a. *"[…] the rear wall to provide open floors and connections to the new proposed tower at No. 31 Bury Street. The cumulative impact of the loss of so much building fabric, as well as the damaging additions has a considerably negative impact on the integrity of this heritage asset and its historic architectural interest." (HB&P)*

   b. *"The proposed redevelopment would physically impact on the fabric of Holland House. Original rear floor slab and wall would be lost to connect Holland House with the Proposed Development. This part of Holland House has already suffered fabric loss as a result of the Bury House development in the 1960s and we are concerned*

that even more fabric would be removed as part of the current application. We are also concerned about the proposed insertion of a large stair to connect the ground and first floor levels and its impact on the interiors. We have concerns about the cumulative impact of previous and proposed changes on the significance of this Grade II listed building.“ (TTCS)*

c. “*To accommodate an open connection with the proposed new tower at No. 31 Bury Street, further losses to Holland House are proposed, including the rear wall, the insertion of a large new staircase, and the enclosure of a light well. Listing applies to all the building’s fabric; the cumulative effect of these changes would heavily reduce the integrity of this heritage asset.“ (VS)*

10. This interconnection will be made at the existing point where the two buildings meet. This will affect only that part of the building which has already been compromised by the joining of Bury House to Holland House in the 1960s which resulted in the loss of much of the back wall of Holland House. This intervention will have the benefit of providing Holland House with DDA compliant lifts, essential firefighting cores and improved circulation without impacting upon fresh areas of structure or fabric or affecting fabric of high heritage significance. This will allow Holland House to become fit for the future and function in its ‘*optimum viable use*’ (NPPF para. 208). Improvements to rectify past fabric loss and restore elements of the building’s integrity, will include the restoration of the exposed part of eastern facade to the historic condition of glazed brick facing and the reinstatement of the lost Crittall fenestration (HS para. 5.18, 5.33-34, 5.47).

Holland House / Renown House: rooftop extension

a. *"The addition of attic levels which do not reflect the order or proportions of the original design intent would be particularly harmful to the appreciation of its significance by appearing overbearing." (HE)*

b. *"The scale of the proposed roof level and dormer windows to Renown House do not reflect the hierarchy of the building. As such, the extension would compromise its positive contribution to Holland House and the conservation area through increases to its height" (HE)*

c. “*HB&P objects to the proposed four-storey extension to both Holland House and Renown House. It is an intrusive, bulky, and top-heavy addition to both buildings that fails to respect their proportions and scale. The extension would result in the loss of historic fabric, particularly within Holland House at roof level and the rear wall to provide open floors and connections to the new proposed tower at No. 31 Bury Street. The cumulative impact of the loss of so much building fabric, as well as the damaging additions has a considerably negative impact on the integrity of this heritage asset and its historic architectural interest.” (HB&P)*

d. “*that the proposed 3-storey extension to the roof of Holland House would seriously harm the significance of the Grade II* Holland House. The building’s additional*

storeys would add considerable heaviness and bulkiness to the roofline. This building's extension would change the proportions and upset its balance, making it appear top heavy. While stepped back, it would still remain highly visible and impactful. This is illustrated in the applicant's HTVIA views 42, 43 and 60." (TTCS)

e. "*The four-storey extension to both Holland House and Renown House is excessive and top-heavy, disrupting the careful architectural proportions of both buildings. The extension would also result in the loss of historic fabric, including the loss of stone chimney stacks on Renown House and the complete removal of the top floor of Holland House, causing less than substantial harm." (VS)*

11. The design of the upwards extension to Holland House is covered in **HS, paras. 5.21-24**. The proposals for the rooftop extension seek to actively recognise, reference and support the architectural intent of the Listed building through its thoughtful design which seeks to reference the proportions of the openings and piers of the historic façade to successfully continue the verticality of the original design. Use of high-quality materials and complementary colouring will ensure that the new elements will not compete with the old. Plant will be removed completely.

12. The proposed extension will change the historic proportions of the building to a modest degree, however the sensitivity of its design ensures that it will remain subservient and respectful of the original so as not to appear incongruous or overbearing in longer views. Although there will be a minor change in massing, it is not considered that this change will be of a degree that will cause harm to the heritage significance of the building as expressed and embodied in its external appearance and will certainly have no effect upon the unique contribution made by the building's decorative interiors to its heritage significance. The fabric that will be removed is related to the 1960s rooftop extension and later alteration and is of low/no heritage significance (**HS, paras. 5.36-5.37**).

13. Renown House will be extended upwards by two storeys via an additional full floor above the cornice line and a sympathetic mansard extension to enable it to segue seamlessly with Holland House at its upper levels. The present rather prosaic and altered attic storey, overtopped with a lift overrun, will be removed and replaced with a modern mansard design which will differentiate the new addition from the more traditional style building below. This treatment allows Renown to remain separate and subservient to Holland House when seen from the street and will improve the massing relationship when seen in the context of the proposed roof extension to Holland House. The proposal preserves all that is interesting in the building's external expression via a thoughtful and appropriate design which enables it to contribute fully to the objectives for reinvigorating Holland House. The proposed roof extension has been carefully designed to respect the original design of Renown House and be supportive to the setting of Holland House. It is required in order to match the proposals for the roof extension to Holland House. In that context, the extension to Renown makes sense and would continue to make a supportive and positive contribution to Holland House (**HS, para. 5.20 & 5.22**).

Renown House: general

a. *'Renown House will lose all its interiors, roof mansard, and stone chimney stacks. New floor levels inserted to accommodate the connection with the proposed tower at 31 Bury Street and Holland House would not align with existing windows. The proposed interventions aggressively attack the integrity and design of this non-designated heritage asset.' (VS)*

14. The interconnection of Holland House and Renown House via removal of the party wall will create a new open plan space which will enable more productive use of the very limited usable floorplate that presently exists in Renown House (and which makes it difficult to Let) and will afford the joint endeavour new economically useful floorspace (**HS para. 5.19**).

15. Renown House retains a modest amount of heritage significance as a characterful survival of a small-scale early 20th-century office building. The essence of this character will not change under the proposals –it will still be read as such from the street –however the proposals will enable the building to continue to positively contribute to the City via interventions which will allow to become economically viable; something which it currently is not. The modest change to the building's massing is entirely appropriate and proportionate to its low level of heritage significance. Its ability to make a positive contribution to the townscape will not change or be harmed (**HS, para. 5.41-5.42**).

Summary

16. This letter has sought to provide high level commentary against the points raised from four key consultees on the effect of the Proposed Development on matters relating to the heritage significance of Holland House (Grade II*) and Renown House (a non-designated heritage asset). This shows that all of the points raised by these consultees were considered and addressed within the Heritage Statement (as well as other documentation) submitted as part of the planning and Listed Building Consent applications that were validated on 11 March 2024. We therefore consider that the application material is sufficient for the City of London to proceed with the determination of the application.

Yours sincerely

Anne

Anne Roache MA MSc
Director
direct: [redacted]
www.kmheritage.com

From:	Jonathan Burg
To:	Tastsoglou, Anna
Cc:	lpaburystreet
Subject:	Re: Re-Consultation - Bury Street Planning Application
Date:	06 November 2024 19:34:48
Attachments:	Outlook-v5xxet3v.png Outlook-Descriptio

THIS IS AN EXTERNAL EMAIL

Thanks. As those don't relate to the lightfall around the building I won't comment further at this stage.

Best regards
Jonathan

[redacted]

On Wed, 6 Nov 2024 at 9:49, Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk> wrote:

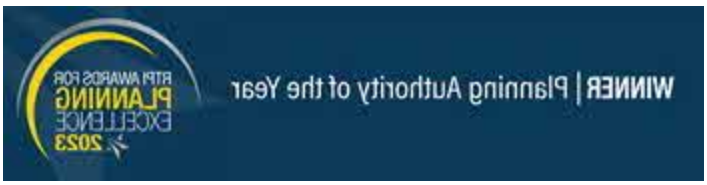
> Dear Jonathan,
>
> Thank you for your email.
>
> I can confirm that this is the third round of consultations.
>
> Although there is no need for you to comment again, you have been given this opportunity, as some additional information has been submitted by the applicant. Some further details relating to the previously submitted Lunar Transit Study have been provided and also some minor changes to the internal layout changes to accommodate short stay cycle parking. Details of how provision will be made for a blue badge parking bay have also been submitted.
>
> I trust the above is of some assistance.
>
> Kind regards,
>
> Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)

Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282

anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Katie Stewart – Executive Director Environment



THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: paul dimoldenberg
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 07 November 2024 12:12:03

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear City of London

I object to the proposals for a 43-storey tower at 31 Bury Street.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

I suggest the following reasons for refusal:

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block

this critical view which is important to the functioning of the Synagogue.

Please refuse this damaging and inappropriate planning application.

Thank you

Paul Dimoldenberg
44 Manor House
Marylebone Road
London NW1 5NP

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 29 October 2024 14:53
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re-Consultation - Bury Street Planning Application

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: charlotte green
To: lpaburystreet
Subject: Bevis Marks Synagogue
Date: 07 November 2024 14:48:05

You don't often get email from [redacted] earn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I am writing to you to ask you not to go ahead with the proposed development because:

1. I really do think that it would cause a lot of hard with regard to our heritage, in terms of its impact on the Bevis Marks Synagogue and on its site. It would also impact adversely on the Creechurch Conservation Area and on other local heritage sites.
2. I don't know if you are aware tha light is very important indeed to t Bevis Marks Synagogue. Prayers and worship involve a great deal of reading of printed script s in Hebrew, and this proposal would definitely have a terrible and unacceptable impact of the level of daylight, - which we all need in the Synagogue.
3. The courtyard of the Synagogue would be overshadowed, and this is used for a range of Communal and Religious activities.
4. The view of the moon passing across the night sky is symbolic and intrinsically related to the rituals of the Synagogue. This proposal would block this critical view, which is important to the functioning of the Synagogue.
5. I am sure you are that Bevis Marks Synagogue is a very significant building, both within the City of London and nationally. You must know that it is a Grade 1 listed building, and dates back to 1701. It is the oldest and most important Synagogue historically, in London. It is very important to the Jewish Coimmunity and is of huge significance in a number of ways: from an architectural, an artistic, and a historical perspective. . .
6. The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
7. The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
8. The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
9. The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.
10. There was a similar application along the same lines before by the same applicant: ref. 20/00848/FULEIA. This was refused in 2022, because of the impact of the proposal on Bevis Mark Synagogue and its setting, and on the setting of the Tower of London. These reasons are of course still very important, and I hope you will agree with me, that the reasons for refusal in 2022 still apply today.

Please could you let me know of your decision when you have made it.

Many thanks

Charlotte Green
Freeman of the City of London and Member of the Worshipful Company of Spectacle Makers

From: joelbonnet@yahoo.co.uk
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 07 November 2024 15:45:53

You don't often get email from [redacted] earn why this is important

THIS IS AN EXTERNAL EMAIL

Good afternoon,

I am writing to object to this planning application.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. The Synagogue has recently gained the added status of being within a Conservation Area.

The reasons for refusal in 2022 apply today including that the proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting and the proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

Yours faithfully,

Joel Bonnet

From:	Judy Jackson
To:	lpaburystreet
Subject:	Bevis Marks synagogue
Date:	07 November 2024 15:57:15

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

This is to register our strong objection to the planning application which will badly affect the historic oldest synagogue in UK. A 40 storey building will destroy the light going into the synagogue and courtyard. There are already enough towering buildings in the area. Please don’t allow this to happen.

Judy Jackson. (previously a Westminster magistrate for 20 years).
Sent from my iPhone

From: Laurent Sicsic
To: lpaburystreet
Subject: Objections to proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 07 November 2024 16:03:05

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Madam, Dear Sir,

Please find the reasons why I strongly object to the planning application for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA), notwithstanding the additional information provided by the applicant.

-> This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

-> The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses. However, the design changes will make hardly any difference to the impact on the Synagogue.

-> Bevis Marks Synagogue has recently gained the added status of being within a Conservation Area. The changes made by the applicants would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause

-> Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

-> The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

-> The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.

-> The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

-> The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the

Synagogue

Really hoping these objections will be taken into consideration and the planning application rejected.

Sincerely yours,

Laurent Sicsic
[redacted]

From: Ezra Timan
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application 24/00021/FULEIA and 24/00011/LBC
Date: 07 November 2024 16:22:37
Attachments: Bury Street Re-Consultation Letter.pdf

You don't often get email from [redacted] earn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms Anna

I would like to reconfirm my objection to these applications. I stress the reasons for the objections:

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance. This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The 'public benefits' described by the developer, would confer little to no benefit upon the Synagogue and the community it supports, and whilst they may benefit some people, it would hardly begin to counter the damage the tower would cause.

I reiterate again my objection.

Regards

Ezra Timan

On 8 Oct 2024, at 11:26, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail.
Website: http://www.cityoflondon.gov.uk

From: Ruth Timan
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application 24/00021/FULEIA AND 24/00011/LBC
Date: 07 November 2024 16:36:01
Attachments: Bury Street Re-Consultation Letter.pdf

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms Anna

I would like to reconfirm my objection to these applications.

- The proposed development would cause substantial harm in heritage terms to Bevis Marks Synagogue and to character and appearance of Creechurch Conservation area;;
- The synagogue is one of the most natural light sensitive in London and the development would cause unacceptable impact on internal daylight levels;
- Overshadowing in the synagogue court yard;
- A similar application by the same applicant was refused in 2022 for two reasons relating to the impact of the proposal on the setting of Tower of London and Bevis Marks Synagogue;

For such reasons and others, I object to granting planning permission.

Regards

Ruth

> On 8 Oct 2024, at 11:26, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or

facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	sophie obadiah
To:	lpaburystreet
Cc:	David Z Obadiah
Subject:	43 storey tower at 31 Bury Street ref. 24/00021/FULEIA
Date:	07 November 2024 16:37:03

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Sir/ Madam,

I would like to object to the 43 storey tower proposal. Although I understand changes have been made to offer benefits to the community, I still feel that as a resident of our beautiful city of London, the proposed tower should not go ahead. It will overshadow a magnificent Grade 1 listed building- the Bevis Marks Synagogue and will cause substantial harm to the character and appearance of Creechurch Conservation Area.
However enticing it may be to have new towers be built, I do believe that we have a duty to the future generation to maintain some respect for listed properties in London.
Please do not allow this proposal to go ahead and instead allow the historic beauty of Grade 1 buildings to remain pride of place.

Thank you in advance for your consideration.

Yours faithfully,

Mrs Sophie Obadiah

From: Leslie Morgan
To: lpaburystreet
Subject: Objection to the proposal.
Date: 07 November 2024 19:10:04

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Additionally:

> Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

> This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Many thanks,

Leslie Morgan OBE DL

20 Woodstock Road

London NW11 8ER

From: [redacted]
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA) - OBJECTION
Date: 07 November 2024 20:31:17

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

Despite the recent submission of additional information and revised drawings by the promoters of the 43-storey building at 31 Bury Street, I again wish to object.

1. The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
2. The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
3. The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
4. The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Please be advised that Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represent public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Kindly take the above into account and refuse the application.

Thank you.

Yours faithfully,

C.G. Morgan

From: David Zubaida
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 07 November 2024 21:59:52
Attachments: Bury Street - Re-Consultation Letter.docx

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Hello,

I strongly object to the proposed changes for the following reasons:

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.
- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.
- This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

Please take these objections under strong consideration.

Thanks,

David

> On 29 Oct 2024, at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail.
Website: http://www.cityoflondon.gov.uk<Bury Street - Re-Consultation Letter.docx>

From: Alan Mendoza
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 07 November 2024 23:48:42

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Planning Committee,

I am writing to formally object to the proposed 43-storey tower development adjacent to Bevis Marks Synagogue in the City of London. This historic synagogue, constructed in 1701, holds both national and cultural significance as the oldest and one of the most historically important synagogues in the United Kingdom. As a Grade I Listed building, Bevis Marks is a unique symbol of communal, architectural, and historical heritage. I urge you to reject this application for the following reasons:

Firstly, this proposed development poses a severe threat to the heritage and historical significance of Bevis Marks Synagogue and its surrounding Creechurch Conservation Area. The tower would not only cause substantial harm to the synagogue's setting and appearance but also detrimentally impact the character of the conservation area itself. Additionally, this project would have a measurable negative effect on other valuable heritage assets in the area, albeit to a slightly lesser degree.

Furthermore, Bevis Marks Synagogue is exceptionally sensitive to natural light due to its architectural design and its role in worship, where natural light is critical for reading sacred texts. This development threatens to disrupt the internal daylight levels within the synagogue to an unacceptable degree. Such an impact would significantly hinder the daily practices and rituals essential to the building's religious and cultural function. Additionally, the proposed tower would cast extensive shadows over the synagogue's courtyard, an important space for community gatherings, celebrations, and religious observances. The loss of adequate sunlight in this area would fundamentally diminish the courtyard's usability, stripping away its warmth, openness, and purpose as a community space.

Another critical aspect of this objection concerns the synagogue's symbolic connection to the moon's passage across the night sky, an integral part of its rituals and traditions. The proposed development would obstruct this view, thereby erasing a fundamental aspect of Bevis Marks' spiritual and cultural experience. This loss would be irreversible, undermining traditions that are deeply meaningful to the community and have been observed for centuries.

It is also important to note that a similar application (ref. 20/00848/FULEIA) was previously submitted by the same applicant and was rightfully refused in 2022. The reasons cited in that decision –specifically, the adverse impacts on Bevis Marks Synagogue's setting and the Tower of London –remain fully applicable today. Despite claims of minor design modifications, the changes proposed do not adequately address the harm the

development would cause to the synagogue's environment and heritage. The recent designation of Bevis Marks within a Conservation Area only raises the heritage threshold, making this proposal even less appropriate.

The applicants argue that public benefits, such as offering spaces for community groups and small businesses, outweigh the detrimental impact on Bevis Marks. However, these so-called benefits provide little to no advantage to the synagogue itself or to the community it serves. Any marginal gains offered to others fail to justify the scale of harm inflicted upon a site of such historic and cultural importance.

In light of these issues, I strongly urge the committee to reject this application. The irreversible damage to one of the UK's most precious heritage assets is too high a cost for any perceived public benefit. Protecting Bevis Marks Synagogue is not only a duty to the City of London but also a responsibility to preserve our shared cultural and historical heritage for generations to come.

Thank you for your consideration.

Yours faithfully,

Dr Alan Mendoza
Millbank Tower
London
SW1P 4QP

From: David Shamash
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 08 November 2024 14:28:03

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

The new proposals by the developers are not much more different than those proposed in 2022.
The proposed building will be and eye-sore to the surrounding area and would severely impact the light to the synagoge,
I strongly object to the proposals.

David Shamash
[redacted]

On Tuesday 29 October 2024 at 14:52:22 GMT, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Vivien Baroukh
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 08 November 2024 23:59:46

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Please find my objections to the additional proposals to 31 Bury Street.

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

> This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

It is therefore my view that the synagogue would be negatively impacted

Vivien Baroukh

44 Circus Road NW8 9SE

Sent from my iPhone

From: Jonathan B
To: lpaburystreet
Subject: RE: Re-Consultation - Bury Street Planning Application
Date: 09 November 2024 13:54:56
Attachments: Bury Street - Re-Consultation Letter.docx

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Hello,

I'd like to reiterate my objection to this revised proposal.

Of primary concern to me is the Spanish & Portuguese Bevis Marks synagogue. Building a 43 storey tower in this location will block all sun and moonlight from the synagogue on which it is critically dependent. It is a grade 1 listed heritage site not only for the UK but the entire world. Natural light of critical not only because of the age of the historical building but also because many of the religious ceremonies that take place there relate to thanks and appreciation of it.

Unfortunately, even with the modifications that have been made to this application it continues to be entirely unacceptable.

Thank you for your support and understanding.

Jonathan Bilbul

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 29 October 2024 14:54
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re-Consultation - Bury Street Planning Application

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by

agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Dorothy Lampert
To: lpaburystreet
Subject: FW: Re-Consultation - Bury Street Planning Application
Date: 10 November 2024 12:45:40
Importance: High

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Subject: Your reference: 24/00021/FULEIA and 24/00011/LBC

Dear Ms Tastsoglou

I am writing to strongly object to planning application 24/00021/FULEIA and listed building consent application 24/00011/LBC for the proposed developments at Bury House, 31-34 Bury Street and Holland House, 32 Bury Street, London EC3A 5AR/5AW.

My objections are based on the following grounds:

1. Severe Impact on Heritage Assets

The proposed 43-storey tower (178.7m AOD) and substantial alterations to Holland House would cause significant harm to multiple heritage assets:

a) Bevis Marks Synagogue (Grade I listed): Europe's oldest continuously used synagogue, dating from 1701. The 43-storey tower, in close proximity, would severely impact its setting and overshadow its courtyard, fundamentally altering the character of this internationally significant site.

b) Holland House (Grade II* listed): The proposed four-storey roof extension, partial demolition, and extensive alterations including removal and reinstatement of external faience would compromise the architectural integrity of this remarkable building. These works risk damaging its distinctive character and fabric.

c) St Katherine Cree Church and St Botolph's Church (both Grade I listed): These 17th and 18th-century churches would be adversely affected by the scale and massing of the proposed developments.

The National Planning Policy Framework (NPPF) paragraph 199 states that "great weight should be given to the asset's conservation". The harm caused to these assets is not outweighed by public benefits, contrary to NPPF paragraph 202.

2. Conflict with Conservation Area Designation

The site falls within the recently designated Creechurch Conservation Area (January 2024). The proposed 43-storey tower, at nine times the size of the existing building, and the substantial alterations to Holland House directly conflict with the City of London's planning policy, which states that tall buildings are

inappropriate within conservation areas.

3. Non-Compliance with Development Plan

The application explicitly states that it "does not accord with the provisions of the development plan in force in the area". This admission alone should be grounds for refusal, as it contradicts local planning policies designed to protect the character and heritage of the area.

4. Environmental Impact

As an EIA application, the environmental statement must be scrutinised carefully. The scale of the development is likely to have significant impacts on local microclimate, wind patterns, and daylight/sunlight levels, which could adversely affect the surrounding area and its historic buildings.

5. Cumulative Impact

These proposals, combined with other recent and proposed developments in the area, would result in an unacceptable cumulative impact on the character of the historic City of London, particularly its low-rise areas of heritage significance.

6. Inappropriate Alterations to Holland House

The proposed alterations to Holland House, including the four-storey roof extension, partial demolition, and extensive internal changes, would significantly harm the architectural and historical integrity of this Grade II* listed building. The removal and reinstatement of external faience and the replacement of the existing concrete beam pose considerable risks to the building's fabric and character.

Conclusion

In light of these significant concerns, I urge the planning committee to reject both applications. The proposed developments would cause substantial harm to multiple heritage assets, contravene local and national planning policies, and fundamentally alter the character of this historically sensitive area of London.

The City of London has a duty to protect its unique historical fabric. Approving these applications would set a dangerous precedent for future development in conservation areas and around listed buildings of national and international importance.

Yours sincerely,

Dorothy Lampert (Mrs)

From:	Yahoo
To:	lpaburystreet
Subject:	Bury street planning Application
Date:	11 November 2024 13:29:01

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Sirs

I would like to strongly object to the new proposed planning application on the following grounds:

1-the proposed development will overshadow Bevis Marks synagogue and cause substantial harm to its significance, character and appearance.

2-natural light is essential to reading of printed scripts which in turn is fundamental to worship. The proposal would have unacceptable impact on internal daylights levels.

3-the proposed development will cause an unacceptable level of overshadowing of the courtyard where community and religious uses take place.

4-the passage of the moon across the night sky is highly symbolic to the tradition and rituals of the Synagogue.

Your sincerely

Freddy Salem

From: Ben Yudkin
To: lpaburystreet
Subject: Planning application 24/00021/FULEIA
Date: 11 November 2024 14:28:15

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)

I wish to comment on the above application. My *locus standi* is that I am a member of the congregation at Bevis Marks Synagogue, a Grade I listed building affected by the proposal.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance. It is now also within a Conservation Area.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022. Nothing in the amended proposal mitigates the reasons for refusal on that occasion and it would therefore be perverse to reverse the refusal.

The proposed development would cause significant damage to the functioning of this exceptional heritage asset, which would not be mitigated in any way by the proposal to create communal space in the area of the development. In particular:

- The proposed development would cause substantial harm to the character and appearance of the Creechurch Conservation Area and grave damage in heritage terms to the significance of Bevis Marks Synagogue and its setting.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels. Daylight is not merely an optional extra, it is fundamental to the functioning of the synagogue.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses. Particularly in view of the security needs of the Jewish Community, it would be entirely unrealistic to relocate these to another venue. The courtyard is a fundamental part of the whole way that this unique heritage asset functions.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

It is evident that the changes made since the previous (rejected) proposal do nothing to alleviate these fundamental objections. The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits. Whether or not this is true, it does not address the problems caused to Bevis Marks in particular, which was one of the main factors in the decision to refuse the earlier application. Moreover, given that Bevis Marks is now within

a Conservation Area, the bar to development that will damage it is even higher than before, and the legal requirement to preserve heritage assets is even greater.

Yours faithfully

(Dr) Ben Yudkin

From: Howard Bogod
To: lpaburystreet
Subject: RE: Re-Consultation - Bury Street Planning Application
Date: 11 November 2024 18:37:00

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs

My objection still stands as the changes proposed by the developed in no measurable way diminish the negative impact of the proposed development on Bevis Marks synagogue. The application is basically the same as the one (ref. 20/00848/FULEIA) which was rejected 2 years ago because of its impact on Bevis Marks and now that the synagogue is in a conservation area for an application to be accepted the impact needs to be less. Indeed it is impossible to see how a 43 story tower cannot have a negative impact so close to a 3 story 17th century Grade 1 listed building.
Bevis Marks is the oldest synagogue in UK. It has been, and remains, in continuous use for religious service and cultural activities ever since. Any redevelopment of the surrounding area needs to be done sympathetically to the historic surroundings.

Yours sincerely

Howard Bogod

Bogod Group Ltd.
91 Goswell Road, London EC1V 7EX.
Reg. No. 4592400 England

Confidentiality notice:
This email including any attachments are private and confidential.
If you have received this in error, please notify us and remove it from your system.

From: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Sent: 08 October 2024 11:26
Cc: lpaburystreet <lpaburystreet@cityoflondon.gov.uk>
Subject: Re-Consultation - Bury Street Planning Application

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team
THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this

transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From:	Katharine Ridler
To:	lpaburystreet
Subject:	Development objection re Bury Street ref 24/00021/FULEIA
Date:	12 November 2024 10:29:52

[You don't often get email from [redacted] earn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear team

The re-consultation on this application prompts renewed objections:

Bevis Marks Synagogue and its setting would be substantially harmed in heritage terms. The Creechurch Conservation Area would suffer the same harm and similar harm would be inflicted on other heritage assets.

In the Synagogue natural light is essential for reading printed scripts that are essential to the worship and this proposal would destroy much of the essential daylight levels.

The proposal would overshadow the Synagogue (and other buildings and streets) unacceptably and against the conservation area requirements. Furthermore, it would block the passage of the moon in the night sky, another essential part of the Synagogue's worship, traditions and rituals.

This synagogue is unique, nationally recognised as such by its Grade 1 Listed status, with outstanding historic, architectural, artistic, archaeological and communal significance. The previous application by the same applicant (ref 20/00848/FULEIA) was refused in 2022 for two reasons - the impact on both the Synagogue and the Tower of London - and those same reasons apply now for this application.

The design changes claimed by the applicants make barely any difference to the impact on the Synagogue and no member of the public would want to use these claimed benefits in what would be a windy, dark narrow canyon. The Synagogue is now within the Conservation Area: this means the heritage aspects are even higher and make this application void. Please reject it.

Yours sincerely,

Katharine Ridler
(art and architecture editor, long-term visitor to Bevis Marks)

Dr. Everett M. Jacobs Apt. 29, 268 Ecclesall Road South, Sheffield S11 9NU
Email: [redacted]

12 November 2024

lpaburystreet@cityoflondon.gov.uk

Dear Sirs,

Re: Proposals for a 43-story tower at 31 Bury Street (ref. 24/00021/FULEIA)

I write in opposition to the above proposal because of the damage it will do to the Bevis Marks Synagogue and its environs.

My wife's family have been members of Bevis Marks since its creation, and we are still members despite living in Sheffield. I have written to you before about this planning application.

Having read the amended application, I can only say it is a wolf in sheep's clothing. The so-called improved public benefits (space for community groups and small businesses) are directed towards a non-existent 'need', and do not alleviate the detriment the project would cause to the Synagogue.

The proposed building destroys the historic context of Bevis Marks (a Grade I listed building), infringes on the Conservation Area, robs the Synagogue of light, and mocks the significance of Bevis Marks as the oldest, and I would say most important, Synagogue in the UK. Just ask yourselves: would you want this tower to be so close to Westminster Abbey or St Paul's?

The tower does not belong where they propose to build it. I call on you to refuse the planning application.

Thank you for your attention.

Yours faithfully,

Dr. Everett M. Jacobs

From: David Felcher
To: lpaburystreet
Subject: RE: Bevis Marks... reference # 20/00848/FULEIA
Date: 13 November 2024 22:37:15

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

To Whom It May Concern:

My paternal great-grandfather and his son, born in 1887, were Sefardim from Londontown. And NOW is not the time to trifle with the great Bevis Marks Synagogue. Please respect its sanctity, and prevent any development that would threaten its continuing survival to serve your city's Sefardic community.

Ta,
Dave Felcher
Medford, Oregon, USA

From: BeverleyL
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 14 November 2024 14:57:56

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms Tastsoglou,

I write in response to the letter of 29 October.

I wish to OBJECT to the proposal (31 Bury Street, ref. 24/00021/FULEIA) for the following reasons.

1. The proposed development will cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

2. Bevis Marks Synagogue is one of the most natural light-sensitive places in London, where extensive
reading of printed scripts is fundamental to worship, and the proposal will have an unacceptable impact on internal daylight levels.

3. The proposal will result in an unacceptable level of overshadowing to the courtyard of Bevis Marks Synagogue, which is used for a variety of community and religious events.

4. The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of Bevis Marks Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

5. Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

6. This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London.

The reasons for refusal in 2022 apply to the new proposal.

I trust you will take these points into consideration and refuse the new application.

Best regards,

(Mrs) Beverley Lawrence

9 Oak Farm Drive
Little Downham
Cambridgeshire CB6 2EA
[redacted]

On Tuesday, 29 October 2024 at 14:52:22 GMT, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

Dear Sir or Madam,

Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.

Kind regards,

Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

Anna Tastsoglou
Principal Planning Officer (Development Management)
Environment Department
City of London
Guildhall
London EC2V 7HH

13 November 2024

Dear Ms Tastsoglou, I trust this message finds you well.

I am writing to express our strong support for the planning application for the redevelopment of Bury House, Holland House, and Renown House (Planning Application Reference: 24/00021/FULEIA). We are particularly enthusiastic about the Cultural Strategy included in this plan, which aims to benefit the local community, schools, and charities like ours.

upReach is an award-winning social mobility charity driven by a vision of a society in which everybody has an equal opportunity to realise their full career potential, regardless of social background. Founded in 2012, we support over 3,000 undergraduates from lower socio-economic backgrounds each year to access and sustain top graduate jobs by delivering a programme of 1-to-1 career coaching, working in close partnership with leading employers and universities.

Our London office is based in the Brick Lane/Spitalfields area, given the close proximity of our London office to Holland House, we are grateful for the opportunity to use its facilities at no cost. This accessible and budget-friendly space has been invaluable to us as a growing charity that needs larger venues for both internal and external meetings / events. It enables us to allocate more of our funding directly to programs for the undergraduates we support rather than to event rental fees, allowing us to maximise our impact.

We have become regular users of the space, both for internal training sessions and events that directly benefit the undergraduates we work with. Bringing students into the City of London, often for the first time, is a transformative experience, as it allows them to envision themselves in potential future careers and build confidence as they navigate their career options.

Looking ahead, we are excited about the redevelopment plans and the expanded possibilities that the Cultural Strategy offers. The upgraded space will further enhance our capacity to hold significant events that are essential to our mission. We envision hosting larger initiatives like our annual Career Festival, a one-day event where undergraduates can explore a variety of career pathways, connect with professionals, and develop employability skills.

Thank you for considering our input and for supporting initiatives that foster community engagement and career development. Please do not hesitate to reach out if you need further information or if we can assist in any other way.

Warm Regards,

Stephanie Lieber
Chief Operating Officer
upReach Charitable Company

From: Ruth Timan
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application 24/00021/FULEIA AND 24/00011/LBC
Date: 16 November 2024 14:30:57
Attachments: Bury Street Re-Consultation Letter.pdf

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Ms Anna

I would like to reconfirm my objection to these applications.

- The proposed development would cause substantial harm in heritage terms to Bevis Marks Synagogue and to character and appearance of Creechurch Conservation area;;
- The synagogue is one of the most natural light sensitive in London and the development would cause unacceptable impact on internal daylight levels;
- Overshadowing in the synagogue court yard;
- A similar application by the same applicant was refused in 2022 for two reasons relating to the impact of the proposal on the setting of Tower of London and Bevis Marks Synagogue;

For such reasons and others, I object to granting planning permission.

Regards

Ruth

> On 8 Oct 2024, at 11:26, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or

facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Daniel Sacerdoti
To: Ipaburystreet
Subject: Objection
Date: 17 November 2024 11:22:30

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam",

I am writing on behalf to strongly object to the planning application, currently under re-consultation. Bevis Marks Synagogue is a vital heritage and community asset of both national and international importance, and the proposed development would cause irreversible harm to its significance and functionality.

Key Objections:

1. Heritage Impact:
    - Bevis Marks Synagogue, a Grade I Listed building dating from 1701, is recognized as the oldest and most historically significant synagogue in the United Kingdom. It holds outstanding communal, architectural, artistic, historic, and archaeological importance.
    - The proposed development would cause substantial harm to the Synagogue's heritage significance and its setting, as well as to the character and appearance of the Creechurch Conservation Area. It would also result in less than substantial harm to other heritage assets.
2. Daylight and Overshadowing:
    - The Synagogue is uniquely light-sensitive, with natural daylight playing a fundamental role in its worship practices, including the extensive reading of printed scripts. The proposed development would lead to a significant reduction in internal daylight levels, adversely affecting worship and other activities.
    - Additionally, the development would overshadow the Synagogue's courtyard, a space used extensively for community and religious purposes, diminishing its usability and atmosphere.
3. Symbolic Views of the Night Sky:
    - The view of the passage of the moon across the night sky holds deep symbolic and ritualistic significance for the Synagogue. The proposed development would block this critical view, disrupting traditions that are essential to the Synagogue's spiritual and cultural practices.
4. Historical Context and Previous Refusal:
    - A similar application (ref. 20/00848/FULEIA) by the same applicant was refused in 2022 due to its detrimental impact on the settings of both Bevis Marks Synagogue and the Tower of London. These reasons for refusal remain equally valid today, and the adjustments in the current application do little to mitigate the harm.
5. Public Benefits vs. Harm:
    - The applicants suggest that the revised design, which includes space for

community groups and small businesses, offers public benefits that outweigh the harm. However, these changes fail to address the substantial negative impact on the Synagogue, and any perceived benefits are minimal at best.
    - Furthermore, the heritage “bar” has now been raised, as the Synagogue is newly recognized as being within a Conservation Area, further underscoring the inappropriateness of the proposal.

In summary, Bevis Marks Synagogue is a building of unparalleled heritage and cultural value, whose significance and function would be critically compromised by this development. The minor adjustments proposed do not begin to address the adverse effects identified in the previous refusal and continue to render the application unacceptable.

I urge the City of London Corporation to reject this planning application and uphold the protection of one of the nation’s most treasured heritage assets.

Thank you for considering this objection.

Yours sincerely,

Daniel Sacerdoti
Parnes Presidente
Spanish and Portuguese Jews Congregation

From:	Marlena Schmool
To:	lpaburystreet
Subject:	Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date:	17 November 2024 16:33:44

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I write, again, to lodge objections to these proposals.

As a member of Bevis Marks Synagogue, I feel strongly that the proposed development will greatly harm the 300 year old Synagogue. As a regular attender I know that the light will be greatly affected and perhaps make it impossible to read in certain places. I also have worries about the affects such a structure might have on the fabric of our building.

I feel that these new proposals are cynical given that a very similar application was refused some two years ago. The conditions which led to this refusal still apply. The minor changes in these new proposals provide little benefit to the Synagogue and do not outweigh the damage a 43-storey tower could do to it.

Yours faithfully,
Marlena Schmool
11 Defoe House,
London EC2Y 8DN>

From: Miriam Kramer
To: lpaburystreet
Subject: Planning application ref 24/00021/FULEIA
Date: 18 November 2024 13:16:11

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam

I wish to object, as I have previously, to the revised application for a 43-storey tower at 31 Bury Street.

All my previous points still hold and since reviewing the revision I have more to add:

The changes include 'public benefits' which have little or no benefit to Bevis Marks Synagogue. The fact still remains that there will be a significant reduction of daylight on this Grade 1 listed building, which relies on such illumination for many of its religious activities.

In addition the Synagogue has recently been included in the Creechurch Conservation Area. This should give it added protection; the original and revised plans do not achieve this.

Thirdly, I would like to remind you that Bevis Marks Synagogue is the oldest site of continuous Jewish religious activity not only in the City but in the country. Its value to the local and general communities is incalculable.

Finally, I would repeat that at a time when so many office buildings remain partially or completely unoccupied it seems absurd that such a large building in such a sensitive location should even be considered. The proposed addition of a small amount of 'community space' would not make a significant impact.

I trust that the City of London will once again refuse permission for this unsuitable application.

Miriam Kramer

Anna Tastsoglou
Planning Team
Environment Department
City of London
PO Box 270
Guildhall
EC2P 2EJ

15 November 2024

Dear Ms Tastsoglou,

Bury House, 1-4, 31-34 Bury Street, London EC3A 5AR: Follow-Up Objection on behalf of The S&P Sephardi Community

On behalf of our client, The S&P Sephardi Community, we write further to our previous letter dated 15 May 2024, in relation to the planning application (ref. 24/00021/FULEIA) and the related Listed Building Consent application relating to the redevelopment of Bury House, 1-4, 31-34 Bury Street, EC3A 5AR.

This letter comprises a follow-up objection including:

- Further evidence in relation to daylight/sunlight which has been prepared on behalf of our client; and
- Responses to the letter prepared by the Applicant's agents DP9 dated 27th September 2024, specifically in relation to the GIA Lunar Transit Study;
- A letter from Professor Barry Stiefel, Professor of Historic Preservation & Community Planning at the College of Charleston, regarding the significance of the sky view for Bevis Marks Synagogue; and
- The findings of a review of the applicant's Equalities Statement prepared by the barrister Claire Nevin.

Generally

Our client's position remains that the proposals would have a substantial and wholly unacceptable impact on the historic, Grade I Listed Bevis Marks Synagogue and the Creechurch Conservation Area within which it sits; and a less than substantial and unacceptable impact upon other heritage assets in the vicinity. The revised proposals do not overcome this heritage harm or come anywhere close to delivering sufficient public benefits to outweigh it.

As you are aware, a previous application at this site (ref. 20/00848/FULEIA) was refused only two years ago on the basis of harm to Bevis Marks Synagogue and to the Tower of London World Heritage Site. It is abundantly clear that the building now proposed will have just as much impact upon the Synagogue and the other heritage assets as the one proposed previously, and that the only material change in circumstances is that the area is now designated as a Conservation Area, which means that heritage impacts should attract **even greater weight**, and Policy CS14(2) of the City Plan (which contains a strong presumption against tall buildings in Conservation Areas) is engaged.

It is clear the applications should be refused, for the following reasons (inter alia):

1. The impact upon the Synagogue (the first previous Reason for Refusal) has not been overcome; the new scheme would be little different from the previous one in its impact. There is now even stronger evidence of adverse impact, including a better articulated objection concerning the heritage/religious/cultural significance of the sky view, and empirical evidence of poor daylighting.

2. The impact on the World Heritage Site (the second previous Reason for Refusal) has not been overcome; the modelling of the new scheme is a little different, but it still has more-or-less the same substantial impact on a very important view of the Tower of London.

3. The site is now in a Conservation Area, meaning that the scheme's heritage impact (especially on the Synagogue, which is in the same CA) should be given even more weight. City Plan Policy CS14 is very specific in saying that tall buildings proposed in Conservation Areas will be refused.

4. The claimed heritage benefits amount to nothing of substance: it is ridiculous to claim that a 43 storey tower will enhance the Conservation Area, and adding a 4 storey upward extension to Holland House represents harm to that heritage asset, not sensitive restoration.

5. The claimed other public benefits must be viewed with deep scepticism, and certainly don't amount to something to which "very great weight" should be attached. For example, the three storeys of "public access" appears to be nothing more than a meanwhile use.

6. Insofar as there could be some heritage/public benefit, no attempt has been made to demonstrate that the proposed development is the minimum necessary to achieve it. The applicants maintain they are not running an enabling development argument but, in fact, they are. They are arguing to be allowed to erect a building that is specifically contrary to development plan policy, on the basis that their claimed public benefits outweigh the policy presumption and other material considerations. The planning system should only ever accept such an argument if it is demonstrated that what is proposed is the minimum necessary to achieve the claimed benefits.

7. The building is believed to be substantially unviable, and the small size of the site is such that it is unlikely a tall building would ever be viable, let alone one that relies upon substantial expenditure upon public benefits for its justification. Planning permission should not as a matter of principle be granted for developments that are unlikely ever to be built (or unlikely to be built except with significant amendment of the proposal and/or the package of claimed benefits which accompanies it).

As planning officers of undoubted integrity, I trust you and your colleagues will recognise the above, and also that any attempt to justify recommending approval would be both improper and wide open to legal challenge.

Bevis Marks Synagogue Daylight Report

On behalf of our client, Prof John Mardaljevic and Dr Stephen Cannon-Brookes (respectively of Daylight Experts and Cannon-Brookes Lighting and Design) have prepared a report regarding the daylight position in the Synagogue. The report (enclosed at **Appendix 1**) provides an assessment of the existing daylight levels in Bevis Marks Synagogue and considers how these would be likely to be affected by proposed development.

It represents the only empirical study of the Synagogue undertaken by anyone. All assessments made by third party consultants are based on assumptions and estimates.

The study was originally commissioned in 2022 in the wake of the then planning applications for very damaging tall office towers on the sites of 31 Bury Street and 33 Creechurch. Whilst the original planning applications for those sites have since been refused/withdrawn, there is now a fresh planning application for 31 Bury Street; hence the study results, which cover a two-year period, are of considerable topicality.

Background

The Synagogue was originally designed to be well daylit, with large windows on all four sides which satisfied both the spiritual and functional aspects of worship. Members of the congregation expect to be able to read during services using daylight. The point is well made by this illustration from 1884.

Figure 1: Bevis Marks Synagogue, 1884

Over the years, tall buildings have been constructed on neighbouring sites which has had a significant effect on the daylighting of the interior. The surrounding courtyard has increasingly been shaded from the sky, and this has resulted in a progressive lowering of internal daylight levels within the Synagogue.

Methodology

The report is informed by a long-term assessment of the lighting levels at the Synagogue which was carried out between 26th February 2022 to 2nd April 2024. The assessment was carried out using two illuminance meters, which are widely used to record light levels in museums and other heritage buildings.

The illuminance meters were placed in the central area of the ground floor (Sanctuary), both at a height normal for holding a prayer book. The two locations were selected to capture typical daylight levels experienced on the ground floor of the Synagogue. Light levels were recorded at five minute intervals continuously throughout the monitoring period.

Daylight is measured in lux units (lx), which can be understood as follows:

> Below 25lx - many occupants, particularly the elderly, will experience difficulty reading. The Synagogue is likely to appear drab and gloomy.
>
> Between 25lx - 50lx - many occupants may be able to read printed paper, provided the text is not too small. 50lx is generally regarded as sufficiently dark that most museum exhibits will not be harmed by exposure to that amount of light.
>
> Between 50lx - 100lx - most/all of the occupants are likely to be able to read printed paper, and the Synagogue is likely to begin to appear pleasantly daylit.
>
> Above 100lx - the Synagogue will be perceived as having a more pleasant/daylit appearance.

Existing Daylight Levels

The results of the assessment of existing daylight over a two+ year period showed that:

> The Synagogue is a fundamentally daylit building. Some electric lighting was installed in the 1920s, but artificial lighting is culturally inappropriate, and furthermore there is little if any scope to install more lighting in what is now a Grade 1 Listed building of the highest significance. In winter, the daylight levels are barely adequate.
>
> In general, daylight levels at the Synagogue are at a 'tipping point' where additional shadowing by nearby proposed developments could plunge the Synagogue into permanent winter daylight conditions, or worse.

Figure 2 in the report shows the typical daily hours lux levels achieved over the monitoring period:

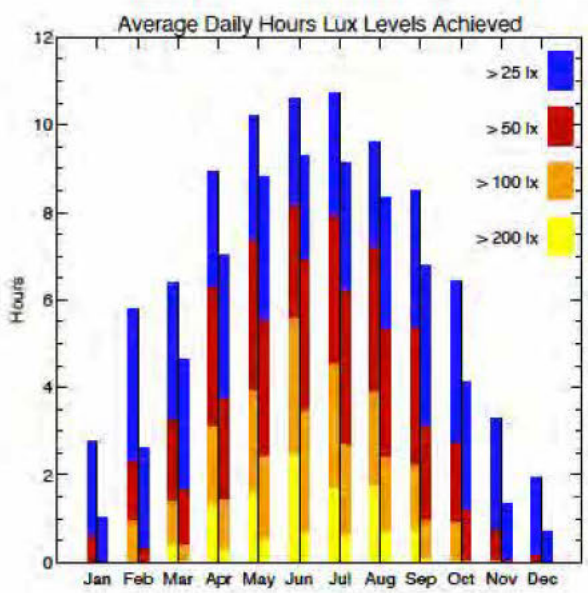


Figure 2: Average Daily Lux Levels Achieved

It is clear that in the winter months particularly, daylight in the Synagogue is very limited. Indeed, for a quarter of the year, the light levels never exceed 100lx (i.e. they are always blue or red on the graph above). Even in the summer months, much of the daylight is still at or below 100lx.

The report also considers how surrounding development that overshadows the courtyard of the Synagogue has an impact on internal light levels. On sunny days, the results show a pattern of a large dip in internal light level readings between around 08:30 to 10:00[1], after which light levels rise again. This is a result of the overshadowing of the Synagogue by neighbouring buildings.

Figure 5 in the report, below, demonstrates that when the courtyard is shaded by the very tall neighbouring building at One Creechurch Place, this has a significant and direct impact on internal light levels. For example, at 09:00 on 8 May 2022, the courtyard was fully in shadow. The illuminance levels (shown by the red and blue lines representing each illuminance meter) therefore dropped significantly (to below 25lux in one case, and below 50lux in the other); at 10:00, when the courtyard was no longer in shadow, the illuminance levels recovered.

The report confirms that this is a persistent pattern across the monitoring period which could not be explained by cloud patterns etc. This demonstrates the significant impact that the development of tall buildings in the vicinity of the Synagogue has already had on internal light levels.

[1] The timing will vary according to the date, but the phenomenon will occur in any event

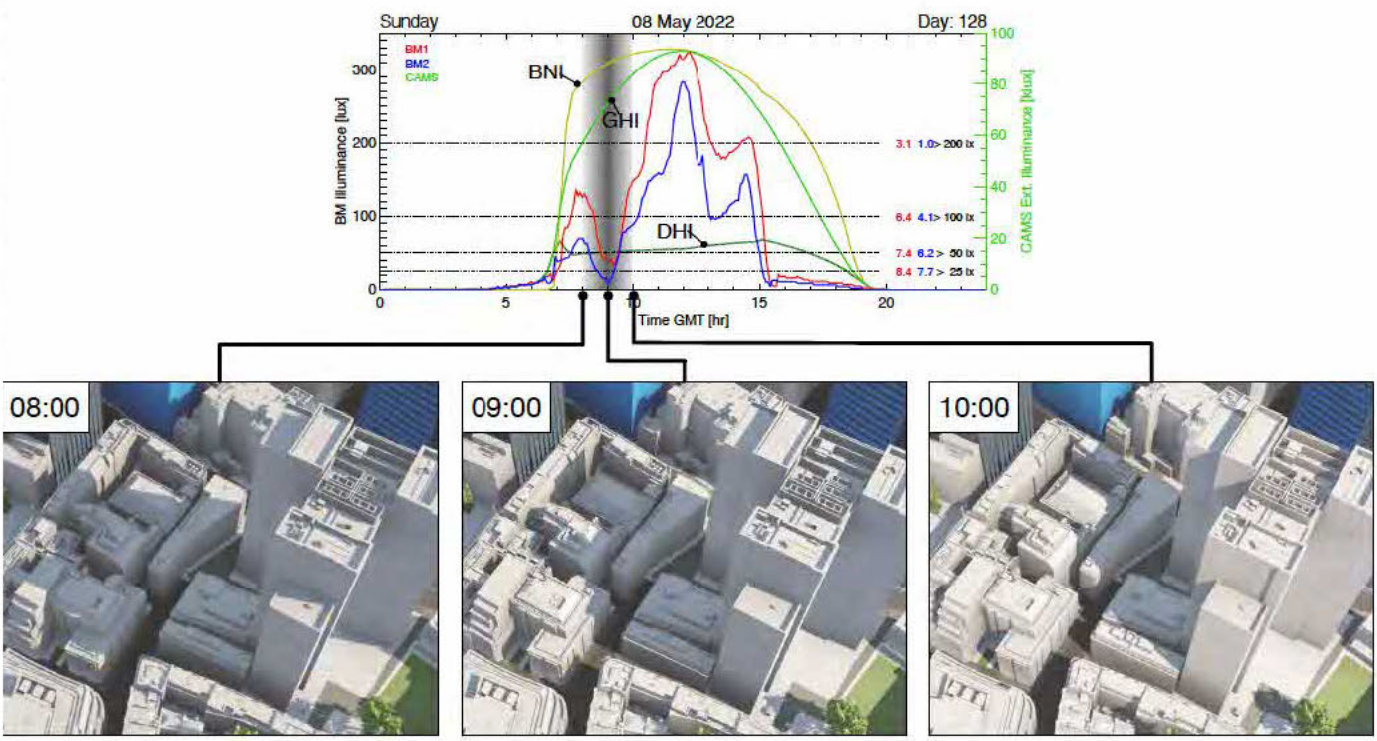


Figure 3: Impact of One Creechurch Place shadow on Bevis Marks

Potential Impact on Daylight Levels

The report goes onto consider the potential further impact on daylight levels within the Synagogue, should the proposed tall building at 31 Bury Street be approved and built. Figures 4 and 5 below show that for 31 Bury Street, on the same day (i.e. 8 May 2022), its shadow would begin to encroach on the Synagogue courtyard area around 11:00, and between 12:00-13:00 the courtyard area is heavily shaded, with shadow gradually receding until 14:00. Figures 4 and 5 relate to light monitors BM1 and BM2 respectively, with the pink and bright blue lines showing the position with 31 Bury Street in place.

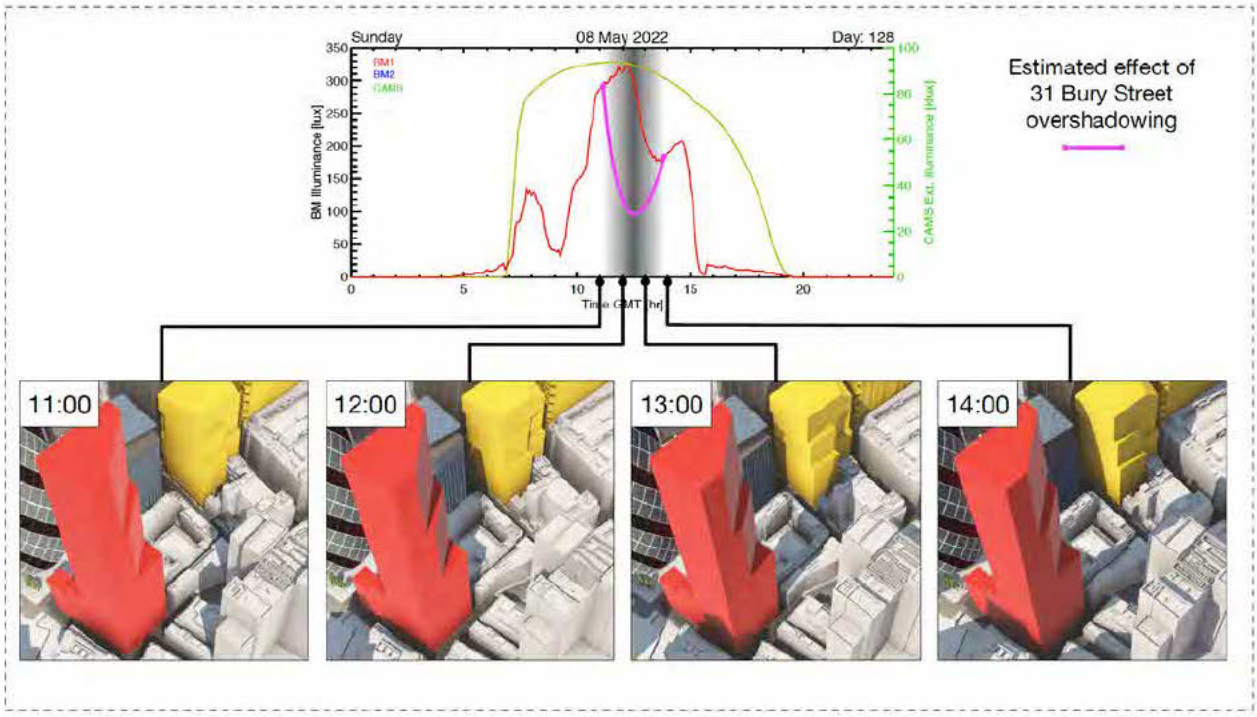


Figure 4: Progression of shadow cast by proposed development on Bevis Marks on light monitor BM1

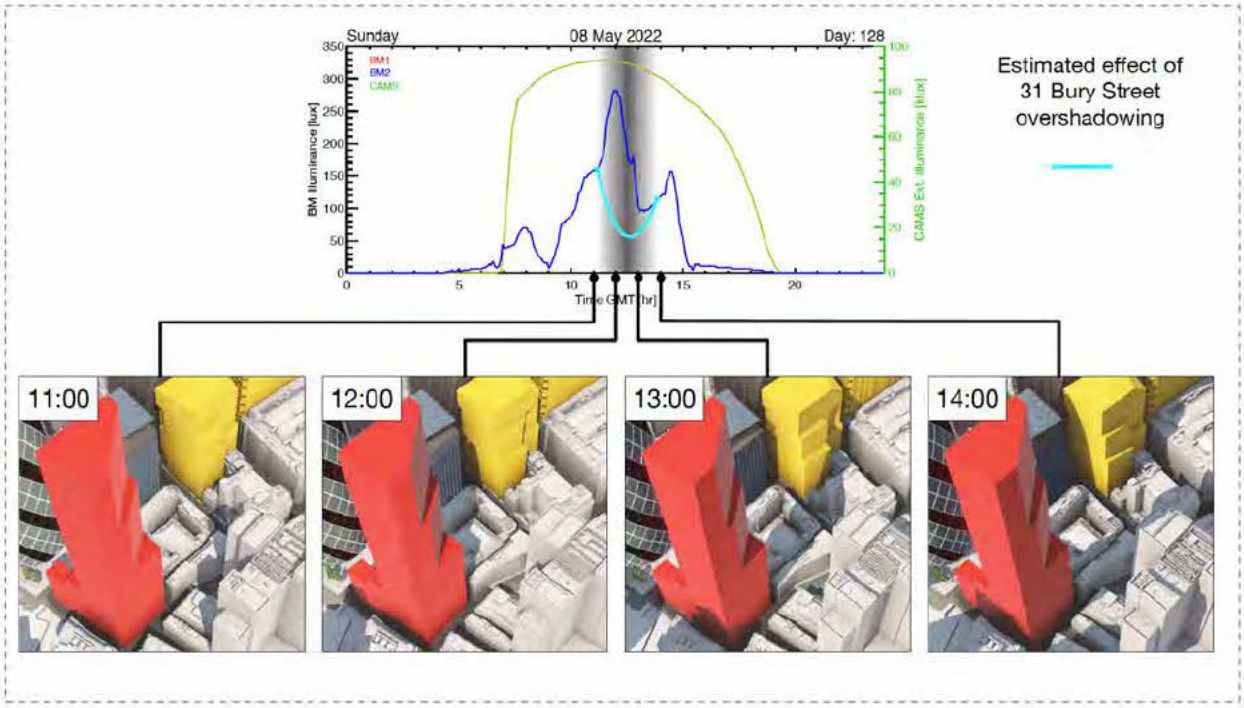


Figure 4: Progression of shadow cast by proposed development on Bevis Marks on light monitor BM2

The cumulative effect of the proposed development with One Creechurch Place is severe and would result in an unacceptable loss of light to the Synagogue.

Conclusions Regarding Daylight

This report contains the most thorough data available regarding the existing position of daylight in the Synagogue. It confirms that daylight levels at the Synagogue are at a 'tipping point' where additional shadowing by nearby proposed developments could plunge the Synagogue into something close to permanent winter daylight conditions, or worse. The projection that has been done for the effect of the proposed tower at 31 Bury Street shows a dramatic worsening of the Synagogue's daylight, resulting in an unacceptable cumulative effect.

This new evidence is of sufficient importance that we request formally that you require the applicants to respond to it in detail.

Response to DP9 letter dated 27th September 2024

The Applicant's agent, DP9, has prepared a detailed response to our previous letter dated 15th May 2024. This includes at Appendix 3 a Lunar Transit Study prepared by GIA.

Lunar Study

Rabbi Morris of Bevis Marks Synagogue has reviewed GIA's lunar study in great detail, and raises a number of issues with the way that the data has been presented, in relation to the practical matters that affect the Synagogue and its special requirements. His assessment is enclosed at **Appendix 2**.

GIA have reported that London has cloudy conditions 58% of the time based on information gained from the website https://weatherspark.com. As a result, they conclude that the moon is only visible 2.2% of the time from Bevis Marks Synagogue's courtyard. In reality, cloud cover is by no means a binary matter - it often changes over short periods of time, and often the moon can be seen through a veil of cloud. In contrast, buildings are fixed; once a building is constructed, for all intents and purposes it becomes perpetually densely 'cloudy' with respect to the lunar visibility.

Beyond this, the variability of climate conditions itself plays an important role in the monthly 'Kiddush Levana' rituals. Jews go outside after dark looking to see whether or not the moon is visible, wherein a cloudy sky is considered to be a bad omen, and a clear sky a positive one, as it allows for the prayer to be recited. The fixed reduction of visibility by the proposed tower would be a permanent obstruction, removing this variability which is central to the meaning of the ritual.

Furthermore, as reciting the prayer only takes a quarter of an hour, the preservation of sufficient unobstructed sky allows for the possibility that any cloud cover will pass, thus enabling the prayer to be recited despite earlier cloudy conditions.

Rabbi Morris has reviewed GIA's data and finds that the proposed development would prevent visibility of the moon in, on average, three months of the year when it is currently visible. At present, the Kiddush Levana prayer can be recited on average in nine months of the year. This is therefore a very significant reduction in the number of months of the year in which it is possible to recite the prayer.

GIA go on to claim that the moon is currently only visible for 2.2% of the time, and the proposed development would reduce that only to 1.8%, implying this is such a small change that it is of little consequence. However, that is a complete mischaracterisation of the position. Even if the figures were correct, the reduction amount is considerable. It is trite to say so, but as something gets smaller, it becomes more precious, and so the sensitivity to further loss becomes more acute.

It is noted that BRE has also been instructed to review the GIA report on behalf of the City of London, and that they reach a similar conclusion to the rabbi:

"With both the consented and proposed developments in place (in the cumulative scenario), the opportunity to view the moon from the observer location used by worshippers at Bevis Marks Synagogue when reciting Kiddush Levana would reduce by 51% on average throughout a full lunar cycle, compared to the existing baseline."

Finally, and very importantly, this is a matter which is deeply entwined with the history of Judaism and of the Synagogue. Below is a woodcut from 1695, showing Jews revering the moon and the stars at the synagogue in Amsterdam.

Figure 5: 1695 Woodcut

The synagogue shown is a relatively low building, open to the sky, exactly as Bevis Marks Synagogue was when it was built around the same period.

Below is another image, showing the same phenomenon at a synagogue in Germany in 1726.

Figure 6: Illustration of a synagogue Germany (1726)

Enclosed at **Appendix 3** is a letter from Professor Barry Stiefel, Professor of Historic Preservation and Community Planning at the College of Charleston. Professor Stiefel is a leading expert in Western Sephardi Synagogue architecture. Professor Stiefel's letter sets out in detail the cultural and religious significance of the sky view for the community at Bevis Marks Synagogue, with reference to religious observances, daily prayers, festivals, and its cultural, historic, mystical and symbolic significance. Professor Stiefel concludes that even partially blocking the important sky view would lead to disruption for the Sephardic Jewish community at Bevis Marks Synagogue.

What we have here is not only very important to the modern day religious and cultural rituals of a minority ethnic group, but something which is fundamental to the significance of the heritage asset. The sky view is not just a matter of aesthetics; it serves a purpose which has always been an important and integral part of the functioning of the building.

Enabling Development and Viability

The letter prepared by DP9 states that they do not make an 'enabling development' argument and we understand from our previous discussions that viability evidence has not been requested from the applicant. We have sought advice from Lord Banner K.C. on this matter and his advice (enclosed at **Appendix 4**) is that:

"it would be amply open to the Council to take the view that the "clear and convincing justification" for the harm to the significance of Bevis Marks Synagogue and the Tower of London does not exist without (clear and convincing) evidence that the benefits relied upon cannot be achieved without the extent of harm that would be caused - including viability evidence."

We therefore remain of the view that the applicant should provide viability evidence to demonstrate that the claimed benefits (including heritage benefits) of the scheme cannot be achieved without the extent of harm that would be caused. It is indisputable that a very tall building on the 31 Bury Street site would cause considerable harm to Bevis Marks Synagogue and the Tower of London. The applicants are effectively arguing that the benefits of the proposed development (including heritage benefits) would, in their opinion, outweigh those harms as well as clear conflict with the statutory development plan. For the Corporation to be able to consider that argument, it will require robust evidence that a building of the dimensions proposed (a) can deliver the benefits claimed, and (b) is no taller than necessary for the balance to be capable of being tipped in its favour, i.e. viability evidence.

We again formally request that you require proper evidence from the applicants. If such information is not provided, we put you on notice that this will form part of any legal challenge in due course.

Equalities

Our previous objection raised concerns regarding the Equalities Statement submitted as part of the application. We note DP9's response which states their view that the submitted Statement is sufficient. We have instructed Claire Nevin, a barrister specialising in environmental and human rights law, to carry out a review of the Equalities Statement (enclosed at Appendix 5). The review sets out, in summary, that "*the Equalities Statement is not sufficiently detailed on the potential impacts on the Jewish community at BMS to continuing worshipping in accordance with their faith. The failure of the Equalities Statement to address several key aspects [...] does not comply with the Guidance and case law*". The review concludes that were the City of London to rely on this Equalities Statement alone to discharge their Public Sector Equality Duty (PSED), it would be in breach of the duty.

The decision maker (i.e. the City of London's Planning Committee) must have due regard to the factors set out at Section 149 of the Equalities Act 2010. Ms Nevin concludes that if the City of London were to decide to grant planning permission, a formulated statement of reasons would be required in accordance with the Supreme Court's ruling in *Dover DC v Campaign to Protect Rural England (Kent) [2017].* A formulated statement of reasons would be required because:

> There is substantial public opposition to the proposals.
>
> A very similar proposal was refused in 2022 and the area now enjoys heightened statutory and policy protections due to its recent designation as a Conservation Area. The proposal is therefore likely to involve major departures from the development plan and other policies of recognised importance.
>
> Given the City of London's recent decision to refuse a similar application, and the recent designation of the Conservation Area, a formulated statement of reasons would be required to explain consistency of decision making.
>
> The decision would be likely to have both an immediate impact on the Jewish community and lasting relevance for the application of policies relating to tall buildings and conservation areas in future cases.

> Section 149 contains a positive duty to have 'due regard' to equalities impacts. In the absence of a formulated statement of reasons, it would otherwise be difficult to ascertain whether the City of London complied with this duty.

It is therefore important that Members of the Planning Committee are made aware that a formulated statement of reasons should be provided in the event that they were minded to resolve to grant permission for the application.

Ms Nevin's review also draws comparisons between the current application at 31 Bury Street, and the application for the 'Tulip' skyscraper, which was refused by the Secretary of State in November 2021 (ref. APP/K5030/W/20/3244984). Bevis Marks Synagogue was amongst the heritage assets considered in the decision, with the Secretary of State finding that the "wider setting" of the Synagogue "*includes a number of office towers, visible from the courtyard.*"

Regarding Bevis Marks Synagogue and a number of other heritage assets, the Secretary of State remarked that the Tulip would "*cause a marked exacerbation in the existing harm from tall buildings to the setting of the assets and the ability to appreciate their architectural or historic significance. The effect would be variously to create an overbearing presence from within the curtilage of the heritage asset (…)*". This clear view expressed by the Secretary of State is a material consideration that must be taken into account when determining the application at 31 Bury Street.

Ms Nevin concludes that: *"It is trite that planning authorities must carefully balance different (sometimes competing) factors and decide how they should weigh in the overall balance. However, certain factors will always weigh more heavily in the balance than others. The Guidance clearly states "the greater the relevant potential impact, the higher the regard required by the duty." Considering the importance of the PSED and the extent of the potential impacts of the development proposal on the Jewish community at BMS, I consider that this is a case that warrants the heightened regard envisaged by policy and by extension, substantial weight in the overall planning balance."*

Conclusions

In summary, none of the material produced by the applicant or their agent in response to our previous objection changes our client's position and our strong objections previously set out. The additional evidence enclosed with this submission provides further reasons why the application should not be approved.

The previous application at this site was correctly refused on the basis of heritage harm including to Bevis Marks Synagogue. The level of harm is now significantly greater because a new heritage asset - the Creechurch Conservation Area - has come into existence, and because the significance of the sky view is now better understood. The revised proposals do not begin to overcome the heritage harm or deliver sufficient public benefits to outweigh it, let alone to justify a clear conflict with City Plan Policy CS14.

The applications should be refused. However, in order for you to be in a position properly to report them to Committee, we reiterate our request that you require the applicants to respond in detail to the empirical evidence on daylight, and to produce a viability assessment to justify their *de facto* enabling development case. You might also think it appropriate to suggest they produce a robust Equalities Statement to assist you in your reporting on this most important and sensitive matter.

Yours sincerely,

Roger Hepher
Executive Director

Appendix 1 - Bevis Marks Daylight Report 2024

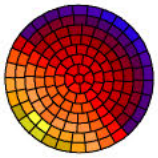
Bevis Marks
Daylight Report 2024

Prof. John Mardaljevic
PhD FSLL FIBPSA

Dr. Stephen Cannon-Brookes
PhD FSLL

Prepared for the Sephardi and Portuguese Congregation

FINAL VERSION: 26/ 10/ 2024



Daylight-Experts.com
Expert Witness / Simulation / Measurement / Conservation

Contents

Executive Summary 1

1 Introduction 2

2 Measuring the Daylight Levels in Bevis Marks 2
- 2.1 Daylight Measurement Strategy . . . 3
- 2.2 Determining Daylight Provision from the Measured Illuminance Data . . . 3
- 2.3 Daylight Monitoring Results . . . 5
- 2.4 The Importance of Reflected Sunlight . . . 6

3 Predicting Daylight Levels in Bevis Marks 13
- 3.1 Climate-Based Daylight Modelling . . . 13
- 3.2 Outline CBDM Evaluation of Bevis Marks . . . 14

4 Conclusions 15
- 4.1 Daylight Measurement . . . 15
- 4.2 Daylight Prediction . . . 15

Statement of Compliance and Declaration 16

Appendix 17

A Critique of the Waldram and Daylight Factor Methods 17
- A.1 Waldram, Trotter and the daylight factor . . . 17
- A.2 Absolute and relative values of illumination . . . 18

B Daily Plots of Illuminance Data 19

List of Tables

1 Average daily hours key illuminance values achieved on a monthly basis . . . 5

List of Figures

1 Location of Hanwell loggers BM1 and BM2 . . . 3

2 Illustration showing superposition of bars in Figure 3 . . . 5

3 Typical daily hours lux levels achieved. Monitoring period 26th February 2022 to 2nd April 2024 . . . 6

4 Example data plot for 8th May 2022. The external sun and sky conditions – derived from satellite data – are indicated by the green and yellow lines. The solid green line shows the global horizontal illuminance (GHI), and the dashed green/ grey line shows the diffuse horizontal illuminance (DHI). The yellow line shows the beam normal illuminance (BNI). . . . 7

5 Renderingsshowing theprogression of shadow cast by OneCreechurch Placeon Bevis Marks for a clear sky day (8th May) between the hours 08:00 and 10:00 (GMT). The significant effect of the overshadowing on measured Bevis Marks illuminance levels is readily apparant. - - -

Executive Summary

Bevis Marks Synagogue, 1884 (John Crowther)

In order to determine if the Bevis Marks Synagogue is at risk from significant loss of daylight due to proposed nearby developments, it is necessary to establish two matters of fact:

1. The current levels of daylight provision in the Synagogue.
2. The expected reduction in daylight provision to the Synagogue caused by the proposed developments.

The first can only be determined reliably by direct measurement of daylight levels in the Synagogue over extended periods. The second can only be estimated using a realistic prediction method which minimises the uncertainty in the outcome.

This report focuses on the findings of a long-term measurement campaign to quantify the daylight provision in the core of the Bevis Marks Synagogue. The measurements, using two conservation grade light meters, were carried out over a two year period from 26th February 2022 to 2nd April2024. Theresultsattestto thefactthattheSynagogueisa functionally daylit buildingforconsiderableperiodsoftheyear:overwinterthedaylightlevelsarebarelyadequate, buttheyimproveconsiderablyf ortheotherninemonthsoftheyear.Thedataalsoshow that thedaylightlevelsi n theSynagoguearеata‘ti ppingpoint’–significantadditi onalshadowing by nearby proposed developmentscould plungetheSynagogueintopermanentwinterdaylight conditi ons,orworse. Thereportalso providesguidanceregarding theselection ofa suitable prediction method to estimatethelossofdaylightprovision to theSynagoguecaused by the proposeddevelopments.

1 Introduction

To set the picture, the Synagogue was designed to be well daylit with large windows on all four sides to meet spiritual and functional aspects of worship. That the latter has always involved the congregation reading during services is confirmed by the presence of lockers beneath every seat, some of which predate the Synagogue and that are still in use. Members of the congregation expect to be able to read during services using daylight, which as of tradition plays a role in the timing of services. This helps to explain why the generous number of original chandeliers were not electrified during the 20th century, since, as in early the 18th century, appropriate candles are expensive and their use is reserved for special services. Furthermore, it is the minimal level of material change since then that earned the current Grade 1 listing of the building, its fabric and furnishings.

Whilst the building and its use remain largely unchanged the same cannot be said for its surroundings and this has had a substantial effect on the daylighting of the interior. The narrow surrounding courtyard has maintained a perimeter of space though one increasingly shaded from the sky by the rising height of adjacent buildings. The consequences of this can be read in the interior with redundant boxes above the upper level windows on the SE and SW walls. In the past these housed blinds to diffuse direct sunlight, now largely blocked by adjacent buildings. Change has been incremental, but always in the direction of lower daylight levels as the height of these buildings increased. An earlier report by surveyor GIA presented the current conditions showing how little direct view of the sky remains from the Synagogue's windows.

Site measurements of light levels indicate that the interior is on the cusp of losing work-able levels of daylight under most sky conditions. Review of existing conditions and schematic modelling indicates that the daylighting in the Synagogue is now largely dependent on reflected light from the surfaces of the buildings surrounding the courtyard. This is most obvious during periods of sunlight, the absence of which is easily perceived since levels are considerably lower when sky is overcast. At these times, the current and relatively sparse electric lighting on the columns is utilised, but, as reported, even when members of the congregation tend to congregate around the columns, light levels are insufficient for these to be an effective alternative means of illumination.

2 Measuring the Daylight Levels in Bevis Marks

Illuminance is a measure of the amount of light (i.e. the luminous flux per unit area) under normal viewing conditions. Illuminance has a unit of lux (often shortened to lx). Illuminance is the quantity most commonly used to assess illumination levels in buildings. For example, to specify the artificial lighting in an office, usually something in the range 300lx to 500lx. Verification of an artificial lighting system would be carried out using a lightmeter, e.g. taking measurements at various desks to ensure that the design intent (say, 300lx across the desks) has been achieved.

In contrast to artificial lighting, verification of daylight levels in a building is far more complex. The quantity and quality of daylight in buildings is continually varying due to the natural changes in sun and sky conditions from one moment to the next. These changes have components that are: random (e.g. individual cloud formations); daily (i.e. progression from day to night); and, seasonal (e.g. changing day length and prevailing weather patterns). Accordingly, to be reliable, any measurement of daylight provision in a building must be taken over a period of at least a full calendar year. Daylight levels measured outside vary enormously.[1] For example, in the Midlands (UK), typical daylight levels at noon vary from ~60,000lx in summer to around ~10,000lx in winter. Peak values under the sunniest conditions can reach in excess of ~90,000lx. Half an hour after sunrise (or half an hour before sunset), daylight levels will be around ~1,000lx. Thus, any meaningful assessment of daylight provision indoors must describe the degree of occurrence of,

[1] Here we refer to measurements taken on the horizontal plane in an unobstructed outdoor setting, i.e. with a full view of the hemispherical sky vault.

usually, particular daylight levels throughout the year. How this was achieved for Bevis Marks is described in the sections that follow.

2.1 Daylight Measurement Strategy

Two logging illuminance meters (referred to as BM1 and BM2) were used to record the daylight levels in the Synagogue. The meters employed were newly purchased Hanwell ML4701 LUXBUGS, which are widely used to record light levels in museums and heritage buildings. They were placed in the central area of the ground floor (Sanctuary), as can be seen in Figure 1. BM1 was located on the edge of the Bimah and BM2 on the pew closest to the Ark, both at the height normal for holding a prayer book. These locations were selected to capture the range of daylight levels across the core of the ground floor area of the Synagogue. Perimeter areas, under the balconies were not considered as scaffolding was present around the ground floor windows at the start of monitoring. Light levels were recorded at five minute intervals continuously throughout the monitoring period. There were occasional losses of data due to the practicalities of long-term light monitoring in an occupied space. For example, due to internal memory overflow. And one occasion when BM1 was misplaced for a number of weeks following a wedding.

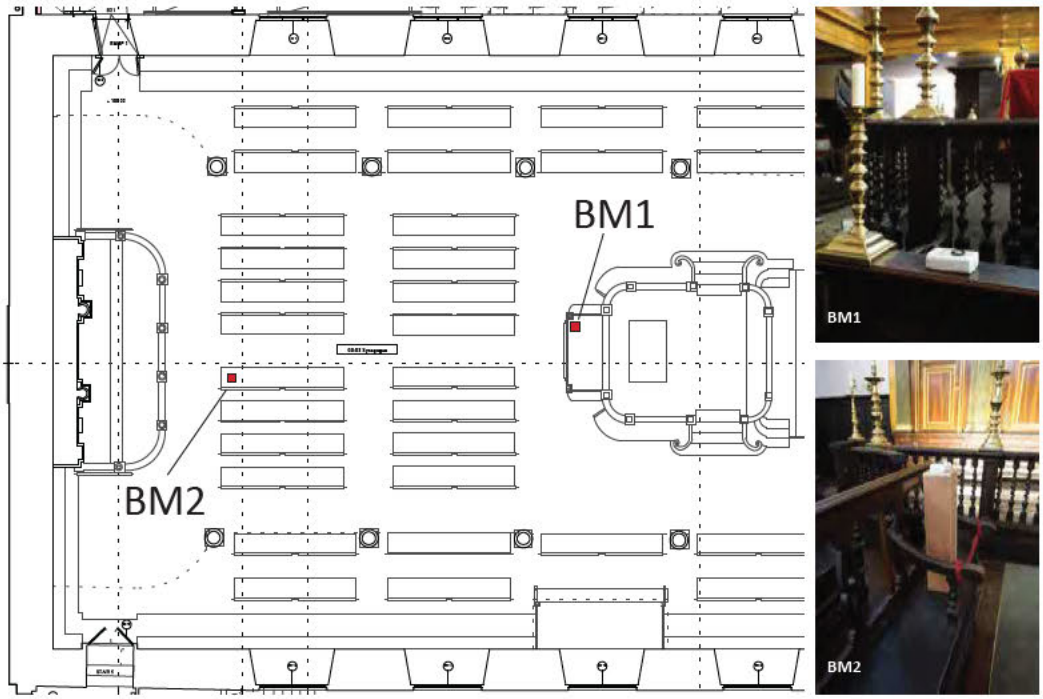


Figure 1: Location of Hanwell loggers BM1 and BM2

2.2 Determining Daylight Provision from the Measured Illuminance Data

The monitored illuminance data used to quantify the long-term daylight provision in the Synagogue were recorded between 26th February 2022 and 2nd April 2024 by logging meters BM1 and BM2. In total, there were 767 full days of measurements where either one or both loggers were recording (equivalent to approximately 2.1 years of data). The rationale for processing the data into metrics that characterises the overall daylight provision in the Synagogue was as follows:

i. All the measured data should be used to avoid bias in the presentation of the results, i.e. no 'cherry-picking' of measurements.

ii. Results should be presented on a monthly basis to reveal how the daylight levels vary across the year.

iii. For each month, the average daily occurrence in hours of key daylight levels should be determined from the measurements.

iv. The key daylight levels used should relate to human visual performance requirements and preferences.

v. Results are normalised to monthly totals, but there should be no interpolation/ estimation of missing data.

The key illuminance levels used to characterise the daylight provision are: 25lx, 50lx, 100lx and 200lx. The minimum key value of 25lx is approximately the lowest illuminance level advised for use in public spaces when lighting needs to be strictly limited, invariably for conservation purposes in museums and art galleries to protect particularly delicate artworks, fabrics, etc. A more typical illuminance level used for all but the most delicate artefacts is 50lx. Daylight illuminance levels around 50 to 100lx are typical in many residential rooms under moderately bright overcast skies. Under daylight illumination levels of 50–100lx, occupants may often be content to read books/ newspapers without additional lighting providing the eye has adapted and there are no contrast issues (e.g. bright window in the field of view). All the same, they might *prefer* illuminances greater than 100lx, particularly if reading for extended periods. Note that the response of the human eye is such that a doubling of brightness is perceived as a significant change, whereas a smaller incremental edition might be difficult to notice. Accordingly, the final illumination level for consideration is set to 200lx.

The likely implications for the occupants of the Synagogue experiencing the various illuminance ranges are summarised as follows:

- Below 25lx many occupants, particularly the elderly, will experience difficulty reading. Those who are not too elderly and with good eyesight may manage to read provided the daylight levels are above 10lx.[2] The Synagogue is likely to appear drab and gloomy.
- Between 25–50lx many of the occupants may be able to read printed paper, provided the text is not too small. The Synagogue is likely to appear dim at the lower end of the range (~25lux), but noticeably brighter at the upper end (~50lux)
- Between 50–100lx most/ all of the occupants are likely to be able to read printed paper without undue discomfort, unless they have marked visual impairment. The Synagogue is likely to begin to appear pleasantly daylit.
- Between 100–200lx there are likely to be few significant improvements in visual performance for the majority of occupants. However, the synagogue is likely to be perceived as having a markedly more pleasant/ daylit appearance.
- Illuminances greater than 200lx probably not needed for the majority of tasks carried out in the Synagogue. However, the additional brightness imparted would be perceived as further 'enlivening' the Synagogue, and therefore welcomed by the occupants.

[2] Young adults with standard vision can generally read fairly well down to illuminance levels in the range 5–10lx. However, as visual acuity declines by roughly a factor of three between the ages of 20 and 60, older people invariably need multiples of these light levels to read, often supplemented by eye correction (glasses etc).

2.3 Daylight Monitoring Results

The illuminance levels in the Synagogue recorded at locations BM1 and BM2 in the period between 26th February 2022 and 2nd April 2024 are presented in both tabular and graphical form. The data were processed to show the average daily occurrence in hours that the four key illuminance levels were achieved (i.e. exceeded) on a monthly basis. A summary of the complete analysis is shown in Table 1. For example, for the month of February, an illuminance of 25lx was achieved (on average) for 5.8 hrs (BM1) and 2.6 hrs (BM2).[3] Whereas an illuminance of 50lx was achieved (on average) for 2.3 hrs (BM1) and 0.3 hrs (BM2).

	BM 1 Hours lux value achieved				BM 2 Hours lux value achieved			
Month	> 25lx	> 50lx	> 100lx	> 200lx	> 25lx	> 50lx	> 100lx	> 200lx
Jan	2.8	0.6	0.0	0.0	1.0	0.0	0.0	0.0
Feb	5.8	2.3	0.9	0.0	2.6	0.3	0.0	0.0
Mar	6.4	3.2	1.4	0.4	4.6	1.7	0.4	0.0
Apr	8.9	6.3	3.1	1.3	7.0	3.7	1.4	0.3
May	10.2	7.4	3.9	1.6	8.8	5.5	2.4	0.5
Jun	10.6	8.2	5.6	2.5	9.3	6.9	3.5	0.7
Jul	10.7	7.9	4.5	1.7	9.1	6.2	2.6	0.6
Aug	9.6	7.2	3.9	1.8	8.3	5.3	2.4	0.7
Sep	8.5	5.4	2.2	0.7	6.8	3.1	1.0	0.1
Oct	6.4	2.7	0.9	0.0	4.1	1.2	0.0	0.0
Nov	3.3	0.8	0.0	0.0	1.3	0.0	0.0	0.0
Dec	1.9	0.2	0.0	0.0	0.7	0.0	0.0	0.0

Table 1: Average daily hours key illuminance values achieved on a monthly basis

The data in Table 1 are presented graphically in Figure 3. Two bars are shown for each month, the left hand is data from BM1 and the right from BM2. Colour coding is employed to show the number of hours achieved for the four threshold light levels (25, 50, 100 and 200lx). Note the 'bars' are superposed rather than stacked – see illustration in Figure 2. For example, in July, 25lx is achieved (on average) for 10.7hrs (BM1) and 9.1hrs (BM2). Whereas 200lx is achieved for 1.7hrs (BM1) and 0.6hrs (BM2).

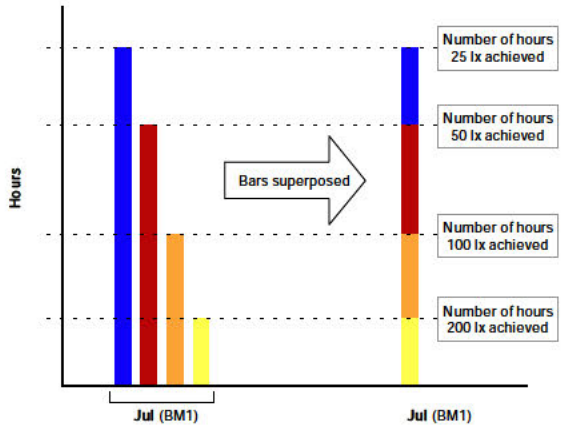


Figure 2: Illustration showing superposition of bars in Figure 3

[3] Decimal hours are shown, e.g. 1.5hrs equals 1hr 30mins.

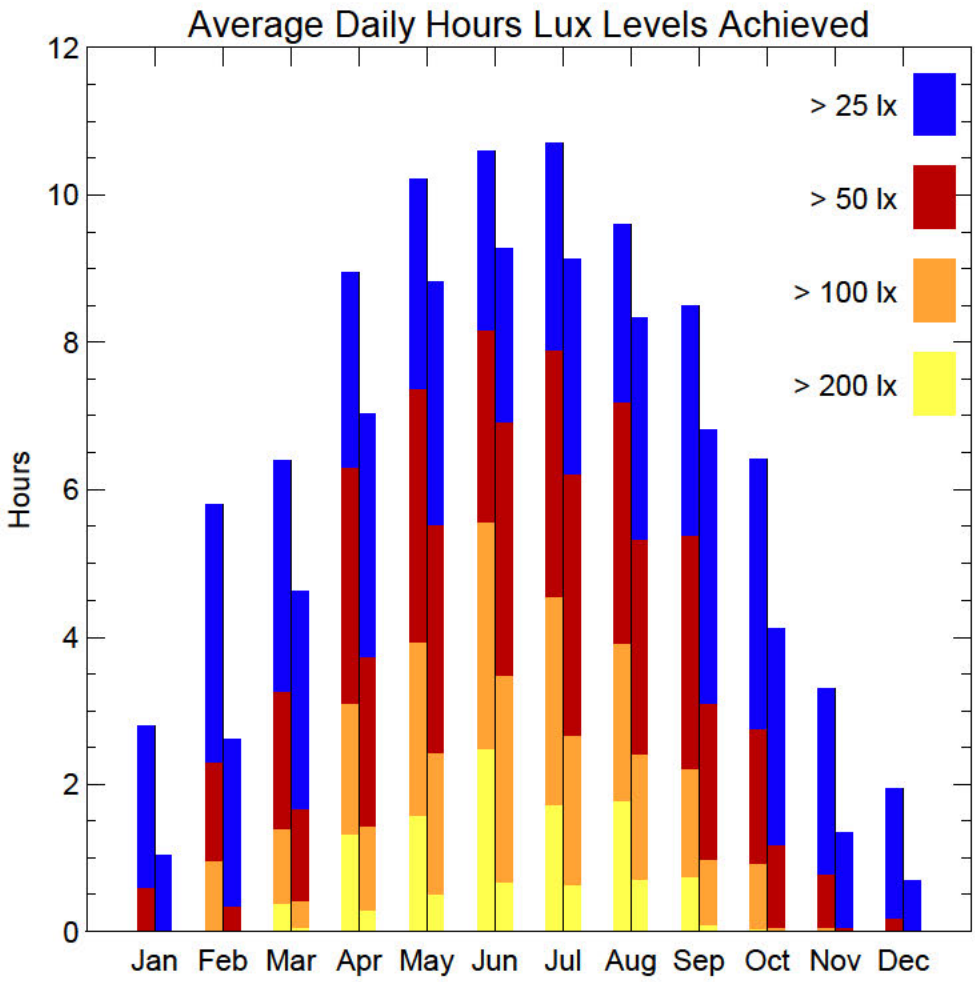


Figure 3: Typical daily hours lux levels achieved. Monitoring period 26th February 2022 to 2nd April 2024

2.4 The Importance of Reflected Sunlight

It was revealing to compare the measured internal illuminance values with simultaneous data for the sun and sky conditions at the same location. The external condition data used were global horizontal irradiation, diffuse horizontal irradiation and beam normal irradiation at 15 minute intervals for the entire monitoring period to date. The global and diffuse horizontal irradiation data were sourced from the Copernicus Atmosphere Monitoring Service (CAMS). This service provides freely available satellite-derived radiation data covering Europe, Africa, the Middle East and parts of South America at various time resolutions. The period of record is February 2004 to the present day (with up to two days delay). CAMS satellite irradiation data has undergone numerous validation studies and shown to be a reliable indicator of conditions on the ground.[4,5]

CAMS irradiation data for the precise latitude/ longitude coordinates of the Synagogue were

[4] German Salazar et al. "Solar irradiance time series derived from high-quality measurements, satellite-based models, and reanalyses at a near-equatorial site in Brazil". In: *Renewable and Sustainable Energy Reviews* 117 (2020), p. 109478.

[5] Laurent Vuilleumier et al. "Accuracy of satellite-derived solar direct irradiance in Southern Spain and Switzerland". In: *International Journal of Remote Sensing* 41.22 (2020), pp. 8808–8838.

downloaded from the Solar Radiation And Meteorological Data Services website.[6] The CAMS irradiation data for the duration of the monitoring period (26th February 2022 to 2nd April 2024) were converted to illuminance values using the Perez luminous efficacy models. Global horizontal illuminance (GHI) is a measure of the total light from the sun and sky received by an (unobstructed) horizontal surface. Diffuse horizontal illuminance (DHI) is the same as global horizontal illuminance but excluding the contribution of solar radiation. When the two quantities are plotted, the amount by which GHI is greater than DHI indicates the degree of sunniness. A bell-shaped curve for GHI indicates largely clear sky conditions throughout the day. If however the lines of GHI and DHI overlap (i.e. when GHI equals DHI), this indicates that the sky at that time was largely overcast with no significant solar contribution, i.e. GHI ≃ DHI. The beam normal illuminance (BNI) is a measure of the direct sun intensity measured normal to the direction of the sun. The BNI can often exceed GHI on clear days at times when the sun altitude is low – and thus its contribution to horizontal illuminance is small compared to its intensity measured normal to the beam.

Our use of the CAMS-derived illuminance data is illustrative. However, examination of the correspondence between the internal daylight levels and the (external) illumination levels confirmed our hypothesis that reflected sunlight makes a significant contribution to the daylight inside the Synagogue. And also that the effect is important throughout the year. An example plot of the data collected on 8th May 2022 is used to illustrate the substantial contribution of reflected sunlight to the internal daylight levels in the synagogue, Figure 4. The red and the blue lines show the illuminance measured at points BM1 and BM2, respectively, at 5 minute intervals. The time axis shows GMT.

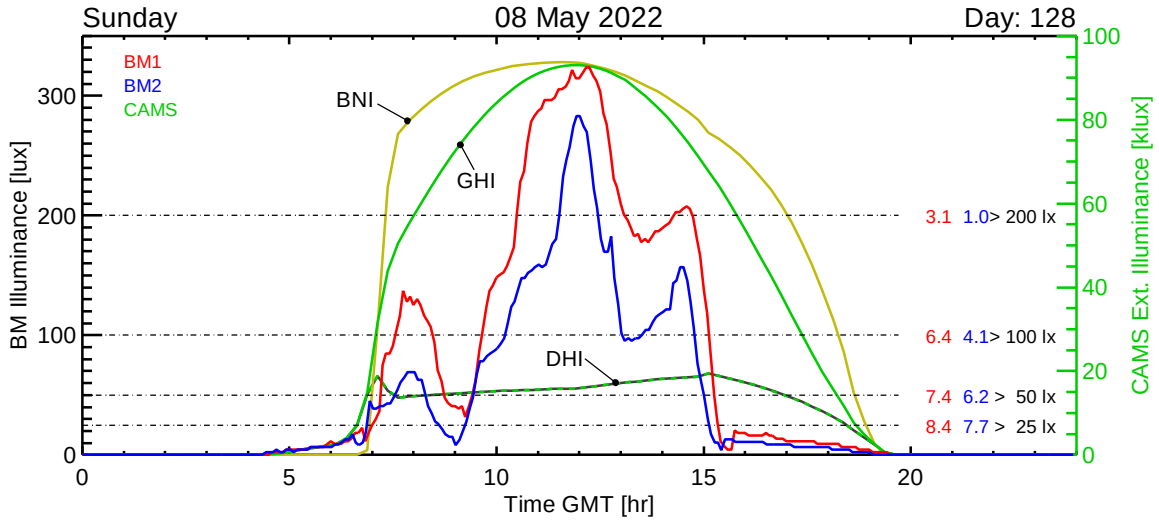


Figure 4: Example data plot for 8th May 2022. The external sun and sky conditions-derived from satellite data-are indicated by the green and yellow lines. The solid green line shows the global horizontal illuminance (GHI), and the dashed green/grey line shows the diffuse horizontal illuminance (DHI). The yellow line shows the beam normal illuminance (BNI).

For this bright day, the maximum recorded illuminances were ~320lux (BM 1) and ~280lux (BM 2), at the same time around 12:00. The key illuminance values are indicated by horizontal dashed lines. The CAM S-derived external illumination data is over-plotted using the same time axis, however the scale used is now the right-hand y-axis in green, with units of klux, i.e. thousands of lux. For this day, The peak GHI (and, coincidently, peak BNI) were both ~95klux (i.e. ~95,000lux) around noon. W hereas DHI (the illuminance from the sky only on

[6] https://www.tsv.soda-pro.com

thehorizontal) was ~20,000lux. Thedata showsthat thiswasa largely clear, sunny day with just a small degree of cloud around dawn (07:00). All 767 daily plots of illuminance measurements in the Synagogue showing also the satellite-derived external illuminance conditions are presented in Appendix B of the report.[7]

A conspicuous feature evident on many of the sunny days (see Appendix B) is a large dip in both internal light level readings around 08:30 to 10:00, followed by another rise. This distinct dip is quite broad (lasting approximately two hours) and does not result from reduced external irradiation – GHI is steadily increasing until around noon. Instead, it is evident that this feature results from the progression of the path of the sun and its interaction with the surrounding buildings. It appears that, on this day from around 06:00 and until 08:00, the Synagogue receives reflected sunlight from the surrounding buildings. Then, between 08:30 and 09:30, the reflected sunlight decreases to a minimum because the sun is being blocked by a nearby surrounding building – One Creechurch Place (~80m tall from ground level). Thereafter, when the sun has progressed past the obstructing building, the reflected sunlight increases as rapidly in the next hour as it declined in the previous hour. Such a persistent feature cannot be explained by random variations such as cloud patterns, etc.

This assertion is confirmed by examining the internal illuminance plot (Figure 4) alongside simulated time-lapse images for that day which show the progression of sunlight and shadow around the immediate vicinity of the Synagogue. The illustration given in Figure 5 shows renderings of the shadow patterns for the hours 08:00, 09:00 and 10:00.[8] These renderings reveal the important contribution of reflected light from the immediate surroundings to the daylight levels in the Synagogue. At 08:00 the shadow cast by One Creechurch Place has begun to encroach on the Synagogue courtyard, and the measured daylight levels begin to decline steeply. At around 09:00 the shadow cast by One Creechurch Place results in the maximum reduction in daylight levels recorded at both locations in the Synagogue: below 50lux for BM1 and below 25lux for BM2. At 10:00 the shadow cast by One Creechurch Place begins to recede from the courtyard, and the illuminance levels measured in the Synagogue begin to rise steeply, eventually attaining values around 300lux each.

The example above showing the overshadowing effect of One Creechurch Place on daylight levels in the Synagogue can be used to illustrate the likely effect that (proposed building) 31 Bury Street would have on Synagogue daylight levels on a similarly clear day during the middle of the year. The illustration is shown in Figure 6 using the same presentation to that employed for One Creechurch Place. For 31 Bury Street, its shadow would begin to encroach on the Synagogue courtyard area around 11:00, and between 12:00–13:00 the courtyard area is heavily shaded. By 14:00 the shadow from 31 Bury Street has largely receded from the Synagogue courtyard area. The illuminance plot used previously is repeated, but now the likely effect on the measured daylight levels at BM1 and BM2 (caused by 31 Bury Street) has been illustrated by superposing on the BM1/ BM2 lines 'best guess' estimates indicating how they might change – magenta curve for BM1, cyan curve for BM2. The *actual* degree of light reduction could be less or greater than that shown – but, given the similarities with the example of One Creechurch Place, it is likely to be of that order. The same data for BM1 and BM2 are shown disaggregated (with the less significant details removed) in Figures 7 and 8, respectively.

The contribution of reflected sunlight might appear to be a subtle aspect of the daylight dynamics in the Synagogue. However, it is revealing of a wider reality that the *prevailing* (i.e. yearly) daylight in Bevis Marks depends overwhelmingly on reflected sunlight and skylight from nearby building surfaces. Consequently, any reduction of the daylight provision in the Synagogue that might result from additional overshadowing can therefore only be assessed using a computer simulation technique that accounts adequately for reflected sunlight and skylight.

[7] Note, two versions of the report have been prepared: with and without the 64 pages containing the 767 daily plots.

[8] The shadow pattern images were generated using the VuCity software and supplied with permission for use by HGH Consulting.

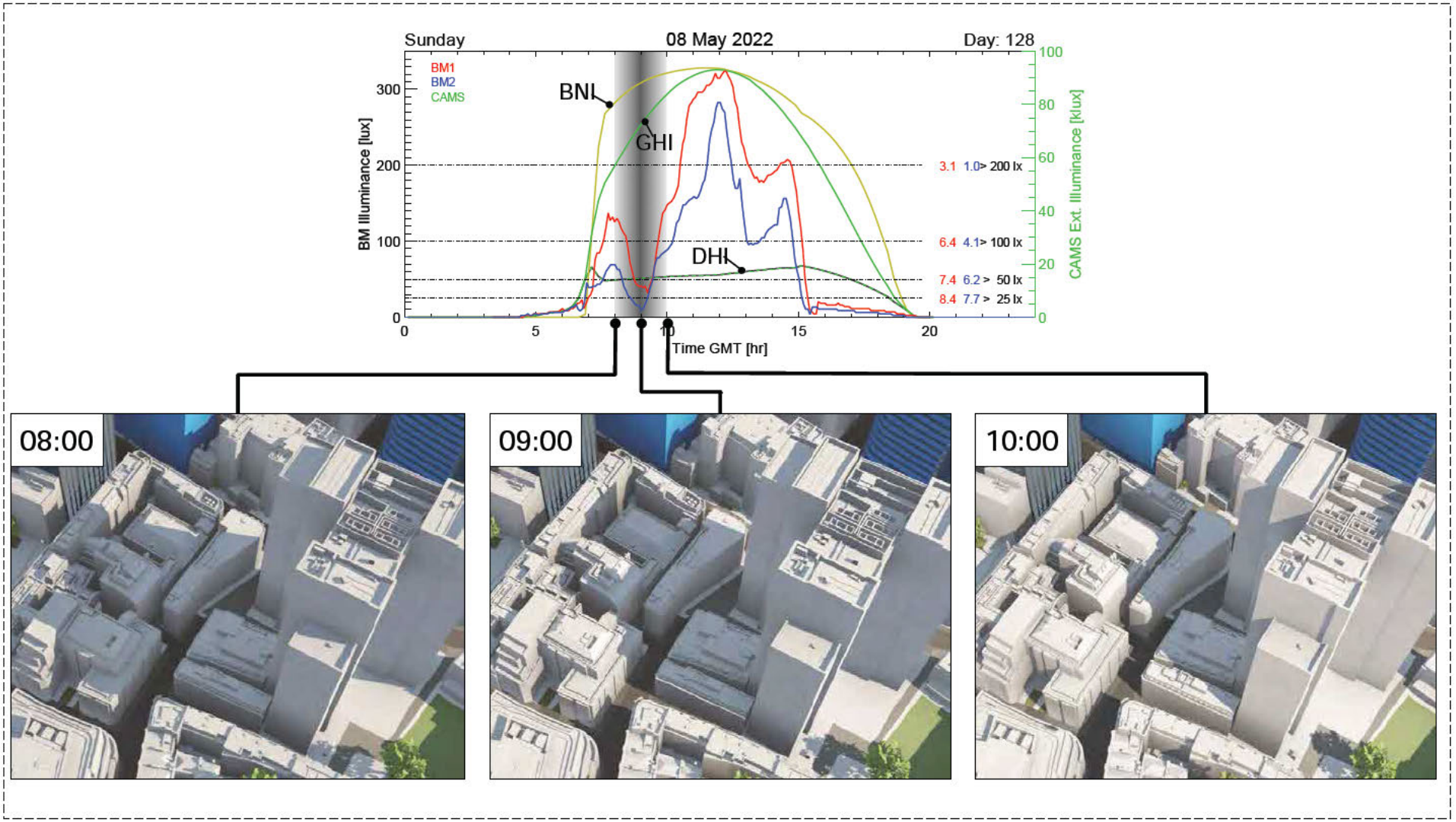


Figure 5: Renderings showing the progression of shadow cast by One Creechurch Place on Bevis Marks for a clear sky day (8th May) between the hours 08:00 and 10:00 (GMT). The significant effect of the overshadowing on measured Bevis Marks illuminance levels is readily apparant.

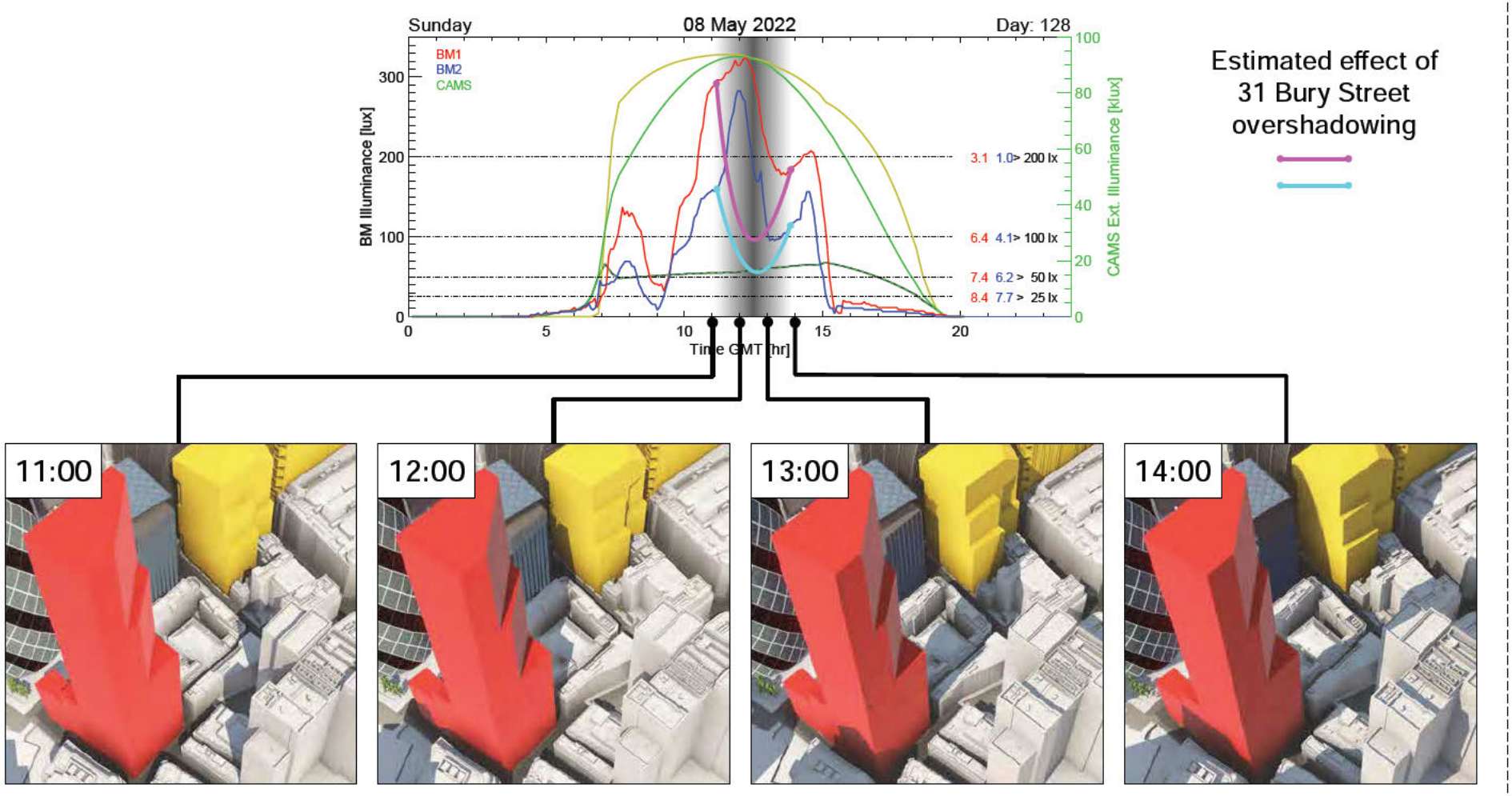


Figure 6: Renderings showing the progression of shadow cast by 31 Bury Street (red tower) on Bevis Marks for a clear sky day (8th May) between the hours 11:00 and 14:00 (GMT), and estimated likely reduction in measured Bevis Marks daylight levels caused by the overshadowing on such a day.

Cannon-Brookes Lighting & Design
Daylight-Experts.com

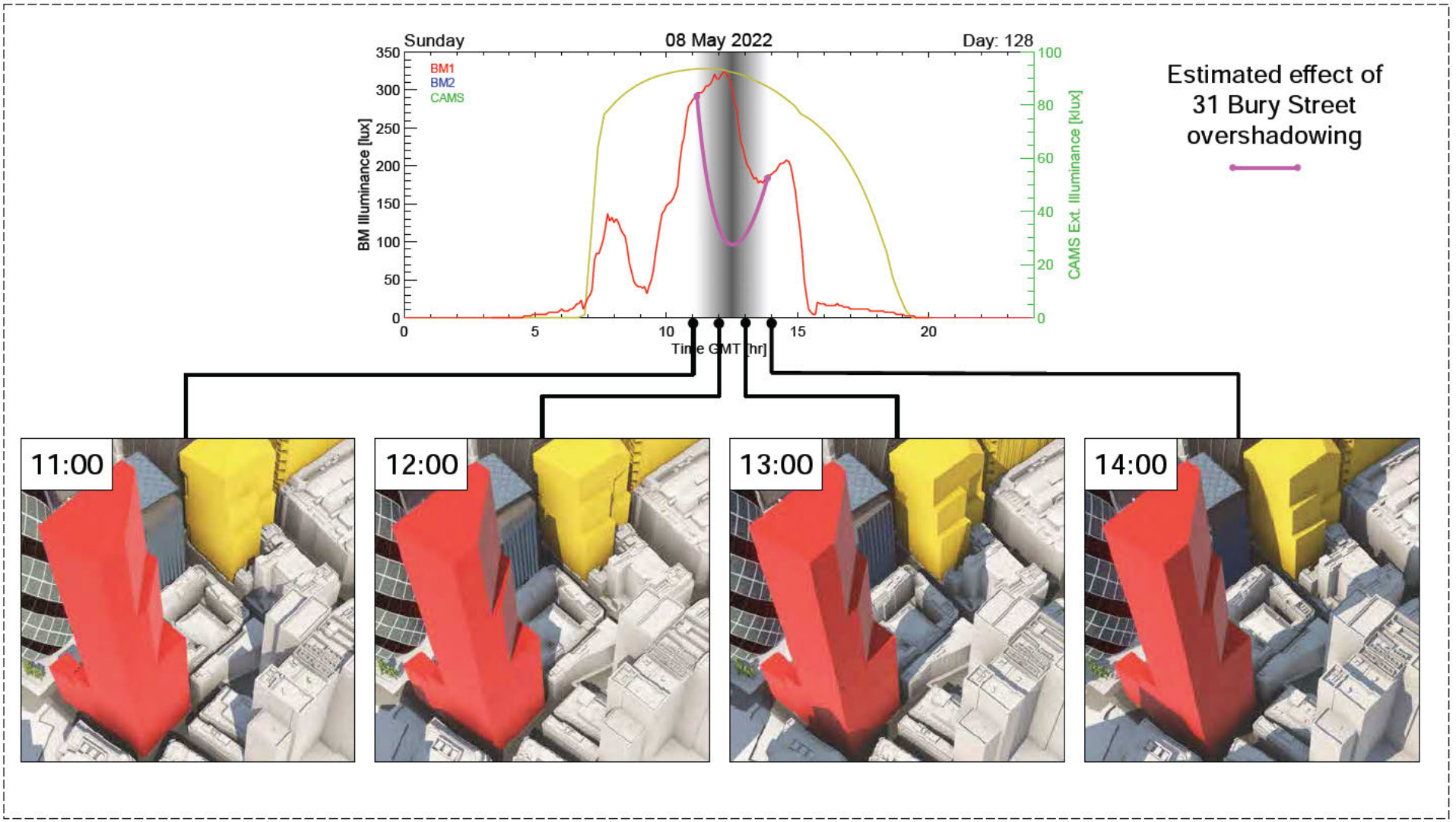


Figure 7: Data from Figure 6 focussing on illuminance at BM1. Renderings as before showing the progression of shadow cast by 31 Bury Street (red tower) on Bevis Marks for a clear sky day (8th May) between the hours 11:00 and 14:00 (GMT).

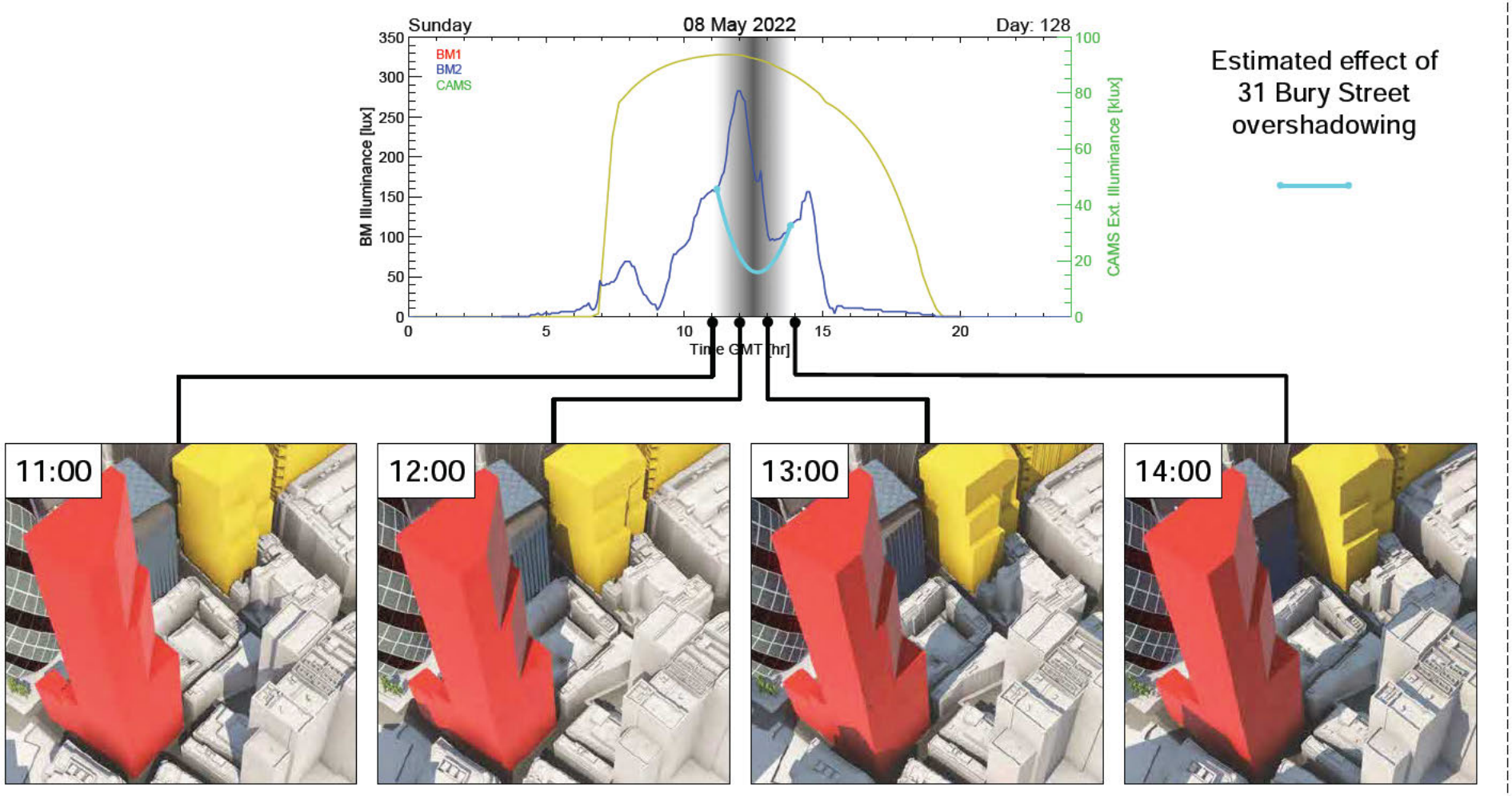


Figure 8: Data from Figure 6 focussing on illuminance at BM2. Renderings as before showing the progression of shadow cast by 31 Bury Street (red tower) on Bevis Marks for a clear sky day (8th May) between the hours 11:00 and 14:00 (GMT).

Cannon-Brookes Lighting & Design
Daylight-Experts.com

3 Predicting Daylight Levels in Bevis Marks

As noted in the Executive Summary, the reduction in daylight provision to the Synagogue caused by any proposed development(s) can only be estimated using a realistic prediction method which minimises uncertainty in the outcome. In other words, the prediction method used must be able to faithfully model the prevailing nature of the daylight levels experienced by the occupants of the synagogue – and as proven by direct measurement.

Commonly used prediction methods employed by surveyors at the planning stage do not model actual daylight levels, i.e. illuminance lux levels. Instead, they model various proxies of daylight provision under enormously simplified conditions. For example, a single unchanging sky condition (uniform or standard overcast brightness pattern) with no contribution from sunlight. These methods do not predict absolute levels of illuminance (e.g. as measured in the Synagogue), instead they predict percentage ratios. The basis and intrinsic limitations of these methods are described in Appendix A.

3.1 Climate-Based Daylight Modelling

In the mid to late 1990s, Mardaljevic developed and validated a daylight simulation approach that would later become known as Climate-Based Daylight Modelling, or CBDM.[9,10] The CBDM 'engine' developed by Mardaljevic was founded on the *Radiance* Lighting Simulation System.[11] Although lacking a formal definition, CBDM is widely taken to be the prediction of any luminous quantity (illuminance and/ or luminance) using realistic sun and sky conditions derived from standardised climate data, i.e. hourly annual weather files. Thus, CBDM predicts annual profiles of absolute quantities, such as illuminance, which are directly comparable to what can be measured in buildings. For example, with a suitably detailed 3D model, it would be possible to predict daylight levels at points in the Synagogue, and then process the annual simulation data to produce plots of daylight provision similar/ identical to that shown in Figure 3.

The widespread adoption of the *Radiance* lighting simulation system[12] and, ultimately, CBDM was due in part to the outcomes from validation studies which demonstrated quite remarkable prediction accuracy, e.g. within ±10% of measured values.[13] Around this time, the accuracy of physical scale models for daylight assessment was called into question, with validation studies showing large discrepancies between illuminances measured in a scale model and the full-size building under the same conditions.[14] CBDM as a tool for practical application steadily gained traction during the first decade of the millennium. Landmark projects such as daylighting the New York Times Building[15] and the Central Park Tower daylight injury evaluation[16] (also in New York) helped to demonstrate the potential of this powerful new technique.

In 2013 the UK Education Funding Agency (EFA) made CBDM a mandatory requirement for the evaluation of designs submitted for the Priority Schools Building Programme (PSBP). School designs submitted to the PSBP must achieve certain 'target' criteria for the useful daylight illuminance metric. This was believed to be the first major upgrade to mandatory daylight

[9] J. Mardaljevic. "Simulation of annual daylighting profiles for internal illuminance". In: *Lighting Research and Technology* 32.3(2000),pp.111–118.

[10] Working independently and a little later, Christoph Reinhart also developed a similar technique, but with a different formulation and, arguably, less rigorously validated.

[11] G.W ard Larson et al. *Rendering with Radiance: The Art and Science of Lighting Visualization*. San Francisco: M organ Kaufmann, 1998.

[12] Ibid.

[13] J. Mardaljevic. "The BRE-IDMP dataset: a new benchmark for the validation of illuminance prediction techniques". In: *Lighting Research and Technology* 33.2(2001),pp.117–134.

[14] S. W. A. Cannon-Brookes. "Simple scale models for daylighting design: Analysis of sources of error in illuminance prediction". In: *Lighting Research and Technology* 29.3(Sept.1997),pp.135–142.

[15] J.M ardaljevic, L.Heschong, and E.Lee. "Daylight metrics and energy savings". In: *Lighting Research and Technology* 41.3(2009),pp.261–283.

[16] J. Mardaljevic, G. M. Janes, and M. Kwartler. "The 'Nordstrom Tower': A landmark daylight injury study". In: *CIE 28th Session, Manchester, UK* (2015).

requirements since the introduction of the daylight factor more than half a century ago. In the US, a climate-based daylight metric approved by the IESNA has appeared in the latest version of LEED. The 2018 European Standard for Daylight in Buildings (EN 17037) is the first major standard where the basis for daylight assessment is founded on the annual occurrence of absolute measures of illuminance.[17] This marked a step-change from the traditional daylight factor approach. To assess the daylighting performance of a building design against EN 17037 criteria, the evaluated spaces are rated in terms of the spatial extent and the (CBDM predicted) degree of occurrence of target illuminance values as a fraction of the daylit year.

3.2 Outline CBDM Evaluation of Bevis Marks

In September 2021 we carried out climate-based daylight modelling (CBDM) simulations of an approximate scenario based on the Synagogue and its current surroundings. A 3D model of the Synagogue was created based on detailed drawings, and the nearby buildings estimated to create a simple 'massing' model for the surroundings. The 3D model therefore should be considered to be an approximation until a 3D laser scan of the Synagogue is carried out and a detailed massing model acquired. Accordingly, the CBDM results generated using this 3D model should be considered as illustrative until more accurate building geometry is available. Nevertheless, we believe the 3D model is sufficient to reveal 'broad brush' characteristics of the daylight illumination in the Synagogue. More importantly, the findings support our assertion that the methods commonly used to assess daylight provision in buildings – both for rights of light and planning – are not applicable for the particular case of Bevis Marks because they cannot adequately reveal the *actual* degree of daylight loss resulting from the proposed developments. The rationale for our assertion – given below – necessitates an appreciation of the distinction between directly received light (from the sun or sky) and indirectly received light, i.e. that which arrives from the sun or sky following multiple reflections.

The quantity referred to here as the total annual illumination (TAI) is a measure of all the daylight illumination received at a point in a building for a period of a full year. It is a useful summary metric since it reveals the totality of daylight illumination – from the sun and sky – over a representative period of a full year. Total annual illumination is one of the many metrics that can be predicted using CBDM to indicate the daylighting performance of a space. The CBDM formulation used here is a research-grade daylight simulation tool developed by Mardaljevic and known as the 4 Component Method (4CM). This tool is widely regarded to be the most rigorously validated of all daylight simulation tools, and so serves as a benchmark to assess the accuracy of other CBDM formulations. The 4 Component Method is called so because it predicts, at a point in a space, the total daylight in terms of its four components:

i. Direct sun – light that arrives directly from the sun (usually through a window).
ii. Indirect sun – light from the sun that arrives following one or more reflections, usually from both external (e.g. surrounding buildings, ground, etc.) and internal surfaces (e.g. walls, ceilings, etc.).
iii. Direct sky – light that arrives directly from the sky (usually through a window).
iv. Indirect sky – light from the sky that arrives following one or more reflections, usually from both external (e.g. surrounding buildings, ground, etc.) and internal surfaces (e.g. walls, ceilings, etc.).

Analysing the CBDM predictions for TAI in terms of the four components can, depending on the scenario, greatly enhance the understanding the importance of the various light transfer mechanisms, and how they contribute to the light experienced by the occupants of a building.

The TAI predictions for the core of the Synagogue revealed that around ~1% of the daylight received over a full year was that arriving directly from the sky, no direct sunlight at all was received. Thus, ~99% of the daylight illuminating the core of the synagogue is light from the sun

[17] European Committee for Standardization. *EN 17037:2018 - Daylight in Buildings*.2018.

and the sky reflected off adjacent buildings. Of the reflected light illuminating the core of the Synagogue, about 3/5 iscomprised of reflected skylight and theremaining 2/5 by reflected sunlight. We would expect a fully detailed 3D model to give some variation in the relative amounts of the illumination components. However, even if the total of the direct components were predicted to be several times greater, say, 5%, it would not alter the key finding that daylight illumination is dominated by *reflected* light – originating from the sun and the sky in roughly equal proportions. Note, walking around the core of the Synagogue, at best only tiny slivers of sky are directly visible through the windows. Thus, the potential for direct illumination by skylight is very small indeed, and for direct sunlight it must be negligible/ zero. And since the estimated massing model of the surroundings was partial, it is not improbable that the direct components of total daylight in the core of the Synagogue could amount to even less than the ~1% predicted by the illustrative model.

4 Conclusions

4.1 Daylight Measurement

The following assertions can be made from the daylight monitoring evidence collected between 26th February2022and2nd April 2024:

a) The measured daylight levels support the claim made by the users of the Synagogue that it is experienced as functionally daylit space for the majority of the months of the year.

b) The daylight levels during the winter months, however, are often only barely exceeding the threshold needed to perform visual tasks, e.g. reading, appreciation of the space, etc.

c) The measured data supports our observations from site visits that daylight in the core of the Synagogue is comprised almost entirely of reflected light. Reflected sunlight makes a significant contribution to the prevailing daylight levels in the Synagogue, even on partially sunny days which occur much more often than entirely clear-sky days.

It is reasonable therefore to describe the prevailing daylight provision in the Synagogue at present as being at or very close to a 'tipping point'. Consequently, any additional reduction in daylight provision caused by the proposed developments carries the significant risk that the prevailing daylight levels inside the Synagogue could be pushed beyond this 'tipping point', with the Synagogue ceasing to be a *functionally daylit* space.W erethattohappen,itcouldprofoundlyaffect thecharacter,perception and useofthespace–bringingintoquestion thecontinued survival oftheonly Synagoguein Europetohaveheld regularservicescontinuously formorethan 300 years.

4.2 Daylight Prediction

Theevidencecollected during themonitoring campaign clearly demonstratesthat theonly way to reliably predict the daylight loss due to proposed developments is to use Climate Based Daylight Modelling (CBDM). In contrast to the traditionally used methods (see Appendix A), CBDM has the potential to reliably predict the totality of daylight illumination – including the important reflected sun and sky contributions – over representative periods of at least a full year.

Statement of Compliance and Declaration

The authors of this report have prepared it in compliance with norms expected for an expert witness, including possible use of the material in court:

I. We confirm that our report includes all facts which we regard as being relevant to the opinions which we have expressed, and that attention has been drawn to any matter which would affect the validity of those opinions.

II. We confirm that our duty to the Court (should it become a legal matter) as expert witness overrides any duty to those instructing or paying us, that we have understood this duty and complied with it in giving my evidence impartially and objectively, and that we will continue to comply with that duty as required.

III. We confirm that we are not instructed under any conditional fee arrangement.

IV. We confirm that we have no conflicts of interest of any kind other than those already disclosed in my report.

V. We confirm that our report complies with the expected norms for academic practice with regard to acting as Expert Witness.

VI. We confirm that, insofar as the facts stated in our report are within our knowledge, we have made clear which they are and we believe them to be true, and that the opinions we have expressed represent our true and complete professional opinion.

VII. We aware of the requirements of CPR Part 35, practice direction 35 and the Guidance for the Instruction of Experts in Civil Claims 2014.

Prof. John Mardaljevic

Dr. Stephen Cannon-Brookes

24th October 2024

Appendix

A Critique of the Waldram and Daylight Factor Methods

The following contains material from two peer reviewed articles:

- P Tregenza and J Mardaljevic. "Daylighting buildings: Standards and the needs of the designer". In: *Lighting Research & Technology* 50.1(2018),pp.63–79
- J.M ardaljevicand J.Christoffersen."'Climateconnectivity'in thedaylightfactorbasis ofbuildingstandards".In: *Building and Environment* 113(2017),pp.200–209

A.1 Waldram, Trotter and the daylight factor

Quantitative measures of daylighting provision evolved from the methods devised in the 19th century to determine some objective basis for the degree of daylight injury (that is, reduced daylight illumination) caused to an existing space by the introduction of some obstruction, e.g. a new building. The Prescription Act 1832 provides for the creation of a right to light where light has been enjoyed for the period of 20 years before a claim to the easement is made.[18] Once a right to light (with regard to a particular window) is determined to exist, the owner of the right is entitled to *"sufficient light according to the ordinary notions of mankind"*. Whilstthe1832 Actessentiallyenshrined in Common Law thenotion ofa'righttolight',thedetermination of whatconstitutesan *"ordinary notion"* of sufficiency was, initially, largely a matter of judgement supplemented by rough rules of thumb such as the 45° rule, i.e. the vertical angle of sky visible at the centre of the window. The attempts to systematise the assessment of daylight injury date back to at least 1865.[19]

In the 1920s, Percy Waldram determined what was intended to be a precise and objective measure of an *"ordinary notion"* of sufficiency for daylight illumination. This was based on measurements of daylight illumination in buildings combined with subjective determination of sufficiency by a jury of experts. From this study, Waldram determined the so-called "grumble point", i.e. the point in a space at the boundary between sufficient and insufficient daylight from a window. The "grumble point" was defined in terms of the illumination received at that boundary as a percentage of the unobstructed horizontal illumination from a notional average (assumed uniform luminance) sky. The percentage value at the "grumble point" was determined by Waldram's jury to be 0.2%. For practical application of Waldram's "grumble point" in 'rights of light' disputes, surveyorscommonly apply the"50/ 50 rule" to determineif a spaceisadequately daylit, i.e. no more than half of the space at table-top height should receive less than 0.2% of the sky illumination. Additionally, the percentage value is referred to as the sky factor since, for evaluation purposes, it is a measure of the illumination on a horizontal surface resulting from any direct view of a uniform luminance sky, expressed as a percentage of the horizontal illumination from an unobstructed view of the sky. Neither reflected light nor attenuation from any glazing are accounted for in the 'rights to light' schema.

Whilst Waldram's work is widely credited as providing the basis for the daylight factor, it appears that the idea of using a ratio between inside and outside was first proposed in 1895 by Alexander Pelham Trotter (1857–1947).[20] Theoriginsofthedaylightfactor(DF)areactually somewhathazy sincetheredoesnotappeartohavebeen aseminalpaperintroducingtheap-proach.Thereferencetoitsintroductionin1895appearstobeanecdotalandrecalledanumber ofyearslater.Thedaylightfactorwasconceived asameansofratingdaylightingperformance

[18] ThePrescriptionAct1832."(Regnal.2and3W ill4)".In: *The Stationery Office, London* (1832).

[19] R.M. Kerr. *On Ancient Lights: And the Evidence of Surveyors Thereon : with Tables for the Measurement of Obstructions*.J.M urray,London,1865.

[20] J. A. Love. "The evolution of performance indicators for the evaluation of daylighting systems". In: *Industry Applications Society Annual Meeting, 1992., Conference Record of the 1992 IEEE* (1992), 1830–1836 vol.2.

independently of the actually occurring, instantaneous sky conditions. Hence the daylight factor *DF* was defined as the ratio of the internal horizontal illuminance E_{in} to the unobstructed (external) horizontal illuminance E_{out}, usually expressed as a percentage:

$$DF = \frac{E_{in}}{E_{out}} 100\% \quad (1)$$

However, the external conditions still need to be defined since the luminance distribution of the sky will influence the value of the ratio. At the time that the daylight factor was first proposed it was assumed that heavily overcast skies exhibited only moderate variation in brightness across the sky dome, and so they could be considered to be of constant (that is, uniform) luminance. The assumption of a uniform sky is, of course, in keeping with the notion of rating the performance independently of sky conditions. In the second half of the 20th Century the daylight factor formulation switched from using the uniform sky to the CIE Standard Overcast Sky.

A.2 Absolute and relative values of illumination

In a 1937 paper P. J. Waldram claimed that: *"The eye is affected by ratio only, and is scarcely aware of huge variations in amount."*.[21] The evidence for this was based on an assessment of the daylight adequacy of 20 spaces carried on both a "bright day" and a "dull day" by a 'jury' of six members (i.e. the data used previously to determine the "grumble point"). Waldram's claim appears to have become the foundation for what is now an 'article of faith' among stanumber of practitioners, i.e. that there is no need to make any consideration of absolute values – the daylight factor ratio is all that is required. Waldram's assertion and the evidence in support of it were examined in a 1955 CIE paper by R.O. Phillips.[22] Phillips notes that:

> *If this investigation did, in fact, support the view that the daylight factor is more important than the actual illumination in determining the adequacy of the lighting, then the values of the daylight factor determined would be substantially the same on both types of day. If on the other hand, it is the illumination which is the more important, a higher value of the daylight factor would be required on a dull day that on a bright one.*

The original report of the 'jury' findings presented by Waldram included the curve shown in Figure A1. This was intended to "*summarise the results concisely and to deduce a figure of daylight factor which may fairly be said to represent the average opinion of the observers*".[23] Phillips decomposes this curve into the data taken on the bright and dull days respectively. They clearly show different distributions, with a marked preference for a higher daylight factor value on a dull day compared to a bright one: the means were 0.20% (dull day) and 0.09% (bright day). Applying a paired *t*-test on the data, Phillips notes that: "*Since such a value could only arise by chance once in several millions of cases, the hypothesis that there is no difference must logically be rejected*". In short, Phillips' analysis of the data makes the convincing case that, contrary to Waldram's assertion, the subjects were in fact expressing a preference for adequate absolute daylight levels rather than relative ones (i.e. daylight factors).

Phillips' paper is potentially of great significance since it offers a robust challenge to a rarely unquestioned assertion that has long been held as a fundamental tenet of daylighting design/ evaluation. That is being so, a question presents itself: why has this paper been consigned to near-obscurity? This finding from the Phillip's paper is included here because Waldram's assertion has been so influential that it has framed much of the development of methodologies for the evaluation and testing of daylight performance in spaces. In particular for the case of

[21] P. J. Waldram. "Measuring and predetermining daylight illumination". In: *The Builder* (1937), p. 598.

[22] R. O. Phillips. "An historical outline of the concepts and terminology of daylight". In: *Proc. CIE v2, Zurich, Switzerland* (1955).

[23] Ibid.

Bevis Marks, the preference for *higher* levels of absolute illumination (say, 100lx rather than 25lx) would appear to be in accord with what was *actually* determined by Waldram's 'jury'.

It needs to be recalled that, at the time that Waldram's jury carried the assessments, notions of illumination adequacy were very different from what they are today. However, that consideration does not alter the significance of Phillips' re-evaluation of the Waldram study. This and related studies by Waldram also serve as the basis for the "rights to light" schema devised for the determination of daylight injury. In recent years the methodology employed by Waldram has been severely critiqued in a number of papers.[24,25,26,27]

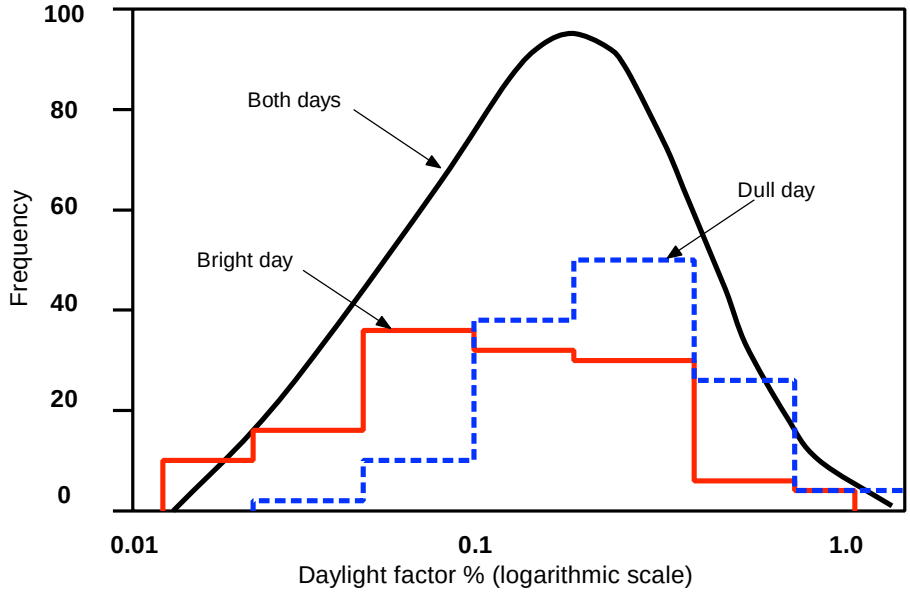


Figure A1: Distribution of preferred daylight factor values (after Phillips R. O. Phillips. "An historical outline of the concepts and terminology of daylight". In: *Proc. CIE v2, Zurich, Switzerland* (1955))

B Daily Plots of Illuminance Data

DESCRIPTION ONLY – SEE COMPLETE REPORT FOR THE DAILY PLOTS

Appendix B presents all 767 complete days of monitoring data recorded between 26th February 2022 and 2nd April 2024 by logging meters BM1 and BM2. Data are presented where there is a complete day for either one or both of the meters. For the first period of monitoring, 26th February 2022 to 7th June 2022, the contribution of electric lighting used by contractors during maintenance work was subtracted from the values recorded by BM1 and BM2. For the remaining period, it can be seen that a number of days show the small contribution (~10lux) of electric lighting at various times. This will have a small effect (i.e. slight 'uplift') on the results presented in Section 2.

As described in Section 2.4, the plots also contain illustrative external illuminance conditions (GHI, DHI and BNI) derived from satellite remote sensing.

[24] P. Chynoweth. "Progressing the rights to light debate – Part 1: a review of current practice". In: *Structural Survey* 22.3(2004),pp.131–137.

[25] P. Chynoweth. "Progressing the rights to light debate: Part 2: the grumble point revisited". In: *Structural Survey* 23.4(2005),pp.251–264.

[26] Paul Chynoweth. "Progressing the rights to light debate: Part 3: judicial attitudes to current practice". In: *Structural Survey* 27.1(2009),pp.7–19.

[27] P. Defoe and I. Frame. "W as W aldram wrong?" In: *Structural Survey* 25.2(2007),pp.98–116.

Appendix 2 - Response to GIA Lunar Study

the S&P HARDI community Bevis Marks

Planning application ref. 24/00021/FULEIA; proposed 43 storey tower at 31 Bury Street

Response to the Lunar Transit Study and Additional Information produced by GIA

14 November 2024

Rabbi Shalom Morris

Rabbi, Bevis Marks Synagogue

PhD Candidate, King's College London, Dept of History

Introduction

This note sets out the findings of a review of the ‘Lunar Transit Study’ and ‘Additional Information’ produced by GIA (12 Sept and 17 Oct respectively). It is beyond the scope of this report to consider the validity of the data provided by GIA. However we reserve the right to later interrogate this data in more detail, should this be necessary.

Our review of the data provided found that significant harm will come to the Bevis Marks Synagogue should the planning application be approved.

GIA’s report attempts to demonstrate that the harm caused to the Bevis Marks Synagogue would be negligible. However, this conclusion does not stand up to scrutiny in light of the nature of the Kiddush Levana ritual. The fundamental point is that the prayer is recited once each month after nightfall, when the waxing moon is visible. While GIA’s findings give the impression of negligible change in the current conditions, this outcome is rooted in their considering the impact of the proposal on views of the moon throughout the entire lunar transit, from moonrise to moonset, over an eighteen year cycle.

GIA’s 'wide-net’ analysis not only skews their results, it also fails to consider the month on month practical impact of the proposed tower on the ability of the community to worship, which would be significant. The proposed tower would lead to the cessation of the synagogue’s ritual several months a year, and further degrade the community’s ability to worship in the remaining months.

This determination has been corroborated by the BRE’s independent review of the GIA report (commissioned by City of London Corporation, 4 Nov)) and will be referred to in further detail in our conclusion.

We therefore ask that officers carefully consider the analysis presented below when considering this application, taking special account of the equality impacts of it on the Jewish community.

Rabbi Shalom Morris

Bevis Marks Synagogue

14 November 2024

Kiddush Levana

What follows in this section is a description of the:

1. Kiddush Levana prayer and ritual.

2. What is unique about its recital in the traditions of Bevis Marks Synagogue.

3. How the ritual has been recorded and altered in Europe, highlighting:

    1. The relationship between the ritual and synagogue.

    2. The impact of unpredictable climactic conditions.

Kiddush Levana in Judaism

Judaism's calendar is lunar, linking Jewish practices and festivals each month throughout the year to the moon's cycle. The appearance the new moon is:

1. Anticipated with a prayer on the Sabbath prior (Kiddush Hahodesh)

2. Celebrated upon its return (Rosh Hodesh)

3. Marked with a prayer of renewal (Kiddush Levana)

Kiddish Levana is Hebrew for 'Sanctification of the Moon,' and is a prayer recited each month by Jews. The prayer is a call for renewal, hence the link to the new moon which is becoming increasing visible during this part of the month. Therefore, the prayer is said when the waxing moon in visible in the night sky, commonly from day 3 to 15 of thus he lunar cycle.

The prayer is recited whilst standing outside, under an open sky, and requires sight of the moon. If the moon is blocked by either buildings or clouds, the prayer cannot be recited. However, if the moon is visible through a cloud, one can still recite the prayer.

Kiddush Levana takes about fifteen minutes to recite. It is typically recited following the evening service at a synagogue, so that it can be said with a prayer quorum. It is ideally also recited on a Saturday night when the congregation is still wearing their Sabbath finest.

Kiddush Levana is only recited from day ten in the Hebrew month of Av (typically July/ August), and from the 11th in Tishri (typically September/October), on account of the mourning/repentance that takes place during the first days of those months. This is because the prayer is meant to be recited whilst in a joyous spirit. In contrast, as the prayer is considered to be a petition, it is generally avoided on the eves of Sabbaths and Festivals when petition prayers are considered inappropriate.

Kiddush Levana at Bevis Marks Synagogue

Kiddush Levana has been practiced in the Bevis Marks Synagogue community since the 1600s. Evidence of this can be found in several Jewish sources.

1. Rabbi Jacob Sasportas, first rabbi of the London community (1663), writes of the practice in his Responsa *Ohel Yaakob* (67).

2. The prayer is included in the first Hebrew/ English Spanish & Portuguese (Sephardi) prayer book published by Alex Alexander in England in 1772 (pg 202).

3. David Aaron de Sola, reader of the Bevis Marks Synagogue congregation, includes the prayer in his 'Book of Blessings' published in 1829.

4. Rabbi Shemtob Gaguin, Chief Judge of the Spanish & Portuguese Jewish community in London includes discussions of the community's Kiddush Levana traditions in his work 1934 Keter Shem Tob (Vol 2.)

There are several particular traditions in Bevis Marks Synagogue with respect to Kiddush Levana. These peculiarities reinforce the risk posed to the congregation's unique cultural heritage should a development be approved that interferes with the community's worship.

1. At Bevis Marks Synagogue Kiddush Levana is *ideally* said from day seven of the lunar cycle until the middle of the month, as the moon is giving off more light in the second quarter of its cycle than it does at day 3, thereby giving more meaning to the prayer of renewal. See *The blessings, or, Expressions of praise and thanksgiving said by all Israelites on various occasions with an interlineary translation* published in 1829 by Bevis Marks Synagogue minister David Aaron de Sola (page 83). This is in accordance with the ruling of the authoritative R Yosef Karo (Shulhan Arukh), who along with the rest of the Iberian Jewish community was expelled from Spain in 1492. When climactic conditions are difficult, it is permitted to recite even from day 3.

2. Furthermore, in departure from other Jewish communities, there are nuances to the liturgy of the prayer, as well as the absence of certain mystical repetitions. See *Keter Shem Tob* by Rabbi Shemtob Gaguine, chief judge of the of the London Spanish & Portuguese Jewish community in the first half of the twentieth century (Part 2:1). This reflects the authentic Iberian tradition of Sephardi Judaism that is preserved at Bevis Marks Synagogue.

3. Finally, in the tradition of Bevis Marks Synagogue the prayer is called 'Birkat Levana', the 'Blessing of the Moon', and not 'Sanctification' or 'Kiddush' as it is more commonly called.

Germany 1726
Georg Puschner from Kirchners Judisches Ceremoniel

Kiddush Levana in European History

The peculiarity of this Jewish tradition caught the attention of European observers of Judaism during the early modern era. This can be seen in both visual and literary depictions. Indeed, the European context also influenced the practice and meaning of this ritual.

As stated above, the Kiddush Levana prayer is typically recited following the evening prayers whilst standing outside of the synagogue. This is depicted in historical drawing and prints of the ritual being performed in Europe in the seventeenth and eighteenth century, the years when Bevis Marks Synagogue was established. This reflects the relationship between the prayer and synagogue.

1695 Amsterdam
Haggadah

Literary observers of Judaism also recorded the tradition. The following account by English Christian religious writer John Allen in his 1816 work *Modern Judaism; or a Brief Account of the Opinions, Traditions, Rites, and Ceremonies of the Jews in Modern Times*, depicts the ritual with scorn (pg 379).

'On the first Saturday evening in the month, if the moon is then visible, or on the first evening after, when the sky is bright enough to have a clear view of her, the Jews assemble in the open air, for what is called "the consecration of the new-moon:" when some grave rabbi pronounces the following. benediction, in which he is joined by all the company…'.

Furthermore, the variability of weather patterns in Europe, became a central to the relationship of European Jews to the meaning of the prayer. For European Jews, cloud cover, a common concern, was seen as a bad omen, whilst a clear night was considered a positive sign, as the prayer for renewal could then be recited.

Finally, proximity in the northern hemisphere has made the recital of 'Kiddush Levana' notoriously difficult in locations like England during July and August with it short summer nights and associated lower arc of the moon.

The GIA Report

GIA's report was carried out on behalf the applicant to consider the impact of the proposed redevelopment on the synagogue's worshipping community's ability to recite the monthly prayer Kiddush Levana which requires sight of the moon. The report considers views of the moon from two positions, N and P, as well as during both the major and minor lunistices.

In analysing the data, GIA concludes that at the current baseline the synagogue only retains views of 2.2% of the lunar arc during a major lunistice. With the proposed building and previously approved buildings, this would decrease to 1.3%. These numbers take into account average atmospheric conditions which include cloudy skies. Slight variations to these results based upon major or minor lunistices and position P or N can be found in GIA's Table 01.

This note questions the data assumptions used by GIA to reach their percentage conclusions, the relevance of climatic conditions in their analysis, and mostly importantly considers the overall impact on ability of the community to continue to recite the Kiddush Levana prayer.

Climate Conditions

The Kiddush Levana prayer can only be recited when the moon is visible. Therefore, if obstructed by clouds or buildings, the prayer cannot be recited. Based upon the website https:// weatherspark.com GIA reported (pg 7) that London has cloudy conditions 58% of the time. As a result, they conclude that while in position N the moon should be visible 5.1% of the time, in practice this is likely to only be the case 2.2% of the time.

This conclusion is not robust. In practice cloud is not a "black or white" matter. Sometimes clouds are patchy; sometimes the moon can be seen behind a veil of cloud; furthermore, climate change is a dynamic and present consideration. In contrast, buildings are fixed. In other words, sometimes it is cloudy, sometimes it is not, but once a building is constructed, for all intents and purposes it becomes perpetually 'cloudy' with respect to the lunar visibility. The possibility of cloudy skies should therefore not be considered relevant when considering the impact of perpetually reducing lunar views. A comparison may be made with trees: in planning, trees are disregarded when visual impacts are assessed, because they are impermanent.

Beyond this, the variability of climate conditions themselves plays an important role in the Kiddush Levana ritual. Jews go outside after dark to see whether or not the moon is visible, whereupon a cloudy sky is considered to be a bad omen, and a clear sky a positive one, as it allows for the prayer to be recited. The fixed reduction of visibility by the proposed tower would be a permanent obstruction, removing this variability which is central to the meaning of the ritual.

Furthermore, as reciting the prayer takes approximately a quarter of an hour, the preservation of sufficient unobstructed sky allows for the possibility that any cloud cover will pass, thus enabling the prayer to be recited despite earlier cloudy conditions. This would not be the case should the view be obstructed by a permanent building.

GIA Percentages

GIA concludes (pg 37) '*Additional obstructions in the Future Baseline and Cumulative scenarios will lead to a small absolute reduction in visibility of the lunar bracelet*.' This conclusion, without critiquing the method of analysis itself, is highly misleading. The data provided allows for different percentage conclusions to be reached, depending on which data is considered. In GIA's instance, they've stated (pg 3): '*In order to capture all possible lunar position across the sky, a period of 18.6 years has been studied. This is the length of time needed to conclude a full lunar cycle. All possible locations of the moon's passage have been captured within a lunar bracelet depicted in the sky (see* fig *.1). Once the obstructions already visible from the Synagogue's courtyard are considered, once the passage of the moon during daylight hours are discounted, and the probability of cloudy skies taken into account, the opportunities to see the moon's passage to recite "Kiddush Levana" are limited to 2.2% of the time over 18.6 years*'.

In other words, GIA's percentages are based upon all potential visibility of the moon over the horizon throughout the night sky during this 18.6 year window. In very few settings would the moon ever remain visible constantly throughout this time as any buildings, or landscape features, would reduce this visibility. Of greater consequence is consideration of the amount of time the moon is visible over the Bevis Marks Synagogue, and what impact would the proposed tower have on it.

In this respect, according to GIA the reduction from the current baseline to the future conditions, would be a decrease of 41% - nearly half - marking a very significant reduction in lunar visibility for the synagogue community.

Level of Obstruction

GIA state "*During a minor lunistice, the opportunities of seeing the passage of the moon above the Synagogue are further reduced to 1.8% of the lunar bracelet, owing to the lower transit of the moon in the sky. This means that the passage of the moon will not be visible above the Synagogue's sky, for most months each year.*"

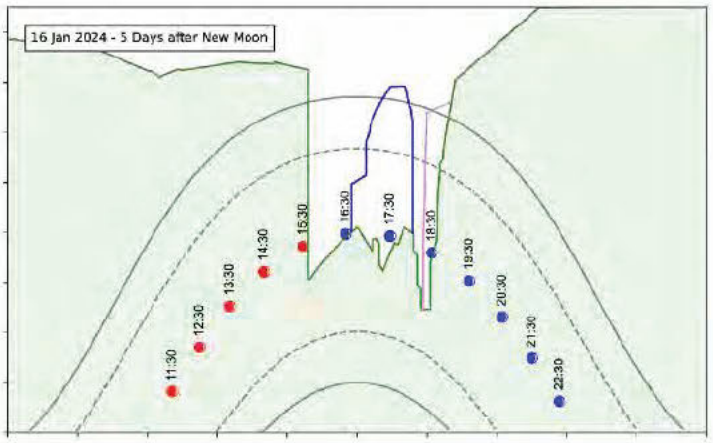
GIA furthermore claim "*during each observation period, the lunar transition will be remain observable, assuming that it would have been in the Baseline scenario, even with the consented 100 Leadenhall and the proposed 1-4, 31-34 Bury Street in place.*"

Both of these claims are unsupported by the data provided (daily graphical representations of the moon passage set against the backdrop of proposed and approved buildings, as made available in their "Additional Information", see Appendix-1 below, and graph to the right). According to GIA's own data, the moon is visible over Bevis Marks Synagogue most months of the year. Furthermore, should the proposed tower be approved, the moon would not be observable in the night sky for at least 3 months a year, when it is currently visible. This is the case in May, June and September during both major and minor lunistices. In some instances it would no longer remain visible in April and October either. During a minor solstice, the reduction of lunar visibility caused by the proposal would be even more dramatic owing the the lower amounts of current visibility.

Furthermore, even during the months when the moon would remain visible, the proposed tower would reduce the numbers of days, and hours in those days, when the moon is visible in the night sky. In some months it would reduce it to one or two days, when the possibility of cloudy conditions would then have a significant impact on the ability to recite the prayer anymore in those months, particularly as the remaining hours of visibility will be quite brief, at times not even long enough to recite the prayer or to make it unlikely to perfectly time a service to ensure visibility.

This point has been born out in the BRE review which found that even in months when some moon views remained, these were of extremely short duration (thirty minutes over two days). This would render the ability and likelihood of being able to recite the Kiddush Levana as improbable, and as such the proposed tower would result in a scenario even those months as akin to blocking out the moon completely.

In this regard, the proposed tower, would result in a quantifiable reduction in the community's ability to worship. Assuming the prayer can currently be recited on average 10 months a year, and in the proposed conditions at most 6 months a year, and more likely only 4 or 5 times, the impact of the proposal would result in a considerable reduction in worship of 40% to 60% of the time.



Conclusion

GIA mischaracterises the negative impact of the proposed tower by casting a wide net of data points, which present a skewed picture of the current ability of the community to worship, and the degree of harm it would experience should the scheme be approved. In practice, the proposed tower would reduce overall visibility of the moon from the current baseline by 40%-60%. GIA acknowledge a 40% loss.

The data provided by GIA though makes it clear that in absolute terms, the proposed tower would reduce the ability of Bevis Marks Synagogue to worship as it has since 1701 by at least 3-5 months per year, causing a reduction in the times the community can worship of 30%-50%, possibly even by 60%.

The BRE report corroborates this conclusion. 'With both the consented and proposed developments in place (in the cumulative scenario), the opportunity to view the moon from the observer location used by worshippers at Bevis Marks Synagogue when reciting Kiddush Levana would reduce by 51% on average throughout a full lunar cycle, compared to the existing baseline.

According to the BRE, 'Based on the results reported in the GIA lunar transit study…the relative reduction in the hourly visibility of the lunar bracelet from the Synagogue courtyard would be significant with the proposed development in place'.

It is clear then that the proposed tower would cause significant harm to the historic community of Bevis Marks Synagogue. The proposed tower would undermine its centuries-long history of worship on this site, and their ability to maintain of their unique Spanish & Portuguese Jewish traditions.

Put into heritage terms, the planning system is concerned with the *significance* of heritage assets. The sky view as an entity of cultural/ religious importance in Judaism is surely a very important contributor to the Synagogue's significance as a working synagogue. This is made all the more significant as Bevis Marks Synagogue is likely the only one in the world in continual use dating back to 1701, and is the oldest synagogue in the UK. Hence, if these sky views are severely impaired, not only does our minority community suffer damage to our culture, but the heritage asset (the Grade-1 Listed Bevis Marks Synagogue) loses significance. This is in addition to the substantial loss of significance in conventional heritage terms.

Kiddush Levana, 14 Nov 2024

Image of proposed tower blocking out essential clear-sky backdrop

Appendix 1 - Month on Month Analysis of Lunar Visibility in Number of Visible Days

P Major

Month	Current Days	Projected Days	Percent Loss
January	11	8	27.2727272727273
February	11	8	27.2727272727273
March	10	8	20
April	8	4	50
May	4	0	100
June	2	0	100
July	0	0	0
August	0	0	0
September	1	0	100
October	4	2	50
November	4	3	25
December	8	6	25
Total	63	39	38.0952380952381

P Minor

Month	Current	Projected	Percent Loss
January	11	8	27.2727272727273
February	11	8	27.2727272727273
March	10	7	30
April	6	3	50
May	4	0	100
June	2	0	100
July	0	0	0
August	0	0	0
September	3	1	66.6666666666667
October	5	3	40
November	7	4	42.8571428571429
December	9	7	22.2222222222222
Total	68	41	39.7058823529412

N Major

Month	Current	Projected	Percent Loss
January	11	7	36.3636363636364
February	12	8	33.3333333333333
March	11	6	45.4545454545455
April	6	2	66.6666666666667
May	4	0	100
June	1	0	100
July	0	0	0
August	0	0	0
September	1	0	100
October	3	0	100
November	5	2	60
December	7	4	42.8571428571429
Total	61	29	52.4590163934426

N Minor

Month	Current	Projected	Percent Loss
January	11	7	36.3636363636364
February	12	5	58.3333333333333
March	10	4	60
April	6	0	100
May	3	0	100
June	2	0	100
July	0	0	0
August	0	0	0
September	1	0	100
October	5	0	100
November	6	3	50
December	8	5	37.5
Total	64	24	62.5

Appendix 3 - Letter from Professor Barry Stiefel

COLLEGE of CHARLESTON
DEPARTMENT OF ART AND ARCHITECTURAL HISTORY

Hgh Consulting
45 Welbeck Street, London W1G 8DZ

11 November 2024 / 10 Heshvan 5785

Subject: The Effects of Tall Development Too Close Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue

Dear Bella Tidswell and Rabbi Shalom Morris,

This letter is in response to your correspondence from 8 November 2024 / 7 Heshvan 5785 regarding the significance of the sky view from Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue, a Grade I listed building. This is of consequence, considering that the congregation's Hebrew name, Qahal Kadosh Sha'ar ha-Shamayim, translates as the Holy Congregation of the Gates of Heaven. Visual access to the heavens is thus of great importance in the deliberations regarding compliance with the National Planning Policy Framework regulations, especially paragraphs 205 and 206.

The moon, stars, and sun hold significant cultural and religious importance for Sephardic Jews, as they do for many Jewish communities, with Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue being an epitomic example as the oldest Jewish congregation in the British Isles. To begin with, the Jewish calendar is primarily lunar, meaning it is based on the cycles of the moon. This affects the timing of Jewish holidays, including Passover, Sukkot, and Rosh Hashanah. The sighting of the new moon is particularly important as it marks the beginning of a new month (Rosh Chodesh). Sephardic Jews, like other Jewish communities, recite a special series of blessings called Kiddush Levana. This blessing is said once a month, typically after the appearance of the new moon but before it reaches its full phase. It is a moment of reflection and gratitude for the natural world and its cycles.

In Jewish mysticism (Kabbalah), the moon often symbolizes the *Shekhinah*, the divine presence. The phases of the moon can represent different spiritual states and the relationship between the divine and the Jewish people. Historically, the observation of celestial bodies was crucial for navigation and agriculture. For Sephardic Jews, who have lived in various parts of the world, from the Iberian Peninsula to North Africa and the British Isles, understanding the stars and the moon was essential for daily life and survival. Some Sephardic communities have unique customs and traditions related to the moon and stars. These might include specific prayers, songs, or rituals that have been passed down through generations. For Sephardic Jews, the stars in the sky hold both practical and symbolic significance. Historically, stars were essential for navigation, especially for Sephardic Jews who navigated across the British Atlantic World and beyond. The stars helped determine directions and seasons, which was crucial for travel and agriculture. Stars are often seen as symbols of God's creation and the vastness of the universe. They remind

the Jewish people of their place in the cosmos and the greatness of the Creator. The stars are mentioned in various parts of the Torah and other Jewish texts. For example, God's promise to Abraham that his descendants would be as numerous as the stars in the sky (Genesis 15:5) is a powerful symbol of continuity and divine blessing.

In some Sephardic traditions, specific prayers and blessings are associated with the stars. These practices can vary by community but often include expressions of awe and gratitude for the natural world. In Kabbalistic thought, stars can represent spiritual entities or forces. They are sometimes seen as channels through which divine energy flows into the world. Certain Jewish holidays and rituals are tied to the appearance of stars. For example, the end of Shabbat is marked by the appearance of three stars in the sky, signaling the beginning of a new week.

The sun also holds significant religious, cultural, and practical importance for Sephardic Jews. The sun's cycle dictates the timing of daily prayers. For example, the Shacharit (morning prayer) is recited after sunrise, and the Mincha (afternoon prayer) is said before sunset. The sun's position helps structure the rhythm of daily religious life. The setting of the sun marks the beginning and end of the Sabbath (Shabbat) and Jewish holidays. Shabbat begins at sunset on Friday and ends at sunset on Saturday, making the sun's cycle integral to these observances. Once every 28 years, a special blessing called Birkat Hachama is recited to thank God for the creation of the sun. This rare event is a significant moment of reflection and celebration in the Jewish calendar. The sun is often seen as a symbol of God's power and the light of divine wisdom. It represents the consistency and reliability of God's presence in the world. Historically, the sun was crucial for agriculture, which was a central part of life for many Sephardic Jewish communities. The sun's light and warmth were essential for growing crops and sustaining life. Some Sephardic traditions have specific customs and rituals associated with the sun. These might include prayers or blessings said at sunrise or sunset. In Kabbalistic thought, the sun can represent various spiritual concepts, such as the divine light that sustains the universe. Its daily journey across the sky is seen as a metaphor for spiritual enlightenment and the journey of the soul.

Regarding Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue, blocking out the sky with new development (even partially) could pose several problems for Sephardic Jews, given the cultural and religious significance of celestial objects:

1. **Interference with Religious Observances**: The sighting of the moon is crucial for marking the beginning of new months and for reciting the Kiddush Levana blessing. If the sky is obstructed, observing these important religious practices would be challenging.
2. **Disruption of Daily Prayers**: The sun's position is essential for timing daily prayers. Obstructions that block the view of the sun could make it difficult to determine the correct times for Shacharit (morning prayer) and Mincha (afternoon prayer).
3. **Impact on Sabbath and Festivals**: The setting of the sun marks the beginning and end of the Sabbath and Jewish holidays. If the view of the sunset is blocked, it could complicate the observance of these sacred times.
4. **Loss of Symbolic Connection**: The stars, moon, and sun are powerful symbols in Jewish tradition, representing God's creation, divine presence, and spiritual enlightenment. Blocking the view of these celestial bodies could diminish the sense

of connection to these symbols. This is especially crucial for Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue, the Holy Congregation of the Gates of Heaven.

5. **Cultural and Historical Disruption**: For Sephardic Jews, who have historically relied on the stars for navigation and timekeeping, obstructing the sky could sever a link to their cultural heritage and historical practices.
6. **Challenges to Mystical Practices**: In Kabbalistic thought, the celestial bodies are seen as channels of divine energy. Obstructing the view of the sky could interfere with mystical practices and the spiritual significance attributed to these celestial objects.

Overall, blocking out the sky with new development could significantly disrupt the religious, cultural, and spiritual practices of Sephardic Jews, making it difficult to maintain their traditions and observances. Therefore, I highly recommend that disruptions to the sky view from Qahal Kadosh Sha'ar ha-Shamayim / Bevis Marks Synagogue be minimized and mitigated as much as possible. Addressing these efforts should be done in consultation as much as possible with the congregation and its spiritual leaders as the law permits. Do let me know if you have any further questions or concerns.

Sincerely,

[redacted]

Barry L. Stiefel, Ph.D.
Professor of Historic Preservation & Community Planning
Department of Art & Architectural History
Jewish Studies Program Affiliate
College of Charleston
stiefelb@cofc.edu

Appendix 4 - Advice from Lord Banner K.C.

Fwd: Bevis Marks Synagogue

1 message

From: **Charles Banner KC** <cbanner@keatingchambers.com>
Date: Fri, 4 Oct 2024 at 12:44
Subject: RE: Bevis Marks Synagogue
To: Roger Hepher <rhepher@hghconsulting.com>
Cc: Bella Tidswell <btidswell@hghconsulting.com>, Rabbi Shalom Morris <rabbimorris@sephardi.org.uk>, Michael Bear> <michael@thebearsinc.com>, Michael Keats <mikeats@eastmountgroup.com>, Tilla Crowne <tilla.crowne@sephardi.org.uk>, Julian Cooper <jc@d-cooper.com>

Dear Roger,

Thank you very much for your message. My starting point for considering your questions is para. 206 of the NPPF, which (giving effect to the Planning (Listed Buildings and Conservation Areas) Act duties), requires a “clear and convincing justification” for any harm to the significance of a heritage asset.

In the circumstances you describe below, and in light of how the proposed development is pitched, it would be amply open to the Council to take the view that the “clear and convincing justification” for the harm to the significance of Bevis Marks Synagogue and the Tower of London does not exist without (clear and convincing) evidence that the benefits relied upon cannot be achieved without the extent of harm that would be caused – including viability evidence.

Very best wishes,

Charlie

Lord Banner K.C.

KEATING CHAMBERS

T: +44 (0)207 544 2600

M: +44 (0)7815 869 847

E: cbanner@keatingchambers.com

LinkedIn I Website

I often work late hours and weekends but I do not expect others to: if you receive this message outside normal working hours, there is no need for an immediate response.

Appendix 5 - Advice from Claire Nevin

IN RESPECT OF

BEVIS MARKS SYNAGOGUE

Advice on Equalities Statement for the proposed redevelopment of Bury House

---

Introduction

1. In instructions dated 17 October 2024, I was asked by Roger Hepher of hgh Consulting, on behalf of the S&P Sephardi Community at Bevis Marks Synagogue ("**BMS**"), to advise on the Equalities Statement accompanying the live planning application for the proposed redevelopment of Bury House, 1-4, 31-34 Bury Street, EC3A 5AR (ref. 24/00021/FULEIA) ("**the planning application**"). The purpose of the Equalities Statement is to assist the City of London in discharging its legal duties to consider the equality impacts of the planning application in its role as the planning authority.

2. The planning application and related application for listed building consent were submitted to the City of London in January 2024. The proposed development comprises the demolition of Bury House and construction of a 43-storey tower, the partial demolition of Holland House and Renown House and extensions to both buildings, for office, flexible retail/café and flexible community/education/cultural/amenity uses.

3. I was specifically asked to advise on whether the Equalities Statement is sufficiently detailed on the potential impacts of the planning application on the Jewish community at BMS to discharge the legal requirement for decision makers to have due regard to equality considerations throughout the decision-making process.

4. My advice will first address the factual background, including the circumstances of BMS. I will then set out the legal framework and relevant caselaw governing the assessment of equalities impacts under the *Equality Act 2010* ("**EqA 2010**") followed by my views on whether the Equalities Statement is sufficiently detailed.

5. This advice is my independent and impartial view of the application of the law to the facts of this case. If the S&P Sephardi Community at BMS decides to waive legal advice privilege and put this advice in the public domain, I kindly request that it avoid selective quotation, which may be taken out of context. If the advice is made public, I will not assume liability for any reliance by third parties.

Factual Background

BMS and the Jewish Community

6. BMS dates back to 1701 and is the oldest and most historically significant synagogue in the country, often referred to as the 'Cathedral' Synagogue due to its significance within the Jewish faith. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance and its importance both within the City of London and on a national level is recognised by its Grade I Listed status. This is the highest level of listing, meaning the building is deemed, on a national level, to be of 'outstanding' special architectural and historic interest. Indeed, the Historic England Grade 1 listing notes that the Synagogue's "*little altered state is of exceptional historic interest.*"

7. The Synagogue stands within a courtyard which functions as part of the Synagogue and is of great value to the community as a social and religious space, for gathering before and after services and for holding events. My instructions and supporting documents explain that the unobstructed night sky view from the courtyard serves an important spiritual and ritualistic purpose that is central to Jewish practice.

8. The weekly celebration of the Sabbath does not officially end until the average person can see three medium sized stars in the sky; a ritual that is consciously observed from the courtyard of BMS every week. Members of the congregation at BMS further rely on the appearance of three medium sized stars in the sky to fulfil their daily obligation of reciting the *Shema Yisrael* every evening. Although the congregation may rely on the clock when it is too cloudy to observe the appearance of the three stars, the centuries old practice of observing them from the courtyard is of fundamental importance to religious practice at BMS.

9. Similarly, the beginning of each new Jewish (lunar) month is marked by the appearance of the new moon. Each month, approximately one week after seeing the new moon, the BMS congregation gathers outside in the courtyard to recite a special blessing over the new moon. The permanent obstruction of the night sky view from nearby development would render it impossible to perform the prayers because the moon would no longer be visible from the courtyard for significant periods of time. A key ritual observed at this site for hundreds of years would therefore be permanently lost to the Synagogue community.

10. The sky view is also critical to ensuring that enough daylight reaches the interior of the Synagogue. Adequate natural light is key to religious worship at BMS given the intrinsic nature of reading a large quantity of printed texts to Jewish worship. Adequate light levels must be maintained within the Synagogue for this to continue. The amount of natural light in the Synagogue has already been reduced by the construction of higher buildings in the surrounding area and its status as a listed building greatly restricts the possibility of installing further electrical lighting. I understand from my instructions that any further reduction in natural light would jeopardise the ability of the congregation to read from the printed texts.

11. Furthermore, ample light is crucial to safely carrying out circumcisions at the Synagogue; a practice that has continued uninterrupted at BMS for over three hundred years. My instructions explain that those who conduct circumcisions at BMS have raised concerns that any further reduction to light levels would render it impossible to carry out circumcisions at BMS.

Previous planning decisions

12. In October 2021, the City of London's Planning and Transport Committee refused a previous, similar application by the same applicant (an application for a 48-floor tower at 31 Bury St). The refusal identified two harms. The first was harm to the setting and amenities of Grade-1 listed Bevis Marks Synagogue by reason of the "*overbearing and overshadowing impact of the development on the courtyard of the Synagogue*." The second was harm to the World Heritage Site Tower of London.

13. The main difference between the new planning application and the application that was refused in October 2021 is a reduction in height of 19m and two high-level setbacks. BMS considers these modifications to be of little consequence given that the proposed development would be 178.7m high in any event. However, the newly designated Creechurch Conservation Area, within which BMS and the proposed development site at Bury Street sit since its formal designation in January 2024, is a key difference.

14. In November 2021, the Secretary of State refused permission for the 'Tulip' skyscraper in the City of London. BMS was amongst the heritage assets considered in the decision, with the Secretary of State finding that the setting of BMS is "*largely limited to what can be experienced from within its courtyard*" and the "*wider setting*" of the Synagogue "*includes a number of office towers, visible from the courtyard*." Regarding BMS and a number of other heritage assets, the Secretary of State remarked that the Tulip would "*cause a marked exacerbation in the existing harm from tall buildings to the setting of the assets and the ability to appreciate their architectural or historic significance. The effect would be variously to create an overbearing presence from within the curtilage of the heritage asset (…)*" (in relation to BMS).

The City Plan 2040

15. The City Plan, which was submitted for examination on 29 August 2024, sets out the City Corporation's vision, strategic objectives and planning framework to guide future development and decision-making in the City of London to the year 2040. Inspectors have been appointed to carry out the examination but the dates for examination have not yet been published.

16. The City Plan proposes to include the Synagogue within the Tall Buildings Area and remove the current presumption against tall buildings in the Conservation Area. It further proposes to protect only the "immediate setting" of the Synagogue. Weight is of course a matter for the decision-maker. However, given the draft City Plan is still in the relatively early stages of the decision-making process, it should be given no more than limited weight by the Committee when it comes to decide the planning application.

BMS' objection to the planning application

17. In May 2024, BMS submitted a detailed, 33-page objection to the planning application describing the interrelationship between the Synagogue's heritage and religious significance. The main objections included in this letter can be summarised as follows:

    (i) The proposed development would cause substantial harm in heritage terms to the significance of BMS and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

    (ii) The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.

    (iii) The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

    (iv) The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Legal Framework

Primary Legislation

18. Section 149 of the EqA 2010 (which is referred to as the 'general equality duty') provides that:

    (1) A public authority must, in the exercise of its functions, have due regard to the need to—
    (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(…)

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(…)

(7) The relevant protected characteristics are—
age;
disability;
gender reassignment;
pregnancy and maternity;
race;
religion or belief;
sex;
sexual orientation.

19. It will be apparent from the above that having "*due regard*" to equalities impacts imposes positive obligations on decision makers to "***advance*** *equality of opportunity*", "***foster*** *good relations*", "***remove or minimise*** *disadvantages*" and "***take steps***" to meet the needs of persons who share a protected characteristic [emphasis added]. It therefore follows that the starting point for decision makers subject to the PSED is to robustly consider the *positive steps* they can take to meet the needs of persons who share protected characteristics, remove or minimise disadvantages etc. It will not be sufficient for the purposes of s.149 to accept harm as a foregone conclusion and then merely

decide on the level of harm that will be acceptable to those sharing a relevant protected characteristic.

Guidance

20. The Equality and Human Rights Commission's 'Technical Guidance on the Public Sector Equality Duty: England' (updated in April 2023) explains at para 2.17 that the public sector equality duty ("**PSED**") "*applies to individual decisions as well as policy formulation (…)*" although "*this does not mean that what the duty requires those exercising the function to do in both these situations is the same. The courts have made it clear that the regard due when exercising a function will depend on the circumstances in which a function is being exercised.*"

21. The Guidance clarifies at para 2.39-2.40 that to 'have due regard' means "*that in making decisions and in its other day-to-day activities a body subject to the duty must consciously consider the need to do the things set out in the general equality duty (…) How much regard is 'due' will depend on the circumstances and in particular on the relevance of the aims in the general duty to the decision or function in question. The greater the relevant and potential impact, the higher the regard required by the duty.*"

22. As to how the different needs of people with protected characteristics might be met when those needs differ from those without them, the Guidance clarifies that the duty is to meet 'needs' rather than any desires or preferences. The need must be intrinsic to the protected characteristic. In the context of the protected characteristic of religion or belief, the Guidance clarifies at para 3.30 that a relevant body "*may have to have regard to meeting needs which arise as a consequence of religious belief, where these arise in the context of a function which they do have*."

23. Complying with the general equality duty in practice entails ensuring a sound evidence base because in order to give proper consideration to the aims set out in the general duty, the relevant decision-making body will need to have sufficient evidence of the impact its policies and practice are having or are likely to have on people with protected characteristics (The Guidance at para 5.15). This entails sufficient understanding of the disadvantages or different needs of people who share a particular protected characteristic.

24. Importantly, it will be necessary to collate relevant information to have evidence-based decision-making and a body subject to the PSED will need to be able to show that it had adequate evidence to enable it to have due regard to its s.149 duty. Para 5.17 of the Guidance states that "*adequate and accurate equality evidence, properly understood and analysed, is at the root of effective compliance with the general equality duty. Without it, a body subject to the duty would be unlikely to be able to have due regard to its aims*."

25. A proper evidence base allows a body to understand the effect of its policies, practices and decisions, to consider whether further research or engagement is necessary, to consider whether there are ways of mitigating any adverse impact identified and decide whether to modify or reconsider a policy, practice or decision (para 5.18 of the Guidance). A relevant body cannot hide behind a lack of evidence or information about a relevant issue to justify not being able to meet the PSED. If the body does not have sufficient evidence to have due regard under s.149, it will need to obtain it (para 5.23 of the Guidance).

Case Law

26. The above principles set out in the Guidance are derived from case law. The seminal cases on the general equality duty are summarised below.

27. In *Hotak v Southwark LBC* [2015] UKSC 30; [2016] AC 811 at [73-76], the Supreme Court identified "*valuable judgments in the Court of Appeal*" explaining what the PSED requires. For instance:

    (i) At [75], the Supreme Court referred to the case of *Bracking v Secretary of State for Work and Pensions [2013] EWCA Civ 1345, [2014] Eq LR 40* which clarifies that the PSED "*must be exercised in substance, with rigour, and with an open mind*" (per Aikens LJ in *R (Brown) v Secretary of State for Work and Pensions [2008] EWHC 3158 (Admin), [2009] PTSR 1506* , para 92).

    (ii) At [75], the Supreme Court further approved the principle set out in *R (Hurley & Moore) v Secretary of State for Business, Innovation and Skills* [2012] EWHC 201 (Admin) according to which, it is for the decision-maker

to determine how much weight to give to the duty: the court simply has to be satisfied that "*there has been rigorous consideration of the duty (…) the court cannot interfere … simply because it would have given greater weight to the equality implications of the decision.*"

(iii) Drawing the threads together, the Supreme Court remarked at [74] that having 'due regard' means take account of what is ""*appropriate in all the circumstances" (…) I do not think it is possible to more precise or prescriptive, given that the weight and extent of the duty are highly fact-sensitive and dependent on individual judgment*."

Advice

The Equalities Statement

28. Taking the above legal framework into account, what counts as 'due regard' for the purposes of s.149 of the EqA 2010 depends on what is appropriate in the circumstances. The extent of the duty is highly fact-sensitive and will change from case to case. However, given BMS' unique status as the oldest and most historically significant Synagogue in the country, its recognition as a 'cathedral Synagogue' with over three hundred years of continuous worship and its Grade I listing that reflects its exceptional heritage value, I consider that an Equalities Statement accompanying a proposed development of this scale would have to demonstrate a sufficient understanding of the specific potential impacts of the development proposal on the Jewish community at BMS.

29. Furthermore, given the positive obligations on decision makers subject to the PSED, the City of London will have to go beyond merely demonstrating an understanding of the religious practices of the Jewish community at BMS to actively considering the positive steps it can take through its decision making functions as a planning authority to meet the needs of those who worship at BMS, remove or minimise disadvantages facing them, foster good relations and advance equality of opportunity.

30. The Equalities Statement notes at paras 3.27-3.28 that 2% of the City of London's residents are Jewish and BMS is one of a number of places of worship in close proximity to the site.

31. BMS is directly addressed from para 3.43 onwards where the Equalities Statement makes the following observations:

    (i) BMS is located approx. 30m north of the site. It is a place of worship and a community facility. It is the oldest Synagogue in the UK and the only Synagogue in Europe to have held regular services continuously for more than 300 years.

    (ii) It notes the times of Shabbat and the fact that the Synagogue is used for various celebrations, as well as the fact that it is of significance to the Jewish community because of its heritage.

    (iii) It remarks that the Synagogue is open to visitors and received a lottery grant in 2019.

32. The Equalities Statement notes in the table at page 19 that impacts of the proposed development may have different impacts on the protected characteristic of religion or belief due to how places of worship are used for religious ceremonies. Specific impacts to BMS are noted from para 4.38 and are said to include:

    (i) **Townscape and visual impact**. The Equalities Statement concludes that the proposed development will alter the visual backdrop to the Synagogue from the courtyard but that this does not impact on the use of the Synagogue or its courtyard for religious activities.

    (ii) **Noise**. However, the Equalities Statement notes that contractors will have close regard to the religious calendar to limit disruption during religious events.

    (iii) **Daylight and sunlight**. The Equalities Statement notes that the Synagogue is sensitive due to the reliance of candlelight only during religious ceremonies where the congregation need to be able to read from the Torah. However, it goes on to note that the Synagogue currently receives very low levels of light. It further states that as the proposed development would lead to a small reduction in the amount of daylight received, it is unlikely to affect the current use of these areas or increase the requirement for artificial lighting.

(iv) **Night sky visibility**. The Equalities Statement addresses the proposed development's potential impact on the ability to observe the night sky during Shavuot, noting that the proposal will not materially affect the ability to observe the night sky from the courtyard. However, the Equalities Statement concludes that high levels of light pollution in London limit the potential for night sky observations.

33. The s.149 duty is primarily one of process rather than outcome ('have due regard'). I therefore consider that the Equalities Statement contains just enough information on the potential daylight and sunlight impacts of the proposed development for the reading of religious texts to discharge the PSED. However, it completely fails to address the potential daylight and sunlight impacts on the ability to continue carrying out circumcisions in the Synagogue. This was raised in BMS' objections so it should have been addressed in an updated Equalities Statement.

34. Concerning the night sky view, the Equalities Statement refers to the potential impacts on the continuing observance of Shavuot but is entirely silent on the importance of the night sky view to the weekly observance of Shabbat, the daily obligation to recite the *Shema Yisrael* and the monthly blessing on the appearance of the new moon. BMS' objection raised these specific points and explained the ways in which the development proposal's obstruction of the night sky view might prevent these religious practices from taking place.

35. Without giving "*rigorous consideration*" to these specific issues, it is hard to see how the Equalities Statement can safely conclude that the recognised alterations to the visual backdrop to the Synagogue from the courtyard would "*not impact on the use of the Synagogue or its courtyard for religious activities*."

36. I consider on balance that the Equalities Statement is not sufficiently detailed on the potential impacts on the Jewish community at BMS to continuing worshiping in accordance with their faith. The failure of the Equalities Statement to address several key aspects of the night sky view and the importance of adequate lighting for circumcisions does not comply with the Guidance and case law which requires the PSED to be "*exercised in substance, with rigour"* (*Bracking*) and "*have regard to*

meeting needs which arise as a consequence of religious belief" (para 3.30 of the Guidance).

37. It is trite that planning authorities must carefully balance different (sometimes competing) factors and decide how they should weigh in the overall balance. However, certain factors will always weigh more heavily in the balance than others. The Guidance clearly states "*the greater the relevant potential impact, the higher the regard required by the duty*." Considering the importance of the PSED and the extent of the potential impacts of the development proposal on the Jewish community at BMS, I consider that this is a case that warrants the heightened regard envisaged by policy and by extension, substantial weight in the overall planning balance.

Statement of Reasons

38. With some exceptions, planning committees are not generally required to give reasons for decisions to grant planning permission. The extent of the duty to give reasons for granting planning permission was discussed in *Dover DC v Campaign to Protect Rural England (Kent)* [2017] UKSC 79; [2018] 1 W.L.R. 108 where the at [59], the Court held *"(…) it should not be difficult for councils and their officers to identify cases which call for a formulated statement of reasons, beyond the statutory requirements. Typically there will be cases where, as in Oakley and the present case, permission has been granted in the face of substantial public opposition and against the advice of officers, for projects which involve major departures from the development plan, or from other policies of recognised importance (such as the "specific policies" identified in the NPPF - para 22 above). Such decisions call for public explanation, not just because of their immediate impact; but also because, as Lord Bridge pointed out (para 45 above), they are likely to have lasting relevance for the application of policy in future cases.*"

39. If the City of London decides to grant planning permission, I consider that such a decision would fall within the categories envisaged by the Supreme Court where a formulated statement of reasons would be required. This is because:

    (i) There is substantial public opposition to the proposals.

    (ii) A very similar proposal was refused in 2021 and the area now enjoys heightened statutory and policy protections due to its recent designation as a Conservation

Area. The proposal is therefore likely to involve major departures from the development plan and other policies of recognised importance.

(iii) Given the City of London's recent decision to refuse a similar application and the recent designation of the Conservation Area, a formulated statement of reasons would be required to explain consistency of decision making.

(iv) The decision would be likely to have both an immediate impact on the Jewish community at BMS (amongst others affected by the proposals) and lasting relevance for the application of policies relating to tall buildings and conservation areas in future cases.

(v) Section 149 contains a positive duty to have 'due regard' to equalities impacts. In the absence of a formulated statement of reasons, it would otherwise be difficult to ascertain whether the City of London complied with this duty.

40. These observations on the duty to give reasons are relevant to understanding how an eventual decision to grant planning permission might be otherwise vulnerable to legal challenge. For the reasons stated above, a complete failure to give reasons in this case could be subject to legal challenge.

41. However, if reasons are given and the committee remedies the inadequacies of the Equalities Statement by robustly considering the specific potential impacts to BMS, it would be hard to argue that the PSED has not been discharged. That is unless the committee nonetheless gives irrational reasons for granting permission (a high hurdle). In any event, even if the committee robustly considers the potential equalities impacts on BMS but nonetheless decides to override the needs of the Jewish community in favour of the development proposal, I am of the view that a clear statement of reasons would be required.

Conclusions

42. My conclusions are as follows:

(i) The Equalities Statement does not comply with s.149 of the EqA 2010 as it does not sufficiently address the potential impacts of the planning application on the ability of the Jewish community at BMS to continue worshipping in accordance with their faith. While it addresses some points (reading religious texts by natural light), it completely ignores several important potential impacts on the ability of the Jewish community at BMS to continuing worshipping in accordance with their faith.

(ii) If planning permission is granted, I consider that a formulated statement of reasons will be required to demonstrate compliance with the PSED.

CLAIRE NEVIN

18 November 2024

Francis Taylor Building

Inner Temple

London EC4Y 7BY

From: Michael Green
To: lpaburystreet
Subject: Objection to Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 19 November 2024 16:00:17

You don't often get email from [redacted] earn why this is important

THIS IS AN EXTERNAL EMAIL

Michael Green
Flat 9, Brunswisk House,
Thurtle Road
London E2 8PJ

Dear Sirs,

As a regular worshipper at Bevis Marks, I would like to reaffirm my objections to the Proposal for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA). For the following reasons.

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.
- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.
- This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

Yours sincerely,

Michael Green

E.J.C. ALBUM, OBE
47 LYNDALE AVENUE, LONDON, NW2 2QB
Tel: [redacted]
Fax:
Mobile

20 November 2024
Your Reference: 24/00021/FULEIA and 24/00011/LBC

Environment Department
City of London
PO Box 270
Guildhall
LONDON
EC2P 2EJ

Dear Sirs,

Re: Town and Country Planning Act 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Planning (Listed Building and Conservation Areas Act 1990

Location: 1- 4 31 – 34 Bury Street London EC3A 5AR (for 24/00021/FULEIA) and Holland House, 1-4, 32 Bury Street, London, EC3A 5AW

I am writing to thank you for your further message on the above subject dated 8October 2024. This message is an additional submission on behalf of Bevis marks Synagogue and follows my earlier letter, as a Consultee dated 21 April 2024. A copy of this letter is attached.

May I make the following additional points:-

1. The objection to the proposed development of a 43 storey tower building at 31 Bury Street is based both on the loss of light that will be caused to the synagogue but also on the overcrowding of the area which will result from the building of the new property, the associated areas surrounding it, and the additional traffic that will be created if the building is occupied. It is, I suggest an overdevelopment in the area. It may not be directly relevant as a planning issue but it is suggested that a new building of this size is not required at the present time and there is or will be sufficient adequate premises available for business users.
2. Bevis Marks Synagogue is part of the heritage and Environment of the City, which is shared with the City Churches, the Tower of London, the Monument and the numerous Banking buildings. It is important for this heritage to be preserved so that the City of London remains an attractive and important business centre.
3. The adverse effect of the development of the Synagogue should be considered in the light of its long history of usage form 1701 and its outstanding and unusual architectural features, including the contribution of members of the Synagogue to the British Armed forces.

Your helpful consideration of the above would be greatly appreciated.

With kind regards.

Yours faithfully,

[redacted]

E.J.C. Album

Cc Shalom Morris.

E.J.C. ALBUM, OBE
47 LYNDALE AVENUE, LONDON, NW2 2QB

Tel: [redacted]
Fax:
Mob:
E-mail:

21st April 2024

By e-mail to: anna.tastsoglou@cityoflondon.gov.uk
and by Royal Mail

Planning Department
City of London
PO Box 270
Guildhall
London
EC2P 2EJ
For the attention of Ms. Anna Tassioglou, Case Officer

Dear Sir,

Re: Development Alongside Bevis Marks Synagogue
Planning Application Reference 24/00021/FULEIA

I am writing with reference to the proposed development alongside the Bevis Marks Synagogue. I understand this comprises a 45 storey building to the south of the Synagogue. We very much hope that this will not be allowed to proceed as we are clear that it will severely limit or indeed eliminate natural light for the Synagogue.

I am a long-standing member of the Spanish & Portuguese Congregation and of the Synagogue concerned, which I attend regularly. I have, in the past been a member of the governing body of the organisation.

We are aware of the initial view that the development would be undesirable but we understand that it is now currently being seriously considered. We are informed that it is a speculative development without a commitment from a potential occupant.

We appreciate that you have to consider the matter in relation to planning policy but we do hope and strongly suggest that this should include the preservation and benefit of a long established building (dating from 1701) and also a long-standing heritage site which is of benefit to the City of London as a whole.

We ask you to consider the matter in broad terms as in appropriate in heritage terms and to bear in mind the interests of the Congregation and Community, the Synagogue having been in continuous use since 1701. May I also include a reference to the external Memorial Plaque showing the substantial contribution of the Community to the World Wars, including a VC awarded in the First World War.

I should appreciate your acknowledgment to this letter and your helpful consideration of this matter.

Yours faithfully,

[redacted]

Edward Album

cc: Rabbi Shalom Morris

From:	Andrea Rosen
To:	lpaburystreet
Subject:	Objection re: 24/00021/FULEIA
Date:	20 November 2024 13:44:13

You don't often get email from andrea.rosen@gmail.com. Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Anna,

Please find my objection below to the scheme at 31 Bury St (24/00021/FULEIA). As I work in mental health, I ask that you withhold my full address from the public record for safety reasons. I'm happy for you to have it for the purposes of submission [redacted] EC3A [redacted]), and to include the first half of my postcode with the objection as I've done below.

Best,
Dr Andrea Rosen

I am writing to express my continued objection to the scheme at 31 Bury St. The additional information provided by the developers does not change the harm this proposed building would cause the Bevis Marks Synagogue, and their continued attempts to minimise this harm and gaslight the Jewish community are frankly abusive and unacceptable. The lunar study provided by the developers has already been contradicted by the City's independently commissioned study, which found the proposed scheme would significantly harm the synagogue's lunar views and ability to worship. This should be case closed, especially as the City has already refused planning permission for essentially this exact same scheme. Continuing to entertain these revised applications is a gross and ongoing betrayal of the Jewish community's trust.

Sincerely,
Dr A Rosen
City resident (EC3A)

CITYSIKHS
www.citysikhs.org.uk

15/11/2024

Planning Officer
Environment Department
City of London
PO Box 270
Guildhall
London, EC2P 2EJ

Dear Sir/Madam,

Re: Planning Application 24/00021/FULEIA (WELPUT: Holland House)

I am writing on behalf of City Sikhs, a leading organisation that supports Sikh professionals across London, providing networking opportunities, cultural engagement, and community initiatives that foster a sense of belonging and diversity. We would like to express our strong support for the planning application for Holland House and believe this development will bring meaningful benefits to the City of London.

A significant aspect of our support stems from the commitment to providing free-of-charge community spaces within the new and existing premises. Like many community organisations, City Sikhs often encounter difficulties in finding affordable venues in the city to host our events, which range from professional development workshops to cultural and social gatherings. This challenge limits our ability to connect with and support our members effectively.

The inclusion of accessible community spaces at Holland House will directly address this longstanding issue. It will allow us to host more frequent and impactful events, benefiting not only our members but also contributing to the cultural richness and inclusivity of the City of London. By enabling organisations like ours to expand our reach and activities, the development will serve as a catalyst for greater engagement and collaboration within the Square Mile.

We believe the proposed Holland House development will become an invaluable resource for fostering connections, promoting diversity, and strengthening community ties. Its potential to serve as a hub for cultural, educational, and professional initiatives aligns closely with the values we champion as an organisation.

We hope the City of London Corporation will appreciate the far-reaching benefits of this proposal and approve the planning application.

Sincerely

[redacted]

Param Singh MBE
Founder and Co-Chair - City Sikhs

http://www.citysikhs.org.uk
info@citysikhs.org.uk

City Sikhs is one of the leading Sikh organisations in the UK. Our mission is to create positive change within society and inspire people to be the best they can be. Registered charity number 1160843.

From: Dalia Halpern-Matthews
To: King, Alastair (Alderman),The Rt Hon the Lord Mayor
Cc: lpaburystreet; manager@bevismarksheritage.org.uk
Subject: Bevis Marks Synagogue; the Equality Act 2010
Date: 21 November 2024 17:50:10
Attachments: Bevis Marks planning objection.docx

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Lord Mayor King,

I write, on behalf of Chatham Memorial Synagogue and many or the Jewish community of Kent in grave concern over the threat over the Bevis Marks Synagogue.

This significant and historic site, is pertinent to British Jewry as a whole as the earliest surviving synagogue, operating continually for over 320 years since Jews were newly allowed back into England.

The Bury Street development proposal [24/00021/FULEIA] would cause substantial harm to the Bevis Marks Synagogue and its community. It is one of the most light-sensitive places in London; extensive reading of printed matter in daylight is fundamental to daily worship, and the proposal would have a significant detrimental impact on the community's ability to worship in accordance with our faith.

The view of the passage of the moon is also critical to religious activity, and the proposal would block this critical view.

The Jewish community would be grateful for your support in this matter, and to ensure that the proposals are permanently denied.

Kind regards,

Dalia
Dr Dalia Halpern-Matthews
Creating Cultural Capacities
[redacted]

This communication (and any attachments) contains information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of distribution, copying or the use of this communication or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error please return it to the sender and delete it from your system.
Please note that no warranty can be given that it is free from viruses and you must rely upon your own virus checker.

Chatham Memorial Synagogue

Ms A Tastsoglou,
Planning Department,
City of London
PO Box 270
Guildhall,
London EC2P 2EJ

21st November 2024

Dear Ms Tastsoglou,

Re: Planning application 24/00021/FULEIA Bury House London EC3A 5AR

I am writing on behalf of Chatham Memorial Synagogue and the Jewish community of Kent. We strongly object to the above planning application on the grounds of the negative impact it will have on the Grade I listed Bevis Marks Synagogue (BMS) and the communities who use it.

BMS is the oldest surviving synagogue in the UK, and is the only one which has been continually in use in Europe for over 320 years, since soon after Jews were allowed back into England. It is deeply significant to Jews across the UK, and is deeply resonant of our freedom here.

Any works which impede the use in any way of this significant site are deeply offensive; in particular, the impact of the above development which, through its reduction in natural daylight to the synagogue and courtyard, will disrupt the ability of the synagogue to worship in accordance with our faith.

We believe that this proposal breaches the rights of the Jewish community under the Equalities Act 2010, and sincerely hope that permission is, again refused.

Yours sincerely,

[redacted]

Dr Dalia Halpern-Matthews
Chair of Trustees, Chatham Memorial Synagogue

Chatham Memorial Synagogue,
366 High Street, Rochester, ME1 1DJ | Tel: 01634 847665
www.chathamshul.org.uk | jon@chathamshul.org.uk
Chatham Memorial Synagogue is a registered charity - No. 800902

From: Lois Rayburn
To: lpaburystreet
Subject: Reference 20/00848/FULEIA
Date: 21 November 2024 18:59:53

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Writing to voice my vehement objection to the planning application for the Bevis Marks Synagogue. This synagogue began as a place of worship for London Jews. It is a historically significant building to the Jews.
I have ancestors who attended this synagogue.
The synagogue belongs to my Jewish people.
Please refrain from repurposing its intended function.

Sincerely,
Lois Coriell

From:	Tastsoglou, Anna
To:	lpaburystreet
Subject:	Fw: We are entitled to expect much higher standards from Britain's most prestigious local authority.
Date:	22 November 2024 15:26:21
Attachments:	Outlook-Descriptio Outlook-ktcxuor3.png

Hi,

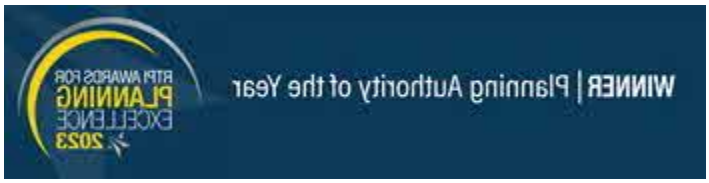
Can the following objection please be uploaded on the file of the application?

Thank you,

Anna

Anna Tastsoglou | Principal Planning Officer (Development Management)
Environment Department | City of London | Guildhall | London EC2V 7HH
07751 731282
anna.tastsoglou@cityoflondon.gov.uk | www.cityoflondon.gov.uk

Katie Stewart – Executive Director Environment



From: LiLi Jackson [redacted]
Sent: 22 November 2024 3:19 PM
To: Tastsoglou, Anna <Anna.Tastsoglou@cityoflondon.gov.uk>
Subject: We are entitled to expect much higher standards from Britain's most prestigious local authority.

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

Dear Ana,

I am writing to express my strong objection to the proposed 45-storey development adjacent to the historic Grade I Listed synagogue. This building, of immense cultural and historic importance, would be overwhelmed by the sheer scale and inappropriate placement of the proposed tower.

It is inconceivable that such a structure would be allowed next to St. Paul's Cathedral, yet the synagogue is not afforded the same protections. The development would obliterate the southern sky view, a vital aspect of the synagogue's setting and integral to its religious rituals, including

the observation of celestial events. The resulting overshadowing would render the synagogue courtyard unusable for many rituals and celebrations, while the already limited natural light within the building would be further diminished. Due to the synagogue's historic nature, additional electric lighting is not a viable solution.

This site falls within the Creechurch Conservation Area, where tall buildings are not permitted under current planning policy. The development directly conflicts with the statutory development plan, and the City Corporation’s ongoing work on identifying suitable sites for tall buildings is incomplete and not yet independently assessed. Approving this development ahead of this process would undermine proper planning protocols.

While the developers argue that the project offers planning benefits, these claims do not withstand scrutiny. Features such as being car-free or environmentally sustainable are standard expectations for modern commercial buildings and do not justify the harm to the synagogue. The restoration of Holland House, while welcome, should not be used to justify such an inappropriate scheme, particularly when its purported community benefits are questionable.

Furthermore, the existing building at 31 Bury Street is only 40 years old and capable of refurbishment, avoiding the environmental cost of unnecessary demolition. The proposed tower would also damage the setting of other heritage assets and compromise the character of the Conservation Area as a whole.

It is deeply disappointing that the City Corporation, while claiming to recognise the importance of the synagogue, is facilitating this monstrous development. We are entitled to expect much higher standards from Britain’s most prestigious local authority. I urge you to reject this proposal and protect the integrity of our heritage and planning policies.

Best,

LiLi Jackson

From: Jane Clucas
To: lpaburystreet
Subject: Re: 20/00848/FULEIA
Date: 22 November 2024 18:14:37

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I wish to make an objection to the proposed planning application **20/00848/FULEIA.**

Others will have given very good reasons why they object to what has been proposed, my objection really goes to the heart of the matter which is after all these years, where peaceful worship has taken place, in the traditional way (using daylight, and the moon) since 1701 at the Bevis Marks Synagogue, is going to irrevocably ruined.

The idea of blocking out the natural light by some huge building project upsets me more than I can say. It feels like a steamroller, in a blundering, unfeeling way, trampling underfoot something that cannot be replaced. Something that has been sacred for all these years. It cannot be right. The Bevis Marks Synagogue is a very special bailing, it is Grade 1 listed as you know, and in a conservation area. It will not be the same should this project go ahead. It can't be.

Please stop it.
Kind regards,

Mrs Jane Clucas

From:	Jeanette R Rosenberg
To:	lpaburystreet
Subject:	20/00848/FULEIA - Objection to proposed plans
Date:	22 November 2024 18:25:08

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

To whom it may concern at the City of London Planning Authority

You did not notify me about the new consultation regarding revised plans for a 43-storey tower at 31 Bury Street, and I understand that I should have received a re-consultation letter from you.

I have only very recently learned about the submission of additional information and revised drawings by the promoters of the planned 43-storey building at 31 Bury Street.

I object to this construction project.

Why do I object?

The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.

The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

In addition, Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

From my perspective, the reasons for the planning refusal from 2022 remain the same. The ‘public benefits’ would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Moreover, the design changes will make hardly any difference to the

impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage ‘bar’ is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area.

Please register my strong opposition to the development proposals for 31 Bury Street.

Yours sincerely

Jeanette R Rosenberg OBE
41 Aldridge Avenue Edgware HA8 8TA.

From: Jacqueline Langer Hopson
To: lpaburystreet
Subject: Bevis Marks Synagogue 20/00848/FULEIA
Date: 23 November 2024 09:56:51

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Sirs

I believe the proposed development would have a significant effect on the Synagogue, which is a building of great cultural and historical importance.

In addition to detracting from this important building, the loss of light would cause severe detriment to the synagogue's use.

Please reconsider the proofed development.

Yours faithfully

Dr Jacqueline Langer Hopson

From: Philip Brodie
To: lpaburystreet
Subject: Bevis Marks Development Objection - reference 20/00848/FULEIA
Date: 23 November 2024 19:19:48

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam,

I am writing to lodge a number of objections and concerns with respect to the current plans for development, i.e.

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.
- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.
- This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 still apply today
- The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any

event are counterbalanced by the fact that the heritage ‘bar’ even higher as the Synagogue has recently gained the added status of being within a Conservation Area.

- The ‘public benefits’ would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.
- Personally speaking, my great grandparents and grandparents lived nearby over 100 years ago, and it is very sad to think that such plans can literally severely affect the historic buildings which should be maintained for as long as possible for all the reasons outlined above.

I look forward to hearing from you accordingly.

Yours faithfully,

Philip Brodie
55 Willifield Way, London NW11 6YL

From: Richard Brett
To: lpaburystreet
Subject: 20/00848/FULEIA: Objection to Development
Date: 23 November 2024 19:42:44

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I object in the strongest possible terms to the proposals for a 43-storey tower at 31 Bury Street.

My objection is based on the following points:

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.

- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Furthermore:

- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

- This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

- The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area.

- The ‘public benefits’ would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Although I do not live in the local area, my family has a longstanding connection with Bevis Marks, as several of my ancestors were founding members in the early 1700s, and my family had continuous membership well into the 20th century.

I therefore trust that this proposed development will be refused, as it would have a significant adverse impact on some of the most important cultural and historical assets in the City of London and the surrounding area.

Yours faithfully,

Richard Brett

37 Westholm
Hampstead Garden Suburb
London
NW11 6LH

[redacted]

From: amnonp@icloud.com
To: lpaburystreet
Subject: reference 20/00848/FULEIA
Date: 23 November 2024 22:34:25

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Good evening,

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.
This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area.

The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports,

and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Yours sincerely ,

Amnon PALDI mr

From: Nathan
To: lpaburystreet
Subject: 31 bury st feedback
Date: 23 November 2024 23:59:35

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

To Whom It May Concern

I have relatives who helped built the Bevis Marks Synagogue and were members there for at least the first hundred years of its existence. I have become aware of a proposed highrise in close proximity to it and would like to express my reservations regarding it. It is still a working synagogue and natural light is an important feature of the services there and I am concerned about the potential affect of such a tall building in close proximity to it and also the courtyard which holds various community and religious events. It seems the developer has previously made an application (20/00848/FULEIA) which was turned down due to its impact on the Synagogue's activities and also the Tower of London. While the developer has added various amenities for community use, the height and its potential effect on the Synagogue's services and community activities has not changed so I would suggest a reduced height or turning it down again.

Nathan Say
Victoria, BC, Canada

From: tony allan
To: lpaburystreet
Subject: Proposed development
Date: 24 November 2024 14:56:03

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear sirs,

I am all for redevelopment but when it means the destruction on an iconic London building it has gone far enough.
I am talking about Bevis Marks Synagogue.

I believe the objections listed are totally acceptable and require the City of London not accept this development for the following reasons:-

1) The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.

2)The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.

3)The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.

4)The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

5)Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

6)This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today

Yours Sincerely

Tony Allan

From: Jennye Seres
To: lpaburystreet
Subject: Objection for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 24 November 2024 15:28:25

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

To whom it may concern, I am extremely concerned that yet again this same application has been resubmitted with a few small alterations. I consider that to keep submitting in this way and expecting people to yet again object is harassment. Not withstanding the additional information provide by the applicant I strongly object to this new proposed building.

Objections are:_

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.
- Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.
- > This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.
- The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

  I hope that you will take account of all objections and consider the special significance of Bevis Marks.

Kind regards,
Jennye Seres

>

From: krismusi
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 24 November 2024 17:32:45

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs / TO WHOM IT MAY CONCERN

I have written my objections to previous planning applications of this site and am dismayed that, despite the Creechurch Conservation Area surrounding the Bevis Marks Synagogue, exceptions are being allowed for specific proposed developments. The makes a mockery of the agreement of the principles of the Conservation Area. The objections concerning the Synagogue remain unchanged as follow:-

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

As I have stated previously,

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Kris Musikant
London NW8 0EF
Email: [redacted]
Mobile: [redacted]

From: Basil Hillman
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 24 November 2024 18:01:27

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Sirs,

Further to my earlier objections, please note :

1) Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

2) This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

3) The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Yours sincerely,

Basil Hillman

[redacted]

Formerly of 4 King's Bench Walk, Temple, EC4Y 7DL

From: Jackie and Jonathan Patchick
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA) OBJECTION
Date: 24 November 2024 21:15:59

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)

We have previously objected to the proposals for a 43-storey tower at 31 Bury Street

We understand applicants have made changes to their design and again; We object to their proposal. These design changes will hardly change the impact on the Synagogue. We are sure you are aware the Synagogue is in a Conservation Area. Any 'public benefit' from such a proposal would provide little to no benefit upon the Synagogue and the community it supports. If there is any benefit to anyone, it would hardly begin to counter the damage the proposed tower will cause.

The Synagogue is a natural light sensitive space. Extensive reading of printed script is fundemental to our worship. The proposal will have an unacceptable impact on daylight levels inside; which is not acceptable.

The proposed structure will overshadow the Bevis Marks synagogue and it's courtyard which is used for various community and religious uses.Further more, in the Jewish religion it is an important part of tradition and ritual to track the path of the moon. This proposed building will overshadow and prevent this.

It will cause substancial harm both in heritage terms to the significance of the Synagogue and to the Creedchurch Conservation Area as a whole.

Over and above the points we outlined above, we would like to point out that this application is merely a similar application to 20/00848/FULEIA which was refused for two reasons - relating to the setting of Bevis Marks Synagogue and the setting of the Tower of London. Those reasons still apply and the proposal should be refused.

Jackie and Jonathan Patchick

From: Marcus da Costa
To: lpaburystreet
Subject: Objection to bury street development
Date: 25 November 2024 09:57:34

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

To Whom it may concern,

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Kind regards

Marcus Gomes da Costa

Rachel Blake MP

Member of Parliament for the Cities of London and Westminster
House of Commons, London, SW1Y 5AA

City of London Planning & Transportation Committee
81 Negate Street
London
EC1A 7AJ

19th November 2024

Dear Members of the Committee,

I am writing to express my opposition to Planning Application 24/00021/FULEIA, which proposes the construction of a 43-storey building at 34 Bury Street. It is clear that this application will have a substantively negatively impact on worship at the Bevis Marks synagogue, the oldest synagogue in the United Kingdom, and the oldest synagogue in continuous use in Europe.

This new office building would block out the daylight, and the appearance of the moon from the synagogue and its courtyard for much of the day. This would make it impossible to mark the coming of the new moon, key to Kiddush Levana, which has been practiced at Bevis Marks for nearly four hundred years. This application would therefore breach Policy DM 10.8 of the City of London plan, which states that:

"To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is **inclusive and safe for of all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;**

It would also contravene the 2021 London Plan, which stresses in GG1 G that new buildings:

"are designed to **reinforce or enhance the identity, legibility, permeability, and inclusivity of neighbourhoods**."

These policies are made in mind with the City of London and Mayor of London's public-sector equality duties under the Equality Act 2010, particularly where this regards fostering **"good relations between persons who share a relevant protected characteristic and persons who do not share it"**.

It is clear that this development would contravene these duties, and therefore I believe that it be refused.

Yours sincerely,

[redacted]

Rachel Blake

Member of Parliament for the Cities of London and Westminster

From: Gerald Stern
To: lpaburystreet
Subject: Objection to Planning Application Reference 20/00848/FULEIA
Date: 25 November 2024 18:19:30

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir/Madam

Bevis Marks Synagogue

I write in connection with the above planning application and would like to lodge my objection to this application on the basis:

• The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
• The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
• The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
• The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Also, I would emphasise that Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

It should also be noted that this application follows a previous, similar application by the same applicant (and the same ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today

The applicants say they have made changes to the design and are now providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage 'bar' is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area.

The 'public benefits' would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to

counter the damage the tower would cause.

Regards, Gerald Stern

--
Morton Lodge, 27A Shenley Hill, Radlett, Hertfordshire, WD7 7AU
Radlett:
Mobile:
Email:

From: [redacted]
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 25 November 2024 19:56:22

THIS IS AN EXTERNAL EMAIL

Dear Sirs / TO WHOM IT MAY CONCERN

I have written my objections to previous planning applications of this site and am dismayed that, despite the Creechurch Conservation Area surrounding the Bevis Marks Synagogue, exceptions are being allowed for specific proposed developments. The makes a mockery of the agreement of the principles of the Conservation Area. The objections concerning the Synagogue remain unchanged as follow:-

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

As I have stated previously,

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now providing space that can be used by community groups and

small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage ‘bar’ is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The ‘public benefits’ would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

BARRY MUSIKANT

LONDON NW8 0EF

e-mail: [redacted]

From: info@plashet.com
To: lpaburystreet
Subject: 20/00848/FULEIA - objection
Date: 26 November 2024 01:17:46

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sir or Madam,

I was horrified to hear about the planning application by developers that would impact on the Bevis Marks Synagogue in London.

I know that I live miles away from this site, but whenever I am in London I love to spend some time at Bevis Marks Synagogue, the oldest Synagogue in England – it is a truly wonderful place that evokes a time that has passed sadly, but also provides members of the community with hope for its continued use.

I can see no good reason for the building of a 43-story tower at 31 Bury Street, London. I am sure that this tower **will not** be considered to be an object worth conserving in fifteen years, let alone over 100 years (like Bevis Marks Synagogue).

I am concerned about the substantial harm to the significance of this Synagogue that will come to the character and appearance of the Creechurch Conservation Area and other heritage assets. The need for natural light at the synagogue is imperative and I am sure that a 43-story tower would impact on internal daylight levels. I also understand that the proposal would result in unacceptable levels of overshadowing of the Synagogue's courtyard, which is used by the community and has other religious uses.

Surely it behoves the City of London to make sure that heritage areas of London are protected against unreasonable developments. In other cities they have turned heritage areas into areas for not only tourists but the local community to use. As I understand, Bevis Marks is a recognised Grade 1 Listed building, and as such should be granted freedom from this kind of encroachment. I also understand that this is not the first such application – as one was refused in 2022 (Ref: 20/00848/FULEIA). Surely the reasons that that refusal still stand today. I understand that the applicants say they have provided for community use and small businesses, but they still have NOT tipped the planning balances in their favour as far as Bevis Marks is concerned.

I really hope to hear in the near future that the City of London has refused this planning application outright.

Kind regards,

Mrs Miriam A. Pollak
Proprietor
PLASHET SERVICES PTY LTD
Melbourne, Australia
Email: [redacted]

From: Michael Yudkin
To: lpaburystreet
Subject: planning application for 31 Bury Street
Date: 26 November 2024 10:09:13

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

ref. 24/00021/FULEIAG

Given the overwhelming strength of the objections that caused the previous applications to be refused, I find it difficult to believe that a revised application has now been made in respect of 31 Bury Street.

I refer particularly to the effect of the proposal on Bevis Marks Synagogue. Bevis Marks, which dates from 1701, is by far the oldest and most important synagogue in the United Kingdom, and is loved by Jews of all denominations. Visitors from abroad, whether Jewish or not, are keen to see the building, which is renowned for its historical and architectural interest as well as for its intrinsic beauty.

The proposed development would dwarf and overwhelm the Synagogue and its courtyard. Bevis Marks is a Grade 1 listed building, and it is now in a Conservation area, which enhances its status and makes the case for its protection even stronger than it was.

The development proposed here would be an act of vandalism, would amount to a slap in the face for the many people - architects, archaeologists and historians - who are interested professionally in Bevis Marks, and would leave the Jewish community feeling disrespected and ignored.

Michael Yudkin
12 Lonsdale Road,
Oxford,
OX2 7EW

From: Pat Black
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 26 November 2024 14:43:36

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

I submitted my objections to the previous plans for the development on this site. The provision of community space in the new plans does nothing to lessen the damage which will be done to Bevis Marks Synagogue. My original objections stand, which are:

This proposed development is totally unacceptable given the impact it will have on Bevis Marks Synagogue. The development proposed in 2020 was rightly refused planning permission. This new application should be refused for the same reasons. It is too tall and will overshadow the synagogue, which is a Grade 1 listed building of great historical, cultural, and religious significance being the most important Jewish site in the UK. In particular, the new building will destroy the southern sky view which is an important part of the setting of the synagogue. The developers state that the new development will have many benefits for the community which, even if true, does not justify the harm which will be done to the synagogue. This development is in the Creechurch Conservation Area, this alone should be sufficient for the application to be refused. A development like this would not be permitted close to St Paul's Cathedral and should not be permitted here.

Pat Black

9 Compass Court

39 Shad Thames

SE1 2NJ

From: Anne Walker
To: lpaburystreet
Subject: Your ref: 24/00021/FULEIA and 24/00011/LBC
Date: 26 November 2024 18:30:41

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Anna Tastsoglou
Case Officer, Development Division
City of London

Via email: lpaburystreet@cityoflondon.gov.uk

Dear Ms. Tastsoglou:

Your ref: 24/00021/FULEIA and 24/00011/LBC

Thank you for your correspondence of October 29, 2024, and the opportunity to provide further observations with respect to the above-noted application.

Notwithstanding the additional information provided by the applicant, I continue to maintain my objection to the proposed planning application.

The applicant is seeking to demolish Bury House, partially demolish Holland House, and erect several multi-story buildings and extensions, one of which is 43 stories high. As you note, "[t]he application is for planning permission for development which does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated. The proposal is considered to affect a Building of Special Architectural or Historic Interest. The development is also considered to affect the setting of a listing building and the character and appearance of Creechurch Conservation Area."

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 continue to apply today.

The applicant claims it has made changes to the design, and is now providing space that can be used by community groups and small businesses which represents "public benefits" that should tip the planning balance in its favour. It must be noted that tipping the planning balance in its favour is now more difficult considering that the proposed changes impact structures within a Conservation Area. These alleged "public benefits" confer little to no benefit upon the Synagogue and the community it serves. Any claimed "public benefits" to others cannot compare with the damage the proposed development will cause to the Synagogue and the Conservation Area.

In summary, the proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting and substantial harm to the character and appearance of the Creechurch Conservation Area, as well as harm to a number of other heritage assets.

Bevis Marks Synagogue is a profoundly significant building within the City of London, and on a national and international level. It is widely recognised as being of outstanding communal, architectural, artistic, historical and archaeological significance. Recognised by Grade I Listed status, the building dates from 1701 and is the only synagogue to have provided continuous services for over 300 years. It is one of two such buildings in the entire UK and Europe. The proposed demolitions and the construction of a non-descript office tower, of which there are plenty in London, may forever alter this historic place.

Bevis Marks Synagogue must be preserved in its undisturbed condition, which includes maintaining access to and use of its structures and surrounding spaces. The proposal would result in an

unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses. The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels. As well, the view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

In addition, the overshadowing of the Synagogue by a 43 story tower may compromise the security of the Synagogue and its members and visitors. Such a compromise to security must not be permitted.

Thank you for your consideration of this letter.

Yours truly,

Dr. Anne Walker BSc MSc DVM JD
1081 Sarles Road
Stirling, Ontario, Canada
K0K 3E0
[redacted]

From: J.C.Keiner
To: lpaburystreet
Subject: Re-Consultation - Bury Street Planning Application
Date: 26 November 2024 18:38:29

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

24/00021/FULEIA and 24/00011/LBC

I refer to my original response to the proposal to build a tower block in the very close vicinity of the historic Bevis Marks Synagogue, to which I sent an extended letter of objection at the time of the original planning consultation in May.

I have now studied the further amended proposals which you sent to me early in November.

These new proposals do not in my view go any way to remove or even substantially diminish the threat to the quality and significance of Bevis Marks Synagogue and to its setting in the Creechurch Conservation Area.

The installation of a 43 storey 2020s tower block at such close quarters would hugely diminish the grace and standing of the 1701 historic synagogue building, since the new building would totally dominate the Conservation Area, removing the impact of seeing this fine and unique contribution to our history given its proper dignity in its place as the prime building in its immediate vicinity.

I find it hard to believe that an act of such cultural vandalism would be visited on St Paul's Cathedral or Westminster Abbey as the most significant historic places of Christian Worship in our country.

The current application would also do nothing to mitigate the huge damage to the functioning of the Bevis Marks Synagogue that would be created if this or any other tower block were to be built in the Creechurch Conservation Area this close to the synagogue.

It will so much diminish the amount of natural light in the synagogue as to make it more difficult to read the hand calligraphed unpointed Hebrew of the Torah scrolls from which the sacred texts of the services are read, as well as diminishing the natural light needed to assist worshippers from reading their Hebrew service prayer books.

The overshadowing of the Courtyard of the Synagogue by the proposed building would make it all but impossible on most of the relevant monthly dates of the year for the congregation to witness the transition of the New Moon which is an essential part of the ancient and inspiring ceremonial Kiddush Levanah— the Sanctification of the New Moon.

This is no small matter. At a time when the Jewish community of Great Britain is under vilification, attack and very real threats, it is more than ever essential that its place as a proud part of British history and one of its oldest functioning non Christian places of worship remains as central and its amenities maintained undiminished as a place of worship and as testimony of the centrality of the Jewish community to the record of warm acceptance of its role as living testimony to British cultural history.

Judy Keiner

(Ms Celia Judith Keiner)

Ground Floor Flat
20 Holly Park
Finchley
London
N3 3JD

On Tue, 29 Oct 2024 at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:

> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team
>
> THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: Adam Musikant
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 26 November 2024 21:10:53

You don't often get email from [redacted] earn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Sirs / TO WHOM IT MAY CONCERN

I have written my objections to previous planning applications of this site and am dismayed that, despite the Creechurch Conservation Area surrounding the Bevis Marks Synagogue, exceptions are being allowed for specific proposed developments. The makes a mockery of the agreement of the principles of the Conservation Area. The objections concerning the Synagogue remain unchanged as follow:-

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Adam Musikant

From: Barbara Simon
To: lpaburystreet
Subject: Re: Re-Consultation - Bury Street Planning Application
Date: 27 November 2024 10:27:14
Attachments: Bury Street - Re-Consultation Letter.docx

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear Planning Administration Team

Yet again I am asked to give my approval for this scheme. How many times will they try and my answer is still a resounding NO. I do hope you will resist further applications as it wastes my time and it will always be NO WAY!!

Kind regards
Barbara Simon

Sent from my iPad

> On 29 Oct 2024, at 14:52, lpaburystreet <lpaburystreet@cityoflondon.gov.uk> wrote:
>
> Dear Sir or Madam,
>
> Please see the attached letter pertaining to the re-consultation for the Bury Street planning application.
>
> Kind regards,
>
> Planning Administration Team

THIS E-MAIL AND ANY ATTACHED FILES ARE CONFIDENTIAL AND MAY BE LEGALLY PRIVILEGED. If you are not the addressee, any disclosure, reproduction, copying, distribution or other dissemination or use of this communication is strictly prohibited. If you have received this transmission in error please notify the sender immediately and then delete this e-mail. Opinions, advice or facts included in this message are given without any warranties or intention to enter into a contractual relationship with the City of London unless specifically indicated otherwise by agreement, letter or facsimile signed by a City of London authorised signatory. Any part of this e-mail which is purely personal in nature is not authorised by the City of London. All e-mail through the City of London's gateway is potentially the subject of monitoring. All liability for errors and viruses is excluded. Please note that in so far as the City of London falls within the scope of the Freedom of Information Act 2000 or the Environmental Information Regulations 2004, it may need to disclose this e-mail. Website: http://www.cityoflondon.gov.uk

From: e-mail jeremy.schonfield
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 27 November 2024 11:19:00

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

Dear team,
I write as a member of Bevis Marks Synagogue since the 1980s, who attends services weekly and cares very much for its future.
This renewed application for a building on this site could be regarded as vexatious. A similar plan was rejected in 2022 (ref 20/00848/FULEIA) due to its effect on the Tower of London and Bevis Marks Synagogue. The impact on the synagogue remains negative, despite the changes made (I am not qualified speak for the Tower).
The conservation area that has been established around the synagogue is obviously compromised by this plan, and is sufficient grounds for rejecting the application. The application should not have been allowed.
The practical objections remain unchanged. The vibrations that would inevitably result from construction work so nearby would endanger this Grade 1 listed building, whose importance to the worldwide Jewish community is particularly high, as the oldest synagogue in continuous use in Europe. The noise of construction work would disrupt services and also the daily life of the rabbi, who lives next door on Heneage Lane and has a small child.
The quality of light inside the building is a sensitive issue. On sunny days there is a golden quality to the light that lifts the atmosphere and shows the patina of the furniture and the polished brass lamps to advantage. Light is essential for following the complex liturgy and Bible readings. The electric lighting, which was installed in the 1920s, is insufficient but cannot be changed, since the fittings are attached to the columns of the gallery. On gloomy days the interior is shadowy and lifeless. The proposed tower would plunge it into perpetual semi-darkness.
Blocking off the sky from the courtyard would make it impossible to perform the rituals around the new moon, as they have been for three centuries.
This major tourist asset should not be damaged, especially as a visitors' centre is currently being completed, and is due to open in the next year.
Yours truly,
Jeremy Schonfield

Jeremy Schonfield

Professor of Liturgy, Leo Baeck College, London

Supernumerary Fellow, Oxford Centre for Hebrew and Jewish Studies

From: schonfield tamar
To: lpaburystreet
Subject: Proposals for a 43-storey tower at 31 Bury Street (ref. 24/00021/FULEIA)
Date: 27 November 2024 11:22:04

You don't often get email from [redacted] Learn why this is important

THIS IS AN EXTERNAL EMAIL

I am a member of Bevis Marks synagogue and wish to object to this proposal for the following reasons:

1. Bevis Marks is a grade 1 Historical building in a Conservation area. Building more modern blocks around it will undermine the atmosphere and make mockery of the idea of conservation.
2. Overshadowing the building and reducing daylight will compromise the religious experience of Synagogue users, who will have to augment God's created light with man-made electricity when reading the scripture.
3. Bevis Marks is the oldest synagogue in unbroken service not only in Britain, but possibly world wide. Therefore, the way it is respected and protected has wide reaching echoes and has to be taken seriously.

Yours truly,
Tamar Schonfield

From:
To:
Cc:
Subject: Proposal for 43 storey tower at 31 Bury Street (ref 24/00021/FULEIA)
Date: 27 November 2024 15:46:45

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I wish to register my strongest objections to your proposal for the development of the above project. Please take these comments into account.

- The proposed development would cause substantial harm in heritage terms to the significance of Bevis Marks Synagogue and its setting, substantial harm to the character and appearance of the Creechurch Conservation Area, and less than substantial harm to a number of other heritage assets.
- The Synagogue is one of the most natural light-sensitive places in London, where extensive reading of printed scripts is fundamental to worship, and the proposal would have an unacceptable impact on internal daylight levels.
- The proposal would result in an unacceptable level of overshadowing to the courtyard of the Synagogue, which is used for a variety of community and religious uses.
- The view of the passage of the moon across the night sky is highly symbolic and intimately related to the traditions and rituals of the Synagogue. The proposal would block this critical view which is important to the functioning of the Synagogue.

Bevis Marks Synagogue is a hugely significant building both within the City of London and on a national level, recognised by its Grade I Listed status. The building dates from 1701 and is the oldest and most historically significant synagogue in the country. It is widely recognised as being of outstanding communal, architectural, artistic, historic and archaeological significance.

This application follows a previous, similar application by the same applicant (ref. 20/00848/FULEIA) which was refused in 2022 for two reasons, relating to the impact of the proposal on the setting of Bevis Marks Synagogue, and the setting of the Tower of London. The reasons for refusal in 2022 apply today.

The applicants say they have made changes to the design and are now

providing space that can be used by community groups and small businesses, which represents public benefits that tip the planning balance in their favour. However, the design changes will make hardly any difference to the impact on the Synagogue, and in any event are counterbalanced by the fact that the heritage ‘bar’ is now even higher as the Synagogue has recently gained the added status of being within a Conservation Area. The ‘public benefits’ would confer little to no benefit upon the Synagogue and the community it supports, and - whilst they may benefit some people - would hardly begin to counter the damage the tower would cause.

Please register my strongest objection to this proposal and inform me of your decision by return.

Many thanks,

Ketty Ozer
6 Huson Close
London
NW3 3JW

PLANNING APPLICATION (24/00021/FULEIA) - OBJECTION
BURY HOUSE, 31 BURY STREET

From:
PNatali
14LeasideAvenue
London
N103BU

Date: 27 November 2024

Application Reference:	24/00021/FULEIA
Address:	Bury House 1 - 4, 31 - 34 Bury Street London EC3A 5AR
Proposal:	Demolition of Bury House and erection of a new building comprising of 4 basement levels, ground plus 43 storeys (178.7m AOD); partial demolition of Holland House and Renown House; restoration of existing and erection of four storey extension resulting in ground plus 8 storeys at Holland House (48.05m AOD) and three storey extension resulting in ground plus 5 storeys at Renown House (36.49m AOD); interconnection of the three buildings; use of the buildings for office (Class E(g)), flexible retail/café (Class E(a)/E(b)), and flexible community/education/ cultural/amenity (Class F2(b)/ F1(a)- (e)/ E(f)/ Sui Generis) uses; and provision of a new covered pedestrian route, cycle parking and facilities, landscaping and highway improvements, servicing and plant and all other ancillary and other associated works.
Case Officer:	Anna Tastsoglou

I object to this planning application (24/00021/FULEIA) at Bury House, 31 Bury Street.

I have previously objected to a similar application (20/00848/FULEIA) on the same site.

The previous application (20/00848/FULEIA) was refused on 22 June 2022 by the City Corporation, in part, because "*The development would adversely affect the setting of the Grade 1 listed Bevis Marks Synagogue and its setting and amenities by reason of the overbearing and overshadowing impact of the development on the courtyard of the Synagogue (which harms would not be outweighed by the public benefits of the proposal), contrary to Local Plan Policy CS10.1 (ensuring buildings are appropriate to the setting and amenities of surrounding buildings and spaces); Local Plan Policy CS12 (conserving or enhancing the significance of the City's heritage assets and their settings and providing an attractive environment to the City's communities) and London Plan Policy GG1 (Building strong and inclusive communities, promoting fairness, inclusivity and equality)*.".

I objected to the current application on 2 April 2024. That application has now been amended and additional information submitted (as per your letter of 8 October 2024).

The current application (24/00021/FULEIA) is of no greater merit than the previous, refused, application; the current application would also have an overbearing and overshadowing impact on the Synagogue and its courtyard and it would be at the expense of the Jewish community. I am therefore very concerned about the current application.

Bevis Marks is the oldest continually functioning Synagogue in the UK, with families able to trace their roots back to the early days of the community in the 17th century. It is an important part of this country's multi-faith heritage and is an active and vibrant Synagogue and community. It is a pity that the wannabe developer is seeking to obtain planning consent for a scheme that will be detrimental to the Synagogue, its community and its wider place in Britain's heritage.

My objections to the current proposals are many and include, in part, the following:

- The proposed 40+ storey tower would completely overwhelm the Grade 1 Listed Synagogue building, which is of enormous historic and cultural significance.
- The proposed tower would overshadow the Synagogue and its courtyard for much of the day. It would further reduce the already minimal daylight that penetrates into the Synagogue, making it even more difficult to conduct worship. It would also reduce the ability for the Synagogue's courtyard to be used for rituals and celebrations.
- Although the wannabe developer's Design and Access Statement sets out (at 5.4a3) that the current proposals include a height reduction from the previous proposals such that, it is claimed "*The height reduction and stepped form of the upper sections are purposely designed to minimise any adverse impact to views from the [Synagogue's] courtyard*", this is disingenuous as the wannabe developer is incorrect *viz* in order to minimise any adverse impact to views from the Synagogue's courtyard there should be NO new development visible from the Synagogue's courtyard. (See also comments concerning light above.)
- Irrespective of any qualities of design or sustainability, a building of the size and scale proposed is simply inappropriate to be built so close to a Grade 1 Listed Synagogue building; a similar approach would not be permitted adjacent to St Paul's Cathedral and there is no good reason for such an approach to be acceptable adjacent to Bevis Marks Synagogue.
- The City of London's heritage, and the Jewish community's centuries old ability to worship at the Synagogue, should not suffer at the expense of alleged benefits that the wannabe developer contends might become available elsewhere in the area. Britain's Jewish community and its heritage do matter and must be preserved.
- The development site is within the Creechurch Conservation Area. Current planning policy is not to allow tall buildings in Conservation Areas, so there is a direct conflict between the proposed development and the statutory development plan. The City Corporation would be disingenuous were it, on the one hand, to create the Creechurch Conservation Area and, on the other hand, to remove the very restrictions pertaining to the Creechurch Conservation Area that benefit the Synagogue and its setting.

Further, I note the following:

- The objection to the application that appeared in The Times on 26 November 2024 (Appendix A, attached), the terms of which I wholeheartedly agree.
- The Ministry of Housing, Communities and Local Government has now restricted the granting of permission by the Corporation, to allow the government to consider the case: https://www.bbc.co.uk/news/articles/cgr08wq4qn0o.
- It is high time that the Corporation put an end to the repetitive actions of wannabe developers seeking to harm Bevis Marks and the Jewish community. It is unconscionable that year on year wannabe developers' actions leave the Jewish community and its supporters feeling under constant threat of development taking place around Bevis Marks, which results in so much energy having to be devoted to defeating the wannabe developers at every turn, all at the expense of the community wishing to be able to continue with its continuing peaceful worship at Bevis Marks.

I request that the City Corporation rejects the proposed development.

Thank you for your attention.

APPENDIX A

Letter in The Times 26 November 2024

Synagogue in peril

Sir,

For more than 300 years the Grade I listed Bevis Marks Synagogue has been at the heart of British Judaism. It is one of the most natural light-sensitive places in London, where extensive reading of printed texts is fundamental to worship. That may become impossible, especially in the winter months, if a 43-storey tower is built at 31 Bury Street, overshadowing the synagogue and its courtyard. The proposal will be considered by the City of London planning committee on December 13. A similar proposal was rejected in 2022 because of the damaging impact on the synagogue and the Tower of London. The former is now included in a conservation area, which ought to give further protection, but the City of London is trying to undermine this. More than 1,340 objections have been received and we urge the committee to reject the plan.

Sir Michael Bear, lord mayor of London 2010-11; **Lord Levene of Portsoken**, lord mayor of London 1998-99; **Rachel Blake**, MP for the Cities of London & Westminster; **the Right Rev Sarah Bullock**, Bishop of Shrewsbury; **Sir Stuart Lipton**; **Professor Sir Simon Schama**; **Baroness Deech DBE KC**; **Lord Dyson**; **Rt. Hon Lord Howard of Lympne CH KC**; **Baroness Neuberger DBE**; **The Rt. Hon Lord David Triesman**; **Lord Wolfson of Tredegar KC**, shadow attorney-general; **Phil Rosenberg**, president of the board of deputies of British Jews; **Keith Black**, chair of the Jewish leadership council; **Professor Lucy Noakes,** president of the Royal Historical Society; **Professor Miri Rubin**, president of the Jewish Historical Society of England; **Rabbi Shalom Morris**, Bevis Marks Synagogue; **Rabbi Joseph Dweck**, senior Rabbi S&P Sephardi Community; **The Very Rev Prof Sarah Foot**, Dean of Christ Church, Oxford; The Rev **Laura Jorgensen**, St. Botolphs without Aldgate and area dean of the City of London; **The Rev Josh Harris**, Priest-in-Charge at St Katharine Cree; **Sadiya Ahmed**, founder of Everyday Muslim Heritage and Archive Initiative; **Tom Holland**, FRSL; **Simon Sebag Montefiore**; **Professor Sir Christopher Clark**, regius professor of History at Cambridge University; **Professor David Feldman**, Director of Birkbeck Institute for the study of antisemitism; **Dr Jaclyn Granick**, senior lecturer in modern Jewish history, Cardiff University; **Abigail Green**, professor of Modern European History at Oxford University; **Professor Tony Kushner**, The Parkes Institute, University of Southampton; **James Parkes**, professor of History; **Professor Laura Leibman**, Princeton University, Leonard J. Milberg ’53 professor in American Jewish studies and president of the Association of Jewish studies; **Professor Peter Mandler**, professor in Modern Cultural History at Cambridge University; **Professor Lyndal Roper**, Regius professor of History, Oxford University; **Dr Mia Spiro**, head of Theology and Religious Studies at Glasgow University and president of the British and Irish association for Jewish Studies; **Dr Tom Stammers**, reader in Art and Cultural History at the Courtauld Institute; **Professor Zoe Waxman**, professor of Holocaust Studies at Oxford University; **Professor William Whyte**, professor of Social and Architectural History at Oxford University.

From:	Edwin Segall
To:	lpaburystreet
Subject:	Planning Applications 31/34 Bury St EC3A 5AR Ref 24/00021/FULE1A
Date:	28 November 2024 23:41:15

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

THIS IS AN EXTERNAL EMAIL

I am a member of the S&P Sephardi Congregation and a regular worshipper at Bevis Marks Synagogue.

I was horrified to learn of the application which has been submitted to erect a 43 storey office tower on the site of Bury House, which would have a devastating effect on the Synagogue and those who worship there.

The Synagogue is already surrounded by buildings which cut out a good deal of natural light, particularly on dull days. If the proposed building were erected however, not only would the Synagogue be deprived of further light but at night the moon would no longer be visible from the exterior of the building, which would prevent the practicing of an important religious ritual.

I am also most concerned about the damage which the excavation works involved with the erection of the proposed block would cause to the foundations and upper structure of the Synagogue building, especially bearing in mind that it was built over 300 years ago, when building regulations were non existent and foundations were much shallower than they are today. If, despite the overwhelming opposition to this planning application, permission were to granted, then the architects, civil engineers and other professionals involved in the erection of the new building, not to mention the contractors themselves, would need to be fully covered by indemnity insurance against the untold damage that could be caused to the Synagogue and other nearby properties.

I would be most surprised if the Corporation of London were to grant its consent to the erection of such a completely out of scale office building, which would leave such a shameful and permanent legacy on one of its most unique and historic buildings. What a contrast this would make to the recently constructed piazza at the end of the street, which has secured an uninterrupted view of St Botolph's Church.

Unfortunately, the City of London already has too many ziggurats, each one more hideous in its appearance than the next, and to permit the erection of yet another, particularly in a location so close to a conservation area, would only tarnish the landscape of the City even further.

Edwin Segall
34 Aston Avenue
Harrow
Middx HA3 0DB
[redacted]

Sent from my iPad