

Environment Department
City of London
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Submitted via email to PLNComments@cityoflondon.gov.uk

FAO: Alex Thwaites, Planning Case Officer

Planning Application Ref: 25/00529/FULEIA

Re: Planning Consultation for 130 Fenchurch Street EC3M 5DJ

June 2025

Dear Alex,

The Eastern City is proud to be making a representation in relation to the above planning application. We are a Business Improvement District (BID) covering the tall building cluster in the City of London. Our investment partnership is made up of the businesses that call this part of the Square Mile home, primarily financial and professional services companies that make up around 40% of the businesses in this area.

We operate under a mandate from those paying member businesses to deliver our Business Plan (2022-2027), providing hyper local area wide projects and services to support business growth and vibrancy, working with occupiers, property owners and developers and our public sector partners.

Given our holistic and strategic approach, it is appropriate that we make representations on key planning applications, and in particular, those that have an impact on the wider area, public amenity provision and ground floor public realm.

For clarity, it is not the role of the BID to explicitly support or oppose any specific planning application and this is not the purpose of this letter. Rather, we view aspects of the above application in relation to our published evidence base – namely our [Public Realm Vision \(2024\)](#) – which is rooted in insight, data and consultation with our member businesses, key stakeholders and the public.

We are supportive of the significant development pipeline and projected growth in the area. We see this as a positive thing for the Eastern City, bringing benefits such as increased vibrancy and economic growth to this globally important area and unique part of the City. This is an area that has driven change for 2000 years, a hub of economic activity and the growing Destination City agenda. We are excited about the opportunities provided by the future growth of the area. In the context of this growth, our public realm and the ‘spaces between the buildings’ are ever more important.

We are grateful to the developer for their consultation and positive engagement with the BID through the planning process. We have shared our Public Realm Vision with them and drawn specific attention to the development’s strategic location in the Eastern City, aligned with the project family routes set out in the document. We would urge consideration of these priority

areas in relation to the proposed development's wider context. In addition, the Public Realm Vision outlines our seven key principles, which are:

Welcoming publicly accessible spaces – designing spaces that are inviting and accommodating;

Resilient trees and planting – ensuring the area is as green as possible;

Lively uses and activity – creating a dynamic and energetic place;

Intuitive navigation – making it easier to reach your destination;

Historic character and lighting – celebrating and improving the heritage features;

A mobility environment which is accessible to all – establishing environments where modes of movement can co-exist;

A safe and secure neighbourhood – promoting spaces where all users feel safe.

Considering the above scheme against these principles, we welcome a number of provisions in the application and look forward to continuing our work with the developer should the scheme receive approval. We have already successfully delivered a 'meanwhile' vinyl installation on Fountain House and are working with the developer's arts consultants Futurecity on further meanwhile activations on the 130 Fenchurch Street site. To date, our interactions with the developer and their consultants have been overwhelmingly positive.

Whilst the proposed project supports all of our principles outlined above, we specifically wish to draw attention to the following aspects of this application;

New routes for pedestrians providing significantly enhanced connectivity, good alignment with the project family routes set out in our Vision;

A significantly improved public realm experience to help reanimate this section of Fenchurch Street through new ground floor food and beverage uses, and a new pedestrian connection from Cullum Street to Fen Court, recognising the value of this as a green space in the area

We hope this is a helpful contribution ahead of the committee meeting.

Yours sincerely



Nick Carty
Chair, Eastern City