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[REDACTED]

Chief Planning Officer and Development Director 3rd January 2021
Department of the Built Environment
City of London PO Box 270 Guildhall
London EC2P 2EJ

Your reference: 20/00848/FULEIA

Dear Planning Officer

31 Bury Street London EC3A 5AR

Reason for writing: the proposed building of 48 above ground storeys will completely overwhelm the nearby Bevis Marks Synagogue (opened 1701, which is the oldest synagogue in the UK and much of Europe in continuous use. I have attended for worship on an occasional basis for the past forty years. The synagogue has recently received a grant of nearly £2.8 million from the National Heritage Lottery Fund for restoration work and the conservation of collections, and work is about to begin. It seems perverse, to say the least, to spend public money on conserving the synagogue and at the same time to destroy its setting with new skyscrapers at 31 Bury Street and 33 Heneage Lane. This is not joined-up thinking.

Heritage Policies

The new draft plan for the City up until 2036 proposes concentrating taller buildings in this area. However, it also makes clear that this should not be at the expense of existing heritage assets:¹

Strategic Policy S11: Historic Environment

The City's heritage assets, their significance and settings will be positively managed, by: 1. conserving and enhancing heritage assets and their settings to ensure that the City's townscapes and heritage can be enjoyed for their contribution to quality of life and wellbeing.

¹ The quotations are from <https://www.cityoflondon.gov.uk/assets/Services-Environment/proposed-submission-draft-city-plan-2036.pdf> pp. 125 and 133.

The important phrase here is “and their settings.” This is reiterated in Strategic Policy S12: Tall Buildings which states:

The construction of tall buildings should have regard to:

- *the character and amenity of their surroundings, including the relationship with existing tall buildings*
- *the impact on the significance of heritage assets and their immediate and wider settings.*

Because this new plan is still in draft form, that means that the current policy is still that from 2015. The City of London Local Development Scheme Introduction (2015) page 5 states:²

The setting of designated heritage assets and conservation areas, views along streets and glimpsed views into courtyards are all significant in their contribution to the historic environment and the diverse character of the City of London.

Turning to the Mayor of London’s policies, one finds similar considerations. Tall buildings should relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level; and should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference. This advice goes on to say that the impact of tall buildings proposed in sensitive locations should be given particular consideration. Sensitive locations mentioned include listed buildings and their settings.³

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 totally ignoring the City’s stated objective and current practice of preserving and enhancing the setting of heritage assets. The new 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.

² <https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/Documents/hes-introduction.pdf> (accessed February 2019, but no longer at this URL)

³ <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-seven-londons-living-space-12>

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.

Other Concerns

In addition to the overwhelming size of the building, there are many specific concerns about the proposal for 31 Bury Street. One of them is the ground floor shopping arcade which will provide a through walkway in line with Heneage Lane, which runs immediately behind the synagogue's eastern wall. This feature will greatly increase footfall in the quiet lane. Furthermore, the synagogue has done studies indicating the further lessening blocking of daylight within the synagogue and its historic courtyard. The daylight is already minimal, because the synagogue is surrounded by other buildings, and this minimum amount needs to be conserved. The air flow around the synagogue is also likely to be affected. The synagogue has a historic ventilation feature: vents in the ceiling and in the roof can be opened to allow air to circulate inside the building. This system, constructed in 1701, still works well and provides a pleasant and healthier environment in the summer and during pandemics.

The environmental impact assessment submitted by the developers (non-technical summary paragraph 128) points out that daylight levels in some surrounding buildings which would include the synagogue are already low, so that a further small reduction of light in absolute terms can be categorised as a large percentage alteration. This is a damning conclusion, suggesting that because Bevis Marks synagogue is already surrounded by other buildings, it is acceptable to hem it in still further). The same argument is used about overshadowing in paragraph 139 - because the synagogue is already overshadowed, that makes it somehow acceptable to overshadow it further. The visual impact from the courtyard does not appear to be considered at all. Heritage aspects are considered in this document, but bizarrely it is argued here and in other documents that the overall impact of the new building will be beneficial (para 176, and the non-technical summary para 178). Historic Royal Palaces, who run the Tower of London, do not think this is correct, and neither do the community of Bevis Marks Synagogue.

The Heritage Impact Assessment document submitted by the developers only considers the impact on the Tower of London and does not even mention the much nearer synagogue and historic churches, which suggests that the developers have not seriously considered the matter at all. The City's current policies require a consideration of the proposed view along Heneage Lane—I have not seen this mentioned in any of the documents submitted on behalf of the developers. Chapter 5 of Volume 2 of the Environmental Statement provides a summary of the synagogue's heritage history, but offers no comment other than "taken forward for further assessment."

Covid-19 considerations

The planning application reads as if it predates the current pandemic. The Corporation of the City of London has made a good start on post-Covid thinking with its plan, published in October 2020, to create more start-up hubs and affordable workplaces in the area. The proposal for 31 Bury Street does not fit with that. It proposes the same old large offices which are going to be redundant before they are even completed. Everyone thought both during both world wars that life would revert back to the way it was afterwards, but the reality was quite different. The pandemic is a similar time of shifting ideas. Many people are going to be very happy working from home and will never go back to their old offices. But many lack space in their present homes. What the city needs is good quality, residential accommodation with built in high tech facilities and home offices in each residence. That is the way to enhance City life for the future and prevent it becoming a ghost town. This application is yesterday's news.

Summary

Any acceptance of the planning application would be a serious violation of the City's and Mayor of London's heritage policies; and the effect would be discriminatory compared to the sensitive treatment given to the setting of nearby churches. The building will increase footfall adjacent to the synagogue and have a negative visual and overshadowing impact on the synagogue and its setting and context within the City townscape. The proposal for more office space in the area is unsuited to post-Covid needs.

Please note that I would like to speak at the meeting when this is discussed.

Yours sincerely

[Redacted signature]

[Redacted name]

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA 31 Bury Street
Date: 28 December 2020 14:19:22

REF: 20/00848/FULEIA

Dear Sirs

I wish to register my strong objection to the application submitted for the contemplated development of Bury House.

Bevis Marks Synagogue is a beautiful building and one of the most important heritage sites in the City of London. It is also hugely important to the Jewish Community. For more than 300 years Bevis Marks has continued to function as house of worship and is without question the most prestigious venue in the UK for ceremonies and gatherings of the Jewish Community.

I consider it completely inappropriate and a serious overdevelopment of the adjacent sites to allow a 51 story skyscraper to be built alongside it. The proposed development at Bury House will overshadow this historic building, blocking the entry of light into the synagogue, would turn the adjacent pathway into a noisy thoroughfare, and in all respects detract from the beauty and magnificence of this treasured building, so resonant with the rich history of Anglo-Jewry.

Yours faithfully

Alan Bekhor
Member of the Spanish and Portuguese Jews' Congregation

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From: [REDACTED]
To: [REDACTED] [nts](#)
Cc:
Subject: 20/00848/FULEIA
Date: 27 December 2020 17:27:48

I strongly object to this proposal

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Leon Nahon
Garden Cottage
Garden Road
London
NW8 9PR

From: [REDACTED]
To: [PLN - Comments](#)
Cc: [REDACTED]
Subject: reference 20/00848/FULEIA.
Date: 28 December 2020 12:25:20

Objections to the above project:

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

29 Clifton Hill, london NW8 0QE

Kind regards, Philip
Philip Meir
Director
AJIS Capital
www.ajiscapital.com



From: [REDACTED]
To: [PLN - Comments](#)
Subject: Reference: 20/00848/FULEIA.
Date: 31 December 2020 18:36:43

We strongly object to the proposal to create a huge new building close to Bevis Marks Synagogue. Our reasons are similar to those you will have received from others, as follows.

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Joyce and Lucien Gubbay
26 Linden Lea
London N2 0RG

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Fwd: Reference 20/00848/FULEIA
Date: 31 December 2020 12:51:51

I strongly object to this proposal.

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue. The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

20 Woodstock Road,
London NW11 8ER

Mr Leslie Morgan OBE DL

Representative Deputy Lieutenant for The London Borough of Tower Hamlets



www.greaterlondonlieutenancy.com

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: PLANNING OBJECTION - 31 Bury Street - Ref: 20/00848/FULEIA ** with address - my error, apologies
**
Date: 31 December 2020 16:05:08

To whom it may concern,

Ref: 20/00848/FULEIA

Please accept this email as a formal objection to the development at 31 Bury Street.

My comments mirror those already filed by others to your planning department, namely:

- *The unique history of Bevis Marks synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is a Grade 1 Listed Building and the oldest Synagogue in the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.*
- *The sheer size of the planned building will have a hugely detrimental impact. The synagogue will lose much of its sunlight and daylight both to the courtyard and inside in the synagogue. This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance.*
- *The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, not only blocking out any sky around the synagogue but also unattractive to the eye.*
- *The proposal creates an unnecessary shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house. There is no shortage of coffee shops and small outlets in this area. There is NO need for any more. There are already too many.*
- *Such a development is not necessary in the City. There are already many new developments in the neighbourhood. They are already blocking out light, making wind tunnels, adding shadows during the day and providing excess office accommodation over and above the need. Please learn from what has already been happening in the City. It is being overdeveloped and becoming aesthetically displeasing.*

Note: Should you put objections on the internet - PLEASE PUT MINE AS ANONYMOUS. I DO NOT WANT MY NAME MADE PUBLIC. THANK YOU.

Best wishes and looking forward to hearing that sense will have taken priority over the venality of property developers in the City,
Rachel Kolsky

Rachel Kolsky
16 Ingram Road
London N2 9QA

From: [Barbara](#)
To: [PLN - Comments](#)
Subject: Proposed Developments by Bevis Marks Synagogue - 20/00848/FULEIA.
Date: 13 January 2021 13:34:17

Dear Sir/Madam,

I am appalled to hear about the proposed developments that will so terribly affect this beautiful, historical and regularly used synagogue.

Please reconsider and show respect for the Jewish Community and the Synagogue. It means so much to so many Jews, not just the ones who use it on a regular basis. It would have a devastating effect on them.

The following must be considered to ensure that the developments do not go ahead in the current proposed locations.

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the

I beg you not to destroy this beautiful Synagogue with these horrendous plans.

Thank you.

Barbara Graham Collier

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [PLN - Comments](#)
Subject: reference 20/00848/FULEIA Bevis Marks Synagogue
Date: 29 December 2020 15:42:48
Importance: High

Dear Sirs/Madam

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
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Sincerely

Dorothy Lampert (Mrs)
Member of Bevis Marks Synagogue
Personal Address
2 The Lanterns
120B Avondale Road
Bromley BR1 4EY

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Zubaida

Address: 71A Fitzjohn's Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is another outrageous application and the simplest objection is that this would never be allowed to be contemplated around St Paul's. The synagogue is over 300 years old and would have its sunlight completely blocked out if this and others were to be built.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr GARY KENTON

Address: 3 PEMBROKE GARDENS HOVE

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: as a regular visitor to Bevis Marks Synagogue I am appalled at the proposals for 31 Bury Street. My reasons for objections are as follows:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it

when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 31 Bury Street 51 storey building proposal dwarfing adjacent Bevis Marks Synagogue OBJECTION REGISTERED
Date: 15 January 2021 12:57:44

Dear Sirs, further to my comments , please find my strong list of objections below :

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
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- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Kind regards

Gary & Stephanie Kenton



Begum, Shupi

From: Katy Barron [REDACTED]
Sent: 30 January 2021 18:09
To: PLN - Comments
Subject: Re: Objection to 20/00848/FULEIA.

full address:

Katy Barron
Flat 5
35 Belsize Park
London
NW3 4DY

Please register my objection.
Thank you

On Thu, Jan 28, 2021 at 3:06 PM PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comments on the above Planning Application, please note we require both a full address.

Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

Please visit our webpage for further information:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/view-planning-applications/Pages/default.aspx>

Kind regards,

Rianne

From: Katy Barron [REDACTED]
Sent: 13 January 2021 21:53
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Objection to 20/00848/FULEIA.

I am writing to object to the application for planning permission for 31 Bury Street (Bury House) which will result in huge detrimental effects to the hugely significant heritage site that is Bevis Marks Synagogue. The synagogue is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. It will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on the community's ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Please confirm receipt of this objection and that I am not too late in writing.

Thank you,

Katy Barron, London

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Fwd: Bevis Marks Synagogue - Planning application Objection 20/00848/
Date: 07 January 2021 13:26:10

Apologies, I seem to have used an incomplete reference. It is:

20/00848/FULEIA

Thanks,
Annette Lawson

Begin forwarded message:

From: Annette Lawson [REDACTED]
Subject: Bevis Marks Synagogue - Planning application Objection 20/00848/
Date: 7 January 2021 at 12:56:39 GMT
To: PLNComments@cityoflondon.gov.uk
Cc: Annette American [REDACTED]

Your reference: 20/00848/FULEIA

This is an objection to the planning application for a building right on top of the ancient Bevis Marks Synagogue in the City of London. Your web form would not work and despite being completed showed only as an error when submitted and I tried to register. Hence my use of this email,

Best wishes,

Dr Annette Lawson
5 Carriage House
88 Randolph Avenue
London W9 1BG

[REDACTED]

[REDACTED]

Emails: [REDACTED]

[REDACTED]

I am a British Jewish woman with Sephardi/Ashkenazi heritage. I am appalled at the idea of this proposed building that will damage the importance historically and as a sacred place by loss of light and other impacts. I support the objections of the Chair of the synagogue, all who worship there and care for the heritage and its vital

history, and its continued religious functioning:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

[The link to object can be found here

<https://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=QJ0RIOFH0QH00>

Objections can also be emailed to the following email address

PLNComments@cityoflondon.gov.uk

If emailed, please use the following reference 20/00848/FULEIA]

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Joseph Solomons

Address: 4 Teal Close Braintree

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am objecting to the proposed plans as this synagogue has been in my family for generations. I have been going to Bevis Mark's since birth and my family have strong connections here. I had my Bar mitzvah there when I was 13 and feel this would be a great shame to plunge my synagogue into darkness. Please do not let this happen as this would be a great shame to the Jewish community.

Adjei, William

From: PLN - Comments
Subject: FW: Objection to Planning Application 20/00848/FULEIA

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 occasions including 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

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re 31 Bury Street planning permission
Date: 28 December 2020 16:58:34

Dear Sirs

For the third time, I feel forced to write to you to object to the plans of the above for their proposal to build a 51 storey building next door to our historic and beloved Bevis Marks synagogue, the Cathedral Synagogue of the United Kingdom. I cannot begin to credit that you would give this proposed development any credence. The lack of light as a consequence of such mammoth buildings, together with the planned shopping arcade and accompanying traffic, would render any religious worship impossible.

I beseech you to totally reject this proposal.

Yours sincerely

Barbara Simon
Chairman, Lauderdale Synagogue
S&P Sephardi Community

8B Garlinge Road
London
NW2 3TR

From:

To:

[PLN - Comments](#)

Date:

29 December 2020 10:40:13

Dear Madam,

Ref. 20/00848/FULEIA

In addition to the building application at 33 Creechurch Lane I note that you have been asked to consider a further proposal at 31 Bury Street for a 51-storey extension.

Included would be a shopping mall in Heneage Lane with parking for over 200 cycles. This would result in a busy thoroughfare impacting on the eastern wall of our synagogue which also comprises the Rabbi's home. Perhaps you are unaware that we pray towards the east so the result for us would be catastrophic.

Our courtyard is used for many ceremonies which would be horribly overshadowed. If either of the above applications were granted we would be crushed between both in darkness and oblivion. We have a statutory right to light.

After your own magnificent St. Paul's we are the only other religion represented in the City of London. As a fully qualified City Guide since 2004 I can vouchsafe for the interest shown in our building by clients worldwide, not only Jews. Our survival in the face of adversity is reflected here and gives hope to others of various backgrounds who are similarly placed for whatever reason.

Cromwell, as I'm sure you know, brought us back to be a benefit to London which I believe we have been. It would be a poor return on our efforts if we were now to be shunted aside. I mention the Bloomberg contribution with the Temple of Mithras, two Lord Mayors and many working in the financial sector for which London is renowned.

We ask nothing but to continue in peace. Is this to be denied us?

Adele Leffman (Mrs)

25 Wharfdale Road
London
N1 9SD

Adjei, William

From: PLN - Comments
Subject: FW: Application Consultation (20/00848/FULEIA)

Dear Sir,
Ref. 20/00848/FULEIA

My objections to the proposed building works at Bury House, 31 Bury Street, EC3A 5AR are as follows.

Excavation for basement extensions would create a danger to the surrounding structures.

The upper stories for office use are not necessary as even before the current lockdowns there was empty office space in the City. Now, there will certainly be some continuity in WFH which will render more office space a bad investment.

Within a brief walk there are already many cafes, takeaway bars and sandwich delivery outlets for workers in the area. As it is not notable for nightlife, restaurants are not needed and would be killed by the lack of parking in the area. Retail outlets would suffer the same fate.

Aldgate Square offers excellent community space in addition to several smaller squares in the immediate neighbourhood. No more is needed.

Worst of all, the building work would create at least 2 years' disruption for an almost worthless result. The money could be better spent.

Our synagogue, the most important religious building in the City after St. Paul's, would be permanently overlooked and cast into dark shadow making our courtyard unusable for various ceremonies we are in the habit of celebrating there. There would be a total lack of privacy for the Rabbi and his family and their house would be in the dark, without the statutory right-to-light. Work is under way to update our premises, some of it generously funded by yourselves and the remainder the result of considerable time and effort by our committee to raise money in these difficult times.

May I suggest that now is a good moment to take a step back and look at the desecration brought by uncontrolled expansion to the London we all loved. It was once a most elegant city with a lovely skyline.

Sunlight brightened the streets and cheered us on our way. Now the unconsidered skyscrapers cast gloom and give the impression of a giant having flung his unwanted lego pieces down on us. No-one has ever emulated Wren in making a coherent plan for the City. Much has been done to save Paris where 18 century buildings line the Seine and construction higher than 4 storeys is forbidden within the walls.

Please do your bit to conserve what is left of our London. In particular, I beg you not to allow indiscriminate and unnecessary expansion to blot out what ought to be treasured, respected and conserved.

Yours

Adele Leffman

25 Wharfdale Road
London
N1 9SD

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Bury House - 20/00848/FULEIA
Date: 29 December 2020 16:50:42

I wish to oppose the granting of planning permission for the development of 31 Bury Street, which would have a catastrophic effect on the synagogue at Bevis Marks.

I am a member of the S&P congregation and attend Bevis Marks synagogue, although I live very far away (in Oxford). Bevis Marks has a particular meaning for me (my wife and I were married there), but that is not the reason that I oppose this application.

Bevis Marks is central to the life and the history of Jews in England, and it would be intolerably painful to the Jewish community to have it overshadowed by the proposed building. More than that, the architecture and historic importance of the synagogue are of great significance to the community as a whole, well beyond those of the Jewish faith. It's not for nothing that Bevis Marks is Grade One-Listed. Apart from the many practical problems that have been mentioned (the permanent loss of light, the shopping arcade, the extensive bicycle traffic etc.) the proposed building would suffocate the historic synagogue building and its beautiful courtyard, and would destroy its context.

I hope this wholly inappropriate building will not be allowed to go ahead.

Michael Yudkin,

12 Lonsdale Road, Oxford,

OX2 7EW

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA
Date: 04 January 2021 12:22:06

Dear Bhakti Depala,

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.

Bevis Marks is a unique 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 renowned for its wonderful stained glass windows which need sunlight to be viewed.

The proposed shopping arcade on Heneage Lane which is a narrow street. This will cause noise nuisance inside the synagogue as well as increase air pollution due to greater amounts of traffic and traffic jams.

Please reject this inappropriate development.

Best regards,

Paul Arwas
57 Pottery Lane
London
W11 4LY

This email has been scanned by BullGuard antivirus protection.
For more info visit www.bullguard.com

Begum, Shupi

From: Angela Rubens [REDACTED]
Sent: 05 January 2021 10:25
To: PLN - Comments
Subject: Re: 31 Bury StreetBury House)

On 4 Jan 2021, at 12:48, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comments on the above Planning Application, please note we require your address.

Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

Please could you respond with your details to: PLNComments@cityoflondon.gov.uk

Please visit our webpage for further information:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/view-planning-applications/Pages/default.aspx>

Kind regards,
William

I have now added my address.

From: Angela Rubens [REDACTED]
Sent: 29 December 2020 10:41
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 31 Bury StreetBury House)

20 Westfield ,!5 Kidderpore Avenue , London NW3 7 SF

Dear Sirs

I would like to register my objections to the proposed development at 31 Bury Street (Bury House). It is going to have a detrimental affect on Bevis Marls Synagogue which is the Cathedral Synagogue of the UK. It is of great historical interest and visited by people from far and wide. It is also the only

ISynagogue in the city of London. The proposed development will dwarf Bevis Marks will prevent the sun from giving light to the synagogue and the courtyard for most of the day. There will be an increase of traffic up and down Heneage lane which will cause an increase in noise which will disturb the services in the Synagogue. The view from inside the Synagogue will be of towering buildings only. I hope that you will see fit to review the proposed development. 20 Westfield,!5

Kidderpore Avenue London NW3 7SF

Yours truly

Angela Rubens. (angela@rubens.org)

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Begum, Shupi

From: Gusti Martin [REDACTED]
Sent: 04 January 2021 18:53
To: PLN - Comments
Subject: Objection to building Bury Street. E,1.

Please note our address is as follows

Mr M Martin
Mrs. Gusti Martin
16, Paragon Court
129, Holders Hill Road
London NW4 1LH

Hope this what you need
G. Martin (Mrs)

Begum, Shupi

From: Gusti Martin [REDACTED]
Sent: 30 December 2020 11:38
To: PLN - Comments
Subject: Objection Bury House Building

As a regular member of Bevis Marks Synagogue and wife of the choir master, I must object strongly that you have another request for a such an enormous building be to be built which is totally unacceptable. Bevis Marks, is the only non-Christian place of worship in the city, and is the Cathedral Synagogue of the United Kingdom, which is most important to the Jewish faith.

The sheer size of the building will have a hugely detrimental effect on the day light that will be lost if this building is allowed to be built.

This ancient lovely synagogue will lose all the atmosphere that has been created by worshippers for over 319 years and we strongly object to an enormous building being erected in Bury Street.

Hoping this will influence your judgement re this enormous project. Yours faithfully Gusti Martin

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA.
Date: 07 January 2021 12:47:50

Dear Sir/Madam

I seem to be struggling with your website sever please note the following objection.

The proposed development detrimentally impacts on the setting of listed buildings and the nature of a conservation area.

In particular the effects of loss of daylight, increased noise and loss of amenity to a listed building of national and local significance at Bevis Marks.

The propose use (retail/café), height and form will impact on the future use of the synagogue for daily religious worship and ceremonial use.

Best regards

Darren Isaacs

139 Friern Park, London, N12 9LR

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Leslie Morgan

Address: 20 Woodstock Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

From:



Subject:

Bevis Marks Synagogue

Date:

07 January 2021 11:22:26

Mesdames

This building is part of British and Jewish Heritage.

Please preserve it.

Kind regards

Richard Cohen

61 Traps Hill

Loughton

IG10 1TD

Comments by

Ronald Jaffa
66 Rotherwick Road
London, NW11 7DB

1. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on the relevant planning authority to consider the impact on listed buildings and their settings.
2. The National Policy Framework (2019) sets out the importance of protecting and enhancing the historic environment. At section 16 paragraph 133 it says that local planning authorities should give great weight to preserving the heritage assets significance. In paragraph 194 it says that in relation to Grade I and Grade II* listed heritage buildings substantial harm should be wholly exceptional.
3. It is submitted that the positioning of the proposed extremely tall and wide block will not preserve heritage assets and will cause substantial harm.

Objection 1

4. **The wider impact will be to blot out various long views of historic City of London and adversely affect the wider setting of this proposal. The harm caused will be substantial. Others, in particular Consultee Comment from Historic England, have described the adverse effect as a “high level of harm”.**

Objection 2

5. **The proposed building on its own will cause substantial harm to Bevis Marks Synagogue [erected 1699-1701] a Grade I listed heritage building. It is listed as it is of “exceptional historical interest.” A vital ingredient of such a building is its setting.**

The synagogue is the only non-Christian place of worship in the City of London. It is the most iconic synagogue in the UK and has been in continuous use since it was built. The proposed building would be about 75 metres to the south of the synagogue.

Types of harm that would be caused:-

- 5.1 Sunlight and overshadowing** - At about 198 metres high and many metres across it will literally blot out the sun and light from late morning to late afternoon. Everyone knows the impact on a building of loss of sunlight and daylight. It will adversely affect all those who use the building.

The applicant has mainly provided plans with satellite prospective made coloured representation of the building they hope to build. Although there are two images of the Synagogue there is no image provided of the reality of what this new building will mean to the Synagogue.

The planning application avers that: “No significant effects have been identified as being likely in respect of Sunlight, Overshadowing,” [Chapter 14.8]

I would ask that those making any planning decision go and visit the Synagogue and stand in the courtyard and Heneage Lane and look towards the current building. That building is roughly the height of the “mezzanine floor’ of the application. That is about 42 metres high. Now add the additional 48 storeys on top which makes an extra 156 metres. The visual impact would be enormous. The sunlight and overshadowing from the proposed building, which is south of the Synagogue, will be obvious. The Council’s legal responsibility is to give greater weight to preserving this Grade I building.

5.2 Potential for heave and lack of sunlight and overshadowing- The building has for 320 years been used to natural sun and light. The change of conditions leading to the ground becoming wetter may lead to expansion of the ground causing heave.

5.3 Setting - This application by itself should be refused on the basis of the sunlight and overshadowing. However, the harm caused must be considered in the context of other applications to build tall buildings close to Bevis Marks Synagogue. The affect of more than one large buildings on sun and light will be substantial.

5.4 Noise of people coming and going from the proposed building from early morning to late at night. In addition to the historic merits of the fabric of the building this is a place of worship and a gathering place for non-religious events. Any such building and those that use it should be respected and cherished. The quiet enjoyment of the synagogue would be taken away. The holiest part of the synagogue is the part that abuts Heneage Lane. The Rabbi lives on Heneage Lane

The proposal will increase the numbers of people using the Lane.

Just two examples:-

- (1) Current office space will increase from 3,259 to 25,460 square metres.
- (2) Shopping arcade and restaurants space will be provided. Opening times will be 6 days a week until 2300.

Objection 3

6. **The applicant’s Planning Statement, at paragraph 3.8, is wrong to suggest that there is an unmet demand for 25,000 square metres of office floorspace to meet the needs of “specifically small and medium sized enterprises” [SME].**

The efficacy of this business model has the following problems;

- (1) It relies on a time that was before Covid and before the Brexit agreement made in the last few days of 2020. The latter did not contain the expected 'level playing field' agreement for financial services.

Even pre-Covid there was a change away from office space to apartments. I know that from my experience of owning an office building beside Gray's Inn. In the years from about 2013 office buildings in my area were turned into living spaces. Now no-one knows what the future may hold but it is very likely that the methods of working will be different and the need for skyscrapers providing office and shop space will be diminished.

- (2) As I write this on 6 January 2021 there are available many small and medium business rental spaces in the City of London. Many are modern and of the sizes suggested in the application. They are just as well placed to provide services to larger companies. Some examples can be found at:- workspace.co.uk and regus.com. Another example is the large firm of financial managers I deal with have very large offices near Moorgate station. Their entire workforce have been working from home since last March. Their offices can be changed easily to SME use.

From my experience, as a legal professional, from about 2010 I worked mostly from my study at home even though we had an office beside Gray's Inn. I used various video chat companies and conference calling. Most of my face-to-face meetings with larger companies were, when necessary, at their City premises.

Many cities round the world are currently reviewing the type and method of working arrangements and even New York is now turning offices into apartments. City of London have granted planning permission to large developments of what will be offices.

At this time, it would be a brave step to grant planning permission for more of the same as opposed to preserving heritage assets.

Ronald Jaffa
6 January 2021

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA 33 Creechurch Lane
Date: 08 January 2021 08:44:16

Objections

Dear Planning Department of the City of London,
I strongly object to any more ultra-Highrise buildings being permitted to be built in the City of London, particularly the above proposal at 33 Creechurch Lane. The nearby historic buildings like Bevis Marks synagogue and some residential houses would be rendered unusable and that is totally unforgivable!

Please limit the height of any reconstruction to maximally 20 metres height.

Many thanks, yours

Ulla Thiessen MITG DGA BGTG APTG
41 St. Gabriels Rd, London NW2 4DT

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null

Dr. Everett M. Jacobs

64 Dunkeld Road, Sheffield S11 9HP

8 March 2021

Planning Committee
City of London
PLNComments@cityoflondon.gov.uk

Dear Members of the Committee,

Re: 20/000848/FULEIA, 31 Bury Street, EC3A 5AR

I write to you about the proposed new building next to Bevis Marks Synagogue. My wife's family have been members of Bevis Marks since the beginnings of the Congregation in the 1650s. We in fact were married there in 1982 and remain members though living in Sheffield. You can understand that I write with considerable feeling.

The proposed building is inappropriate and not in keeping with the area. You would certainly not allow such a building to be built just a few yards from St Paul's Cathedral or Westminster Abbey. Nor should you allow it next to what has been called the 'Cathedral Synagogue' of British Jewry.

Bevis Marks is a beautiful Grade I listed building, and its architectural context and aesthetic qualities should not be destroyed by what may be called cultural barbarism. Bevis Marks' architect was clearly influenced by his contemporary Sir Christopher Wren with the large clear glass windows placed around the building. The proposed new structure will rob Bevis Marks of most of its daylight.

The objections of Prince Charles to the then-proposed extension to the National Gallery (he called it a carbuncle) are equally valid for the proposed building here.

I sincerely hope that you will reject the above planning application.

Yours faithfully,

Everett M. Jacobs

From: [REDACTED]
To: [PLN - Comments](#)
Subject: ref 20/00848/FULEIA
Date: 08 January 2021 18:11:15

Dear Sirs/Mesdames,

My wife's family have been members of Bevis Marks since it was founded over 350 years ago. Although we live in Sheffield, we are still members, and were married in the synagogue 38 years ago. We are very much attached to Bevis Marks, and strongly object to the proposed development.

The proposed development at 31 Bury Street is far out of proportion for the location, and not at all in keeping with its surroundings. No one would dream of erecting such a huge building to overshadow St. Paul's Cathedral or Westminster Abbey. Bevis Marks holds the same place in the minds of British Jewry, as the Cathedral synagogue of Britain.

You may not know that until recently Bevis Marks did not have electricity. Services were held in natural light or by candle light. To see the interior flooded by natural light was part of the great charm of this ancient building. I would say that the inspiration for Bevis Marks's great windows was Sir Christopher Wren and the churches built and inspired by him after the Great Fire. The proposed development would rob Bevis Marks of light and plunge it into a new darkness. This would be cultural vandalism, added to the proposed development's aesthetic vandalism.

We sincerely hope you will reject the planning application.

Yours sincerely,

Dr. Everett M. Jacobs

64 Dunkeld Road
Sheffield S11 9HP
[REDACTED]

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: Planning Application 20/00848/FULEIA - Objection
Date: 08 January 2021 12:21:43

Hello

My address is:

1 Almond Way
Borehamwood
Hertfordshire
WD6 1HF

Kind Regards

Daniel

Sent from my iPhone

On 8 Jan 2021, at 12:03, PLN - Comments
<PLNComments@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comments on the above Planning Application, please note we require your address.

Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

Please visit our webpage for further information:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/view-planning-applications/Pages/default.aspx>

Kind Regards

Rianne

From: Daniel Sasto [REDACTED]
Sent: 08 January 2021 10:56
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Planning Application 20/00848/FULEIA - Objection

The proposed development is overbearing and will have a vastly detrimental effect to Bevis Marks Synagogue, which is the 'jewel in the crown' of the Jewish

community (indeed my wife's family tree traces all the way back to when the synagogue first opened).

I cannot begin to imagine what sort of uproar would (correctly) arise if such a development were proposed to be immediately adjoining St Paul's Cathedral or Westminster Abbey for example, and therefore it should not be any different for the oldest functioning synagogue in the UK.

It will greatly hinder the congregations ability to pray and celebrate other religious and communal occasions through the loss of natural sunlight and daylight as well as an increase in noise and traffic up and down Heneage Lane.

I urge that this application be rejected

Yours sincerely

Daniel Sasto

Sent from my iPhone

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: Objection to Planning Application 20/00848/FULEIA
Date: 08 January 2021 16:08:28

Dear Rianne

Thank you for your email.

I am resending my objections and have included my address at the end of the email. I am unable to file my objections on your website.

>

> Subject: Objection to Planning Application 20/00848/FULEIA

>

> Dear Sir/Madam

> I strongly object to the proposed building of Bury house, 31 Bury Street, London EC3A 5AR

>

> My objections are as follows:

> 1. The building will have a severely detrimental impact on the Bevis Marks synagogue in terms of loss of light, increased noise and the negative aesthetic impact

> 2. It is questionable that there is a need for more office space in London. Following the pandemic it is clear that many more people will be working from home and they will be vacant office accommodation in the city of London.

> 3. A building of this height in limited space will create windtunnels and will dominate other local buildings apart from the historical synagogue.

>

> In conclusion I object because this is a totally inappropriate for the position, it will be detrimental for the buildings in close proximity and is unnecessary.

>

> Yours faithfully

> Ina Machen

Ashdown

Newlands Close West

Hitchin

SG4 9BA

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mrs Michele Bentata

Address: 17 South Lodge London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development at 31 Bury Street, City of London, does not respect the importance and status of the synagogue of Bevis Marks, this 1701 Grade 1 Building, part of our collective British Heritage. This development will dominate the Bevis Mark Synagogue - the consequent footfall and noise will severely detract from the quiet atmosphere and character of the synagogue & its precinct area, not to mention the huge detrimental impact on its architecture. This building is special, not only for the Jewish Community, but also historically in Britain. It is a symbol of British Jews and their history and relationship to the UK.

As a part of our British Heritage, it needs to be given the status and respect it deserves as the Cathedral Synagogue of Great Britain, patronised by many from Samuel Pepys to Prince Charles.

I have walked the City and visited some of the many churches in the Square Mile, many with their beautiful stained glass windows restored, some redesigned - with love, respect - and funds. We

are only asking for one classic eighteenth century style building to be given similar respect, so that it can be bathed in the atmosphere of light and spirituality which are literally an integral part of the original design - the light available to the architecture, most particularly in its interior, is Essential, absolutely essential, and only with the light does the architecture and soul of the place work as it should, as any visitor could corroborate.

Without its light this will become a gloomy place indeed , one to which no one will want to go. It is a shame.

Please think carefully about the above

Michele Bentata

From: [REDACTED]
To: [REDACTED]
Subject: Re: Bevis Marks Synagogue
Date: 08 January 2021, 15:38:41

My details are as follows:

Ms B Averborg
14a Queensborough Court
North Circular Road
London N3 3JP

Sent from my iPad

> On 8 Jan 2021, at 12:02, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

>

> Hello,

> Thank you for your comments on the above Planning Application, please note we require your address.

> Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

>

> Please visit our webpage for further information:

> <https://ghf1.safelinks.protection.outlook.com/?url=https://aan2f2f/www.cityoflondon.gov.uk/%2Fservices/%2Fenvironment-and-planning/%2Fplanning/%2Fplanning-application/%2Fview-planning-application/%2FPages/%2Fdefault.aspx&data=64%2FC1%2FC7%2C146%2F01801440124004083a74099%2C%6616a83a4d05681193221606a0f%2FC7%2FC1%2C147113218121664%2CUdosome%2CTWYp6Gz6h3eYfWj3oM4eLjAwMDAALCQJ9aV26aM6LLCBTAR8kIhaW%2CJXVC3RMaP%2D%2C1000&pid=65%2C%2F3e09f9DhW1M0Aam9366a7b781ae%2CID&reserved=0>

>

> Kind Regards

>

> Rianne

>

> -----Original Message-----

> From: Barbara Averborg

> Sent: 07 January 2021 19:19

> To: PLN - Comments

> <PLNComments@cityoflondon.gov.uk>

> Subject: Bevis Marks Synagogue

> I've been informed that there are to be large buildings erected extremely close to the Bevis Marks Synagogue. I would like to voice my objection as the synagogue will be squashed and overshadowed by the new buildings which would, no doubt, have a bad effect on the clergy and congregation. This historical synagogue would probably end up closing down as it would lose it's pious situation.

> Sent from my iPhone

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Bevis Marks
Date: 08 January 2021 13:41:38

Raymond Silver 21 Wolmer gardens Edgware HA8 8PY. The proposed development is not appropriate being so close to a grade 1 listed building.
Sent from my iPad

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: 20/00848/FULEIA
Date: 08 January 2021 15:05:18

Dear sir/madam,

I have just learned of plans to have two tall buildings boxing in Bevis Marks Synagogue. This will completely deprive it of light and make it very noisy.

Bevis Marks is one of the most important heritage sites left in the City. Considered by many in the Jewish community to be the birthplace of Judaism in the UK. Having been a Synagogue in continuous worship since 1701 is unique across Europe. Speaking as a Christian, we can afford to lose churches in London as we have so many which are barely used. However Bevis Marks is unique and must be preserved.

Regards

Rhys Thomas

www.rhysthomastours.com

Blue Badge Guide and City of London Guide

Flat 52 Kiln Court

Newell Street

Limehouse

London

E14 7JP

From: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Sent: 08 January 2021 12:02
To: Rhys Alexander Hugh Thomas <rhys.alexander@hotmail.co.uk>
Subject: RE: 20/00848/FULEIA

Hello,

Thank you for your comments on the above Planning Application, please note we require your address.

Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

Please visit our webpage for further information:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/view-planning-applications/Pages/default.aspx>

Kind Regards

Rianne

From: Rhys Alexander Hugh Thomas
Sent: 08 January 2021 10:23
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: 20/00848/FULEIA

Dear sir/madam,

I have just learned of plans to have two tall buildings boxing in Bevis Marks Synagogue. This will completely deprive it of light and make it very noisy.

Bevis Marks is one of the most important heritage sites left in the City. Considered by many in the Jewish community to be the birthplace of Judaism in the UK. Having been a Synagogue in continuous worship since 1701 is unique across Europe. Speaking as a Christian, we can afford to lose churches in London as we have so many which are barely used. However Bevis Marks is unique and must be preserved.

Regards

Rhys Thomas

www.rhysthomastours.com

Blue Badge Guide and City of London Guide

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: Reference 20/00848/FULEIA
Date: 13 January 2021 13:25:03

My address is
56 The Vineyard
Richmond TW10 6AT

Get Outlook for Android

From: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Sent: Wednesday, January 13, 2021 1:23:53 PM
To: Miriam Kramer
Subject: RE: Reference 20/00848/FULEIA

Hello,

Thank you for your comments on the above Planning Application, please note we require your address.

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Kind Regards

Rianne

From: Miriam Kramer
Sent: 10 January 2021 18:08
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Reference 20/00848/FULEIA

To whom it may concern

Once again I must object to planning permission being given to a projected office building in the City. Some time ago I registered my views against the proposed building at 33 Creechurch Lane. This was largely because of the scale: it would overshadow Bevis Marks Synagogue, its historic neighbour, and also block a significant amount of daylight into the synagogue, its courtyard and the rabbi's home.

Now there is an application for an even higher building at 31 Bury Street. This is about twice as high as the one proposed in Creechurch Lane but will have much more than twice the negative impact. With both buildings there would be minimal daylight reaching Bevis

Marks Synagogue. There are large and beautiful historic glass windows which add considerably to the religious atmosphere of the building. There is a courtyard which would now have barely any daylight at any time of the day - regardless of the time of year. Even more alarming is that the quiet Creechurch Lane would become a busy pedestrian and cycling thoroughfare. Due to significant bicycle sheds being part of each building the Lane would be used as access. In addition the Bury Street building will contain a mall with shops and restaurants; this means the resulting traffic and noise would detract greatly from the primary activity of Bevis Marks Synagogue, namely daily prayer.

As the oldest synagogue in the United Kingdom in continuous use and as a Grade 1 listed building Bevis Marks, its purpose for existing would be severely compromised by the construction of either, let alone both, of these buildings.

Finally, given the significantly reduced call for new office space during and following the Coronavirus pandemic these buildings would not be viable commercially but would be white elephants even before completion.

On these grounds there can be no justification for granting planning consent for either project.

Miriam Kramer

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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Planning objection Ref: 20/00848/FULEIA
Date: 12 January 2021 13:35:55

Objection re 31 Bury Street

There is no need to increase Central London City office space. Patterns of work were changing even before Covid, such that more work hours were online either from home or from local rented office space. Covid has merely accelerated and exaggerated this trend. We have enough tall buildings in the City already. We don't need any more. What we need is more office space (but not high rise) in the suburbs either for rent or for purchase.

The area around the synagogue should be respected, in a similar manner to the precincts of St Paul's and its sightlines. Bevis Marks has a significance beyond the 'average' synagogue. Planning high rise (51 storeys) building close by in the manner of Bury House is thoughtless and unnecessary, and serves only to benefit the property developers.

Thank you

Neil Graham LLB FCA

(Retired City worker over 40 years)

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Bevis Marks Synagogue
Date: 12 January 2021 11:06:15

Dear Sirs,

Whilst I am not a member of Bevis Marks Synagogue I have attended services there and visited on numerous occasions. It is an extraordinary historic and valuable building with a history going back over 300 years. In recent years it has become surrounded by highrise offices which have begun to overwhelm it and reduce access to light and air. The current plans to build yet another high rise nearby concern me greatly and I would earnestly ask you to ensure that any plans do not further threaten this fragile synagogue which apart from its religious value also acts as a great tourist attraction for the City of London.

Thank you for your kind consideration

Peter Briess

London NW3 7NE

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 31 Bury St
Date: 12 January 2021 18:29:40

To whom it may concern,

I would like to object to the proposed building of a 51-storey building on this site as a) it overlooks the Bevis Marks Synagogue, and, like the other proposed development at 33 Creechurch Lane, will block out any remaining daylight and building work may also cause dangerous shifts in the foundations and walls of the synagogue which is the oldest place of Jewish worship in continuous use in Britain and of historic and architectural interest within and beyond the Jewish community.

In addition to objections on behalf of worshippers and tourists, it seems to me that after the fire in the Grenfell Tower, building so high also constitutes a danger to those who work inside it since in the event of a fire, they must choose between trying to get down 50 flights of stairs and taking the lift. Additionally, since many of us are now working from home at least for part of the week, London will need less, not more office space.

Yours sincerely,
Ruth Hart

From:



Subject:

Reference 20/00848/FULEIA

Date:

13 January 2021 16:09:32

Re: 20/00848/FULEIA. Planning application.

Sirs,

I would like to object to the planning application to get rid of old office buildings on the sites and replace them with high rise buildings on those two sites:

33, Creechurch Lane, EC3

To build a 21 story high building on this site instead of the building standing there at the moment, which is low rise.

And

Bury House,

31, Bury street, EC3

To build a 46 stories high building instead of the low rise building standing on the site at the moment.

Those two new building are standing in close proximity to Bevis Marks the oldest Synagogue in the U.K. It has the merit of being build in the Neoclassical style and opened in 1701. It has the merit of being a Grade I listed building and has been use continually since it was opened in 1701 by the Jewish community.

As tourist- guide in this building, I have noticed how much it is liked by many people regardless of country or religion. I guided tourists from Germany, Switzerland, France and Israel. The sense of proportion and restrained decoration and the ambient light in the space is spell binding and the fact that it is also a quiet place, after the bustle of noisy streets, adds to the sense of contemplative space for the healing of our souls.

I have read in some papers, that the pandemic we are suffering from at the moment, sent many city workers to work at home, for their health & safety. The shift to remote and and home-working would be embraced by many employers, even after covid-19 might be eradicated. This will decrease the demand for office spaces, especially in city centres and will push down costs of rents. I would suggest that the planning application -

for both office buildings - should be rejected for two reasons:

1) Bevis Marks has many large windows that offer much needed light penetration into the building. The two proposed building, will cast a big shadow not only on the courtyard where it stood for over 300 years, but also darken the wonderful interiors from 9:00 till 15:00 every day. Changing the ambiance of the building drastically. I mean not only spiritually but also as an aesthetic experience. This building should be continually be preserved as a National Treasure.

2) We will not need new more office spaces in the future, while more people will work from home in the future. Therefore building more and higher office building - as proposed - will only increase the amount of vacant office spaces.

Regards,

Daniella Kochavi
35, Summerfield avenue,
London NW6 6JT

From:



Subject:

Ref: 20/00848/FULEIA - Building Work at Bevis Marks

Date:

14 January 2021 10:45:39

I wish to add my voice to the many others who will complain about the building work to take place next to the Bevis Marks Synagogue.

The scale of building work proposed will have a hugely negative impact upon this beautiful, historic place of worship.

If a 51 storey building was proposed directly next to St. Paul's Cathedral, I cannot suspect that it would be approved by the City of London's planning department.

Yours sincerely

David Cohen

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA. Development around Bevis Mark Synagogue
Date: 18 January 2021 11:34:03

Good morning

I would like to express my horror at the proposed new development around the Bevis Marks Synagogue. This is a very important historical building, representing the Jewish heritage in the City of London since it was built in 1701. The new buildings will completely change the tone and atmosphere of the area and totally obscure the light from it. The increased traffic will destroy the quietness.

Please can you reconsider the new development to respect the synagogue and its huge importance to the Jewish community in London.

Regards,
Catherine Hillman

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Comments for Planning Application 20/00848/FULEIA
Date: 22 January 2021 18:33:44

Dear Sirs

Although I live in the north of England, I have visited the Bevis Marks Synagogue, both for religious reasons and cultural ones.

As such I strongly object to this application of for a 51 storey commercial building being constructed so near to Bevis Marks Synagogue, the impact of which would be disastrous for a place of worship, let alone the fact that this synagogue is an incredible heritage site, being the oldest synagogue in the UK. The mere thought of this seems unconscionable especially is this day and age.

I have visited a number of ancient synagogues throughout Europe, including those in Budapest, Venice, Berlin ,Prague and also on the Greek Islands.

It is wholly apparent that in all of those locations the community has sought to preserve and promote the importance of the original structure and presence of the building to keep alive the enormous history that such places of worship embody.

They go to the heart of understanding the growth of the community and its persecution through the centuries, and in my very respectful submission the buildings and immediate surrounds should be left as close to the original presentation as is possible.

Any development whether commercial or otherwise will deprive the entire community, and the world the opportunity to fully appreciate the significant history that this building represents.

It would appear that over and above these observations the plans for the proposed buildings will no doubt have a significant adverse effect on the very important aspect of natural light within the holy place of worship.

I would also expect that commercial developments nearby would dilute the history surrounding the building.

I understand that the Grade 1 listed synagogue was built in 1701, and represents the oldest synagogue in Great Britain, which has been providing uninterrupted worship since then.

I understand that the building withstood a terrorist attack in the 1990's and that there has been a constant drive to ensure that this historical synagogue is preserved as close to its original structure and purpose as possible.

I am gravely concerned that this planning application, if granted ,will create a very serious blight on the property, it will adversely effect its congregants from enjoying their place of worship, and it will irreversibly destroy the proud heritage and history that it currently represents.

My name is Sefton Kwasnik

My address is 1 Ashley Road Altrincham Cheshire

Thank you for registering my objections

Sefton Kwasnik

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Proposed development 20/00848/FULEIA
Date: 23 January 2021 18:17:32

Dear sir,

I wish to add to the objections to these plans in the strongest terms.

The proposed development would have a catastrophic impact on the oldest Synagogue in England, Bevis Marks, which should be protected from any interference that would impact on this shining light to the congregants and community who continue to go from strength to strength even in these trying times.

I hope that the volume of objections will ensure that commonsense prevails and these massive inappropriate proposed developments are scrapped once and for all.

Yours faithfully

Philip B. Dante

Sent from my Galaxy

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Planning 20/00848/FULEIA Proposed Bury House 31 Bury Street London EC3A 5AR
Date: 24 January 2021 18:01:41

From; Anthony Phillips, Old House Farm, Thakeham, West Sussex. RH20 3EH.

Objection re 20/00848/FULEIA Proposed Bury House 31 Bury Street London EC3A 5AR
This letter submitted by email in case my objection submitted electronically to the planning portal does not register correctly

I write to object to the planning proposals regarding 31 Bury Street because of the serious adverse impact for Bevis Marks Synagogue, which is a Grade 1 listed Building (Historic England Listing number 1064745).

Importance to the City and Jewish Community

This is the only non-Christian place of worship in the City of London and further is the Cathedral Synagogue of the UK. It is of great importance to the Jewish community and should not be allowed to be downgraded and affected adversely as proposed under these plans. It is Britain's oldest Synagogue and in recent years its importance has been demonstrated also by the award of a National Lottery grant for conservation work and to develop a religious and cultural centre in London.

Natural Light

The synagogue has always enjoyed natural light with large windows at its end and sides which are an important part of the environment for worship within the building, as well as being intrinsic design features of the interior. Its courtyard is an important part of the community life and has also always enjoyed natural light.

The proposed 31 Bury Street building is of a totally different scale and concept to the existing one whose height and style blends with its environment. Instead the proposed building is many times taller and includes a substantial part that would be 46 stories high. As a result, it would deprive Bevis Marks synagogue permanently of daylight except in the early morning and late afternoon, with consequential damaging impact on the ability of the building to provide its users with the natural light for their worship and cultural activities that they have enjoyed for more than 300 years. Artificial light cannot replace that.

Aesthetic Impact

From an aesthetic point of view the external effects would also be very damaging if the application were to be approved. The proposed new building will dominate the immediate area, blocking out the sky around the synagogue and completely overshadowing it from the outside approaches, as well as from the courtyard within. It would also change completely the longstanding quiet nature of the narrow Heneage Lane immediately adjacent to the eastern (prayer) wall of Bevis Marks Synagogue.

Traffic and Noise

The proposed new building would create a shopping arcade opening onto on Heneage Lane with parking for hundreds of bicycles, with a consequent huge increase in traffic through the lane. The Walls of the Synagogue are not thick, and this would result in intrusive noise inside the synagogue and in the Rabbi's house which is an integral part of the Bevis Marks building.

Importance of the Synagogue

The importance of this Grade 1 listed building transcends even its important role as the only non-Christian place of worship in the City of London and the Cathedral Synagogue of the United Kingdom. I therefore urge you to reject the proposed 31 Bury Street building

for you should not permit an important part of the history of our City to be ruined.
Alternate proposals must be feasible which respect this building which remains in active use as well as being of such historical and spiritual importance to the City of London.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: REF: 20/00848/FULEIA
Date: 25 January 2021 10:46:59

I am writing to register my objection to the proposed plans for 31 Bury Street (Bury House) as per this planning application.

Having been Buildings Committee Chairman of the S & P Sephardi Community at the time of the IRA bombs in 1992/3, I was responsible for overseeing the beautiful 320 year old building return to its previous glory. The massive 46 stories high proposed Bury House will substantially reduce the light and view of the sky in the Bevis Marks courtyard as well as reduce the light internally. The internal level of light is already low and cannot be improved with artificial and at the same time maintain the heritage of the place. If such plans were submitted for a site similarly close to St Pauls' Cathedral, it would be rejected. The significance of Bevis Marks Synagogue, the only non-Christian religious building in the square mile, is to people of the Jewish faith as St. Paul's is to Christians. Thoughts on the future of skyscrapers need to be assessed in the light of Brexit and Covid 1 - I refer to recent articles in The Times, (21.11.2020), Estates Gazette (23.11.2020) and Evening Standard (22.01.2021). However, regardless of this, the Bevis Marks Synagogue needs to be safeguarded from such encroachment.

Barry C Musikant
2 Hillside Close
London NW8 0EF

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 31 Bury Street (Bury House) - 20/00848/FULEIA
Date: 27 January 2021 11:10:20

Dear Sirs,

I would like to object to this proposed development for many reasons, the most obvious of which is the fact that Bevis Marks Synagogue would lose much of its sunlight for most of the day and this building would dominate the skyline to the west of the synagogue. The building would be the first thing people will see when entering the courtyard of the synagogue.

Bevis Marks Synagogue is a most important site for the Jewish religion, being the oldest synagogue in continuous worship in England, and probably in the world. It was opened in 1701 and is a Grade I listed building, the only non-Christian place of worship in the City of London.

The proposed development would mean increased footfall and cycle use in the very narrow Heneage Lane, which is adjacent to the Synagogue, with the accompanying increase in noise. This could be detrimental to services within the Synagogue and also to the Rabbi's house.

At present there is only a small number of disabled bays and these would be insufficient for such an enormous building, with the increased number of visitors. Where would you provide extra disabled bays?

Yours truly,

Carole Morganstein (Mrs.)
5 Defoe House
Barbican
London, EC2Y 8DN

OBJECTION TO 31 BURY STREET

I worship regularly at Bevis Marks Synagogue and Chair the Bevis Marks Heritage Foundation. The Synagogue has been my family's communal centre and place of worship since 1701. I object to this proposed development in the strongest possible terms on the following grounds.

Significance

The developer has failed to understand, appreciate and take into account the international significance of Bevis Marks Synagogue including its surrounds (see below). National, London and Local planning laws require planning applications to be considered in the context of the significance of the heritage site and its surrounds. They also require the cumulative effects of developments to be considered.

Bevis Marks Synagogue is much more significant than its Grade 1 listed status and is recognised as such by the National Lottery Heritage Fund, Historic England and many other bodies. Independent heritage experts, using the Historic England assessment frameworks, give the Synagogue and its surrounds an "Outstanding Significance" rating. For example

- It is the only non-Christian place of worship in the square mile
- It is considered to be the Cathedral Synagogue of UK Jewry
- It is the place representing the readmission and tolerance of Jews in the UK following the expulsion of Jews in 1290
- It has and has always had very significant connections with and contributed to the City of London

And from 2022 this significance will be increased further by the opening of an amazing new Visitor Centre, supported by the National Lottery Heritage Fund. The Patron is HRH Prince Charles. It will attract 40,000 plus visitors a year as well as providing a major schools programme. The Centre will appeal to and attract visitors of all faiths and none. It adds another major cultural attraction to the City and will make a significant contribution to diversity, interfaith relations and tolerance.

Extracts From Mayor of London Plan

Some of the harms caused by this proposed huge development would alter the nature of this historic site forever. In law, given the outstanding significance of the Synagogue even small harms should be avoided. Please see the extracts here from the Mayor of London Plan followed by some of the harms arising from this proposed development.

Tall buildings:

proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The buildings should positively contribute to the character of the area p149

Heritage:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process. p312

7.1.3 Ensuring the identification and sensitive management of London's heritage assets, in tandem with promotion of the highest standards of architecture, will be essential to maintaining the blend of old and new that contributes to the capital's unique character. London's heritage reflects the city's diversity, its people and their impact on its structure. When assessing the significance of heritage assets, it is important to appreciate the influence of past human cultural activity from all sections of London's diverse community. Every opportunity to

bring the story of London to people and improve the accessibility and maintenance of London's heritage should be exploited. Supporting infrastructure and visitor facilities may be required to improve access and enhance appreciation of London's heritage assets p317

Harms from this proposed development

The height and position of the tower will result in a significant loss of sunlight and daylight to the courtyard and inside the Synagogue itself. The cumulative effect of this proposal alongside other approved and proposed developments would mean we lose forever the unique ambiance, spiritual setting and utility that make Bevis Marks Synagogue so special. We cannot just add electric lighting to the Synagogue and stay true to this hardly altered heritage site. The light level will be below that needed to read our prayers at services and also below the level needed by older people (like myself) to read at all. The courtyard, an integral part of the Synagogue, will be in shadow and darkness damaging our outside religious ceremonies, communal gathering spaces and celebrations. Just imagine thousands of visitors arriving to look at the Synagogue from the outside in darkness when they should be able to admire the Wren period architecture in daylight. In addition, unlike today, the visitor will not see the sky - the skyline will be full of modern office blocks. What an awful impact on the new Visitor Centre, the community and the City of London.

There will be greatly increased noise levels in the historic Heneage Lane from the proposed retail arcade, cyclists and increased footfall. Many more pedestrians and cyclists will affect the peace and tranquility of our religious services and disturb the special atmosphere for our many visitors and school groups. This noise and disturbance will be heard through the Eastern wall of the Synagogue, where the ark housing our holy scrolls is located and where many of our religious ceremonials take place. Buildings in 1701 had no soundproofing. We will be able to hear everything!

Conclusion

These development proposals would not be allowed next to St Paul's Cathedral. Bevis Marks Synagogue needs to be afforded similar protections in keeping with its outstanding international significance. Please reject this and other proposals with similar impacts and provide long term protections in the new Local Plan 2036.

Howard Martin

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Raymond Sabbah

Address: 51A Clapham Common North Side London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The construction of a 40+ floors building near the Bevis Marks synagogue will totally destroy the unique character of this London land mark. The Bevis Marks building will be in shadow all day long, with no direct sunshine. In addition it will create added noise and pedestrians and bicycles new and increased traffic. It is simply crazy and mad to build a skyscraper in this unique environment. The area and the synagogue must be preserved.

Begum, Shupi

From: Julia de Waal [REDACTED]
Sent: 29 January 2021 14:40
To: PLN - Comments
Subject: Re: BEVIS MARKS 20/00848/FULEIA.

Apologies for not signing it correctly. I have tried to send a new email but it has been returned.

Julia de Waal, Flat 1 21 Warwick Square, London SW1V 2AB

My Name and address

On 28/01/2021 15:07, PLN - Comments wrote:

> Hello,
>
> Thank you for your comments on the above Planning Application, please note we require both a full address.
> Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.
>
> Please visit our webpage for further information:
> <https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityoflondon.gov.uk%2Fservices%2Fenvironment-and-planning%2Fplanning%2Fplanning-applications%2Fview-planning-applications%2FPages%2Fdefault.aspx&data=04%7C01%7C%7C70e3af68f8984deb32e608d8c463c50e%7C9fe658cd%7Cb3cd405685193222ffa96be8%7C1%7C0%7C637475280546415964%7CUnknown%7CTWFP%7CbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn%7C0%3D%7C1000&sdata=SE%2BhOaLWbvVybVYkZQrO0293%2Bva4cOxrkvz6fWbLv5k%3D&reserved=0>
>
> Kind regards,
> Rianne
>
> -----Original Message-----
> From: Julia de Waal [REDACTED]
> Sent: 19 January 2021 15:02
> To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
> Subject: BEVIS MARKS 20/00848/FULEIA.
>
> 20/00848/FULEIA.
>
> I support the Committee in their objections to the surrounding area re
> development. It will considerably encroach on the worship and
> community use of the Synagogue
>
> Julia de Waal
>
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> <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=04%7C01%7C%7C70e3af68f8984deb32e608d8c463c50e%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637475280546425961%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IHNk1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=gShJA79ci90djvE%2B9CPF6b9WK8MmYcUehdPOGYUfOsg%3D&reserved=0>

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr James Martin

Address: Flat 6 Grovewood House 168a Granville Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: As a member and from a family which founded this venerable synagogue over 300 years ago, I am deeply disturbed by this planning application which would destroy the experience of praying in the Jewish community's 'Cathedral Synagogue'. Namely:-

- This heritage will be put at risk by the construction of such a building
- The sheer size of the building will have a hugely detrimental impact on the synagogue itself. We will lose much of our light both to the courtyard and inside which will impact on our ability to pray - greatly diminishing my religious experience. It will set the backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The proposal provides parking for hundreds of bicycles, which means there will be an increase in bicycle traffic up and down Heneage Lane, along the synagogue's eastern wall, causing more

noise inside it, and in the rabbi's house. All noise on Heneage Lane can be heard inside.

- The cumulative effect of this and other buildings on the existence of such an important heritage site, the only non-Christian place of worship in the City of London. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith. As a member of the Nunez Martinez family which still has a 'family seat' it is unconsonable that this plan can be even considered

Begum, Shupi

From: Andrea Rosen [REDACTED]
Sent: 31 January 2021 23:08
To: PLN - Comments
Subject: Objection to planning application 20/00848/FULEIA

Re: planning application 20/00848/FULEIA (31 Bury Street)

To whom it may concern,

I am writing this objection both as a regular congregant of Bevis Marks Synagogue and as a resident of [number 2 Heneage Lane](#), EC3A 5DQ, just metres from the proposed construction. I will organise my objection around these two positions.

Objections as resident.

- [2 Heneage Lane](#) is my family home. Obviously we will be impacted by construction, which will create significant and serious disruption from shaking, dust, debris, noise, foot and vehicle traffic, etc. It will be very difficult to live normally under these conditions, especially when children are considered.
- The finished building will loom over us, blocking light into the house and back courtyard. I understand that the house is considered 'unaffected' in light calculations because the Heneage Lane windows open onto our main stairwell, but a) this main stairwell is the core of the house and also needs light and b) overshadowing of the courtyard will restrict light into all the main rooms of the house as well and this will greatly diminish visibility, which is already compromised.
- Concerningly, there are proposals to open up Heneage Lane and make it a pedestrian & cycle thoroughfare with amenities and cycle parking, which will hugely increase traffic on our quiet lane. Every single noise and conversation that takes place on Heneage Lane can be heard in the house, so the noise pollution we will experience is likely to be significant.
- Having a 50 storey building looming over us will greatly reduce privacy as hundreds of people will be able to watch what goes on in our back courtyard, where we spend a lot of time. This is also a security risk.
- The cumulative impact of this proposal and the application at 33 Creechurch Lane would be intolerable, as all of the above issues are multiplied.

Objections as congregant.

- Construction will seriously disrupt the life of the community – which, like me as a resident, will be subject to shaking, dust, debris, noise, foot and vehicle traffic, etc. This is a place of worship, which for 319 years has provided a quiet space in the City of London for prayer, reflection and learning. This cannot be accomplished under such conditions. Furthermore, under normal circumstances, our building, unlike others in the City, is in use nearly all of the time (daytime, evenings, weekends) for worship, education or tourism, so we will be affected by the construction no matter when it is scheduled.
- After the construction is completed, the proposed building will overshadow us, darken our synagogue & courtyard, and change the atmosphere of the place tremendously. The backdrop to Bevis Marks will forever be ruined, the sky literally blocked out by walls. If the City's stated aims are to preserve not only its historic places, but their "immediate and wider surroundings," then allowing this building to go forward feels a betrayal of those aims completely. It also seriously undermines the narrative of the new heritage centre, supported by the National Lottery Heritage Fund and under the patronage of HRH the Prince of Wales, which highlights the respect the City has always shown to its Jewish community. Will visitors believe that story when the site itself has been so thoroughly disregarded?
- The lack of privacy that will result from the overshadowing of our site is a major concern, as well as the security risk this poses to a sensitive site like ours. The outdoor space is used for religious ritual and celebration.
- As above, the cumulative impact of this proposal and the application at 33 Creechurch Lane would be intolerable, as all of the above issues are multiplied.

Finally, a word about the significance of Bevis Marks Synagogue. Bevis Marks is far and away the most important Jewish site in Britain - our 'cathedral synagogue' - as well as the longest continuously running synagogue in the world. This latter fact makes it a precious place to all Jews. Besides being a growing community, our synagogue welcomes visitors from all over the world to join us for worship as well as tourism, bringing thousands of people a year into the City of London. Building a 50+ storey tower block over the synagogue and its courtyard will negatively impact the visitor experience, and change forever this historic site that has been part of City history – and Jewish history – for over three centuries. I ask that you reconsider this construction project, and help us to protect this building, our community, and my home.

Sincerely,

Dr Andrea Rosen

2 Heneage Lane

Begum, Shupi

From: Edwin Segall <[REDACTED]>
Sent: 31 January 2021 23:52
To: PLN - Comments
Subject: Objection to Planning Application Ref. 20/00848/FULEIA

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 made to erect a 51 storey office building on the site of 31 Bury Street which, combined the proposal to build a new 21 storey office block on the site of 33 Creechurch Lane and a shopping mall with direct access from Henage Lane, 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, although on bright days the sun shining above those buildings does add some welcome light to the interior, which highlights many of its unique features.

If both of the proposed new office buildings were to be erected however, not only would the Synagogue itself be deprived of sunlight but its surrounding courtyard would not see the sun until late afternoon, even in midsummer.

Henage Lane, which runs directly outside the Synagogue building, is a quiet walkway which is little used when the weekly Sabbath morning Services are held and worshippers often use it to exit the building at the end of the services. I understand that the proposed new office buildings would include parking facilities for a vast number of bicycles and cyclists using Henage Lane would pose a serious hazard to worshippers exiting the building, many of whom are elderly. (They would also pose a hazard to anyone entering or leaving the adjoining Rabbi's house, the entrance to which also opens onto Henage Lane.)

I am also most concerned about the damage which the excavation works involved with the erection of both of the proposed office blocks could 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 these planning applications, permission were to be granted, then the architects, civil engineers and other professionals involved in the erection of the new buildings, 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 two completely out of scale office buildings 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 .

Finally, I would question the necessity of building such huge office blocks. The Covid pandemic has taught us the benefits which can be derived from working from home and could well spell the demise of large commercial offices. The Book of Genesis describes the attempt to build the Tower of Babel. The project was a total disaster.

Edwin Segall
34 Aston Avenue
Harrow
Middx HA3 0DB
[REDACTED]

Sent from my iPad

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Frances Flaxington

Address: B47 Parliament View 1 Albert Embankment London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Not appropriate for this development to be next to this previous, ancient synagogue

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mark Hammond

Address: 18 Great Suffolk St Southwark London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: My local synagogue will be permanently spoiled by these developments adjacent to it. Traffic, noise, and light are all obvious problems both during the build and after they are completed. After 2020, do we need more office accommodation? Could they not refurbish the present accommodation?

Strongly object.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Frank Martin

Address: 6 Priory Field Drive Edgware

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The proposed building will have a very substantial detrimental effect on Bevis Marks Synagogue, the oldest synagogue in the UK, a grade 1 listed building and the longest continually functioning synagogue in the world. There will be a massive loss of sunlight amenity both within the synagogue and in its courtyard. It should be noted that the synagogue relies substantially on reflected light from existing surrounding buildings and that light would be lost if the new construction went ahead. The creation of a thoroughfare through the proposed new building will create substantial increased footfall through Heneage Lane which will create a noise impact particularly through the eastern wall of the synagogue and bearing in mind the narrow confines of that Lane.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Vivien Baroukh

Address: 44 circus road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:· The synagogue has a unique history as well as being the only non-Christian place of worship in the City of London -it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The loss of light from the sheer size of the building will have a hugely detrimental impact. Much of the sunlight & daylight both to the courtyard and inside in the synagogue will be lost, which will have a negative impact on the building itself (cold walls)as well as for those who use the building.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and overwhelming it. It is out of all proportion.

- The cumulative effect of this and other proposed buildings will mean that the entire backdrop of the synagogue will be made up of these buildings and which will block out the sun from 9 AM-4

PM ie most of the day.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue during worship and in the rabbi's house where all noises on the street are already highly audible.

I therefore strongly object to this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Mocatta

Address: 25 Templars Crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposal fails to protect the spiritual sanctity of Bevis Marks synagogue, which my family have been attending since it was founded in the early 1700s.

It will eliminate daylight from this most precious of spaces (it's the only non-Christian place of worship in the City of London) and daylight is necessary for any wellbeing, particularly wellbeing of a religious nature. How else are we to connect with the majesty of God?

Further, Bevis Marks is a residential site with our rabbi living on premises. This proposal significantly worsens his quality of life, making the roads adjacent to the synagogue a shopping and bicycling district.

The Jewish community has been active and vibrant members of the general community in London

for over 350 years. It is objectionable that developers can submit plans which ride roughshod over our communal and spiritual needs in this manner. Please reject the planning application immediately.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr David Sclar

Address: 160 BENNETT AVENUE #3G APT 3G NEW YORK

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The plan to erect a hi-rise building near an historic place of worship will block out light, obstruct views from within and without Bevis Marks, hinder tourism efforts to the forthcoming Museum that has the support of the government and The Royal Family, and possibly damage the historic building's shallow foundations.

There are innumerable places for a developer to build a nondescript office building, but there are not many opportunities to value and celebrate our ancestral heritage in an urban space.

I am a PhD in History and a researcher at Harvard University. The notion that the City of London will allow this speaks terribly to its lack of appreciation for its own history and its duty to preserve historical monuments for future generations.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Alan Hyman

Address: Flat 4.4 Pulse Apartments London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development will have significant adverse impact on the neighbouring synagogue by blocking light and sunlight, creating disruptive noise which would hinder the holding of prayers services, and by creating a visual impairment to environment of, and backdrop to, the synagogue. The synagogue is the principal synagogue in the City of London and is of historical importance, and the proposed development would significantly alter the locality to the detriment of the synagogue, its members, and to the community of the City of London as a whole.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jeff Berger

Address: 50 Cardinal Avenue Borehamwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: We object to this planning application for the following reasons:

1. The project will overshadow and disturb the Bevis Marks Synagogue which has a unique history dating back to 1701.
2. Bevis Marks is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. Imagine this kind of encroachment being permitted on the doorstep of St Paul's Cathedral! Bevis Marks plays a similar importance to people of the Jewish faith.

3. The massive size of the building will have a hugely detrimental impact on sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact our ability to pray and to celebrate weddings or other national ceremonies.
4. The building will become the new backdrop to the synagogue, blocking out any sky around our location. The cumulative effect will be to obscure the sun all day from 9 AM-4 PM.
5. The proposal creates a shopping arcade on the very narrow Heneage Lane and provides parking for hundreds of bicycles. This will add a large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.
6. During the pandemic period when most people are no longer working in offices, and many highrise buildings are sitting empty in the City of London, is it really necessary to build more offices?

Most sincerely,
Jeff Berger

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of

bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Stern

Address: 8 hill rise Ruislip Middx

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Most activities are during daylight hours the proposed building will cut most of our natural light as well as noise levels

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Jennifer Bell

Address: Flat 36 Eagle Wharf Court Lafone Street Londkn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This project is shameful and insulting. This would not have been allowed next to Westminster Abbey. It shows a total disregard for Jews and Jewish culture. Bevis Marks is the oldest synagogue in the United Kingdom. This project should not be authorised. A building of such historical importance should not be threatened merely for financial gain.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr James Pont

Address: 11 Granary House 2 Hope Wharf London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will ruin a historic Jewish site within the City of London. I rather hope sense might prevail over money as this would ruin the surroundings of the site and remove all natural lighting.

I wonder if, with current events and working trends as they are, whether the developers are fully confident they will achieve the necessary occupantancy to make this profitable. If they don't, at what cost what to the culture of the City will this have come at?

I implore you to reject this application and allow the City to continue as something other than a collection of building to harbour office employees, but as a space to celebrate the City rich heritage.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Marlena Schmool

Address: 11 Defoe House London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I cannot believe that this is even being considered. Already Bevis Marks Synagogue is threatened by the 21 storey building in Creechurch Lane which will cut light from one direction and now this even taller edifice is being considered from another. The combination will mean that there is virtually no light in the synagogue courtyard. The peace of the area will be disturbed by the anticipated footfall and cycle traffic in Heneage Lane. This will impact adversely on the services in the synagogue. Obviously a shopping mall will attract people (otherwise why build it) and this means more noise, and 300 years ago buildings were not soundproofed.

I do not understand how such a project could be countenanced. At a time when the synagogue is being supported with a heritage grant to renovate its fabric, it is being threatened on two sides. It's irrational and unbelievable.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Ziff

Address: 3 Nottingham Terrace York Terrace West London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: an area of immense architectural significance that needs protecting properly

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Charlotte Green

Address: 7 Bloomfield Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Please, I beg you, do not allow this proposal to go through. You wouldn't allow it, if it were St Paul's, and it has even more significance for Jews.

What is proposed is enormous, and will take light from both the Synagogue and the courtyard, and will cast a gloom on festive events (my daughter was married in Bevis Marks). If built, the new building will completely overshadow everything.

· The proposal will lead to a big increase in traffic, alongside the Synagogue's Eastern wall, and will cause a lot of noise which will disrupt prayers and which also will impact on the Rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Barry Chernoff

Address: 6 Dickens Rise Chigwell

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposed development will have a major detrimental affect on the synagogue building and the Jewish community that has used this building for worship for over 300 years.

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Brian Addlestone

Address: 6 Brookside Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is the only non Christian place of worship in the City and the new building will badly affect light and block the sky around the synagogue impacting on the ability to pray and enjoy weddings and other festivals especially if there is also going to be increased traffic from the proposed new shopping area causing noise which will disrupt prayers and services

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Amanda Newman

Address: 4 Narrow Lane Warlingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will have an irreversible affect on the Grade 1 Bevis Marks Synagogue which is over 300yrs old and important part of Jewish and the City of London history

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Johnny Blair

Address: 36 Gordon Ave Stanmore Middlesex

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a ludicrous development design and wholly incongruous with the surrounding buildings

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Martin Collins

Address: 4 Courtgate Close Mill hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building is an eyesore amongst the building locally and will totally block out the light to this great landmark synagogue that has been there for 100s of year's

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Marc Pereira-Mendoza

Address: 30 Bancroft Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object very strongly to the proposed development of Bury House which will enshroud the beautiful synagogue where my family have worshipped for many generations and where I myself was married.

In objecting to the development - I would like to highlight the following comments:

1. Bevis Marks synagogue is unique in its historical importance for British Jewry and is the only non-Christian place of worship in the City of London. It is clearly the "Cathedral Synagogue" of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis Marks's similar importance to people of the Jewish faith
2. The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of its sunlight & daylight both to the courtyard and to the interior and it is the light which

enables the synagogue to have shone through generations . This will negatively impact the ability to pray and to celebrate weddings and other events of national importance.

3· The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and taking away massively the "oasis of tranquility" one feels when one arrives.

4· The cumulative effect of this and other proposed buildings (33 Creechurch Lane). The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

5· The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in particular the side to the synagogue where Jews face to pray and which houses our most sacred texts as well as the Rabbi's house

I do not believe these concerns have been adequately thought out in the proposed development

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Isaacs

Address: 39 Uphill Road Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I have attended many services at this incredible synagogue of major historical importance & the only non Christian place of worship in the City of London .

A close friend sits in the same seat that his forefathers sat in at the inception of the synagogue which is remarkable within the Jewish community which has been decimated by antisemitism over the centuries since the establishment of Bevis Marks .The disruption caused to the serenity & wonderful light within the synagogue by both the construction and the additional traffic of people & bikes following construction would destroy the incredible atmosphere & the noise pollution would severely impede regular services & cause special services ,eg Weddings & Barmitzvahs, to be no longer held there due to the short & long term disruption .I strongly object to the proposed development

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Jackson

Address: Flat 701 Grove End Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am a member of The Spanish and Portuguese Synagogue of London. I married in Bevis Marks Synagogue in 1961, as did one of my sons in 1992. The synagogue is a major cultural and heritage site, built in 1701 and continuously used for Jewish worship since then. For the Jewish community it has a similar historic and emotional status to that of St Pauls (completed and opened in 1710) for the Christian and more generally, the whole national community.

The proposed building will destroy the environment of the synagogue by cutting off its light almost completely, and by turning Creechurch Lane into a noisy thoroughfare used by cyclists parking their bicycles and by shoppers going to a proposed shopping centre. In addition the huge size of the proposed building will bring a major increase in the number of people working in the vicinity, with all the crowding and stress that this implies in the ancient narrow streets of the area. This will

destroy much of the peaceful atmosphere in the synagogue which means very much to the regular services of worship and to the many Jewish couples who place a high value on being able to marry in this beautiful and historic synagogue.

This development takes no account of the nature of the district, aiming to crowd yet another ludicrously oversized commercial building into the fine narrow streets. The most lukewarm feeling for the history and beauty of London's heritage must surely compel the refusal of this planning application.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Judy Jackson

Address: flat 701 Grove End Gardens 33 Grove End Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I was married nearly 60 years ago in Bevis Marks synagogue, the oldest working Sephardi synagogue in the country, and one of very few Western Sephardi synagogues surviving with frequent services, in the whole world.

Building a structure of over 40 floors would considerably damage the light and view of the sky from the synagogue courtyard and inside the synagogue premises. Footfall to and from the new proposed building would cause noise and disruption to a previously calm space.

It would be tragic if this building would be allowed. Historically, Bevis Marks synagogue is as valuable to the city and the community as St. Paul's Cathedral. We hope the planning committee will realise the dreadful impact of such a plan - providing office or residential space at the cost of part of the history of the City of London.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Bloom

Address: 1100 Magnolia Rd. Teaneck, NJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I am writing to strongly object to this construction, which will forever negatively impact an incredibly precious heritage site for Jewish (and all) UK citizens, and the Jewish community around the world. Particularly during these polarized times, the greatest efforts need to be exerted to show deference to communities of faith seeking to preserve the character and use of their heritage sites. Please do not allow this monstrously large construction to overshadow and negatively impact such a holy and historically significant site. Respectfully submitted,
Daniel Bloom, Teaneck, NJ

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr SIMON GABBAY

Address: 26 Manor Hall Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Strongly object to demolition and construction of New building at 31 Bury Street, London EC3A 5AR .

The proposed project will be greatly detrimental to the Existing use and preserving the sanctity and quiet of the Synagogue which is a historical place of worship that the community enjoyed for around more than three centuries .

The light will be reduced and the effect will be a "boxed-in" effect over shadowed by creating high rise buildings adjacent and at the rear of the building with increased noise and traffic.

I therefore, strongly object to grant permission to construct such a building'

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr ALAN LANGLEY

Address: 715 KENTON LANE HARROW WEALD HARROW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly suggest that a more diligent review of the plans should be made. The building of yet another massive structure dwarfing the synagogue, a beautiful and historic building of some 300 + years. In fact the oldest synagogue in the UK .

A massive structure anywhere close would endanger the shallow foundations and further reduce the remaining natural light to the building.

Office space is becoming less important in today's world, as many many are people working on line from home or suburban offices.

Is there now need for these tall skyscraper buildings to be built in an already crammed area?

I strongly object to any more building of this and any tall structures ruining our Capital and its historical sites.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Isaac Baroukh

Address: 44 Circus Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:· The synagogue has a unique history as well as being the only non-Christian place of worship in the City of London -it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The loss of light from the sheer size of the building will have a hugely detrimental impact. Much of the sunlight & daylight both to the courtyard and inside in the synagogue will be lost, which will have a negative impact on the building itself (cold walls)as well as for those who use the building.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and overwhelming it. It is out of all proportion.

- The cumulative effect of this and other proposed buildings will mean that the entire backdrop of the synagogue will be made up of these buildings and which will block out the sun from 9 AM-4

PM ie most of the day.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue during worship and in the rabbi's house where all noises on the street are already highly audible.

I therefore strongly object to this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Baroukh

Address: 44 Circus Road London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:· The synagogue has a unique history as well as being the only non-Christian place of worship in the City of London -it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The loss of light from the sheer size of the building will have a hugely detrimental impact. Much of the sunlight & daylight both to the courtyard and inside in the synagogue will be lost, which will have a negative impact on the building itself (cold walls)as well as for those who use the building.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and overwhelming it. It is out of all proportion.

- The cumulative effect of this and other proposed buildings will mean that the entire backdrop of the synagogue will be made up of these buildings and which will block out the sun from 9 AM-4

PM ie most of the day.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue during worship and in the rabbi's house where all noises on the street are already highly audible.

I therefore strongly object to this proposal.

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Case Officer: Bhakti Depala

Customer Details

Name: Ms ELEANOR LEVY

Address: 20 ERSKINE HILL LONDON

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I AM CONCERNED ABOUT THE POTENTIAL SHADOW IN THE SYNAGOGUE COURTYARD, WHICH CURRENTLY ENJOYS SUNLIGHT IN THE MORNING AND EVENING.

THE NEW PROPOSAL WILL ENCIRCLE THE SYNAGOGUE WITH BUILDINGS, TRAFFIC AND GENERAL NOISE, WHICH WILL HAVE A NEGATIVE IMPACT UPON THE SANCTITY OF THE SYNAGOGUE.

BEVIS MARKS IS THE OLDEST SYNAGOGUE IN BRITAIN AND IS HELD IN ENORMOUS ESTEEM BY THE JEWS OF THIS COUNTRY. IT WOULD BE TRAGIC IF THE PEACE AND WONDERFUL AMBIENCE OF THIS PLACE OF WORSHIP WAS ENDANGERED.

ELEANOR LEVY A MEMBER OF THE COMMUNITY.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Cyril Morgan

Address: 59 Woodstock Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Jennye Seres

Address: Flat 18, Heathfield Lyttelton Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity
- Traffic or Highways

Comment: This proposed development is massive and will have detrimental effects on the unique Bevis Marks synagogue. The history of the synagogue goes back to 1701. It is the only non-Christian place of worship in the City of London.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

The sheer size of the building will have a hugely detrimental impact. The Synagogue will lose sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and blocking out sun all day from 9 AM-4 PM.

The cumulative effect of this and other proposed buildings will dominate the entire backdrop of the synagogue.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Such a huge building is totally inappropriate in such an already overbuilt and narrow old area.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Ms Patricia Book

Address: Flat 2 Clementine Court 4 Dollis Park London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed redevelopment with so many storeys will overwhelm and block sunlight from the historic Bevis Marks synagogue as well as increasing traffic through the pedestrian pathway alongside it. Please consider the importance of this heritage site and reject the application.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Antoine Guivarch

Address: 17 Ashworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Jewish places of worship deserve respect and protection just like all other religions' places of worship. Bevis Marks synagogue is the oldest and most important synagogue in the country and encapsulating it within these skyscrapers all around, overshadowing it all day long, is outrageous for members of this community who come to pray and celebrate their belonging to their community and the British community as a whole. It would give an unfortunately clear and unacceptable message again about how Jews should be treated in this country and this city. Hundreds of planning applications are rejected everyday on the basis of nuisance or privacy impact to the neighbours, I hope the massive impact of this proposed building onto a whole community will be equally taken into account. Consider
. The unique history of the synagogue, the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's

similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, causing disruptive noise

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Benjy Lebrecht

Address: Holmbrook drive London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The construction will disturb prayers in the synagogue nearby.

The construction will prevent sunlight into synagogue courtyard.

The extra flow of traffic post construction will disturb prayers in synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sandra Clark

Address: 10 Fir Tree Court Allum Lane Elstree

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom.
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the

rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Maurice Martin

Address: 16 Paragon Court 129 Holders Hill Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: As my family have been regular worshippers at Bevis Marks since it opened in 1701, I strongly object to the proposal.

I am disabled aged 85, and recovering from cancer but as the retired choirmaster, I still attempt to attend regularly, although prevented recently due to COVID restrictions.

I am a blue badge holder, and also have dispensation to park near the synagogue, which would be affected if the proposal to build went through.

Please confirm the proposal for building has been rejected .

Maurice and Gusti Martin

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Allan Lewis

Address: Flat 5 29 Beaumont Rise London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this application on the grounds that it will inevitably have an adverse impact on the historic Bevis Marks Synagogue, the oldest in the UK, which is nearby.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr martin ben-nathan

Address: 1 hillside gardens preston hill harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Bevis Marks Synagogue is a listed building with a unique history, the cathedral synagogue of UK Jewry. The project would obscure the building, overshadowing its character as a place of worship, weddings and social events. Heneage Lane would become a busy thoroughway intrusive to an atmosphere of prayer and to the privacy of the rabbi's house,

Construction works would be highly disruptive to ongoing religious services..

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Rick Sopher

Address: 3 upper belgrave street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Development very severely overshadows Bevis Marks Synagogue, the oldest synagogue in the UK. It is therefore overbearing and should be modified or soped.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr clive sanford

Address: 46 chiddingfold london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bevis Marks synagogue is the oldest synagogue in the UK and one of the most important to the Jewish faith and culture. It is used for prayer and family celebrations, as well as being a building of historical significance.

The proposed development will take virtually all natural daylight and sky view from the synagogue courtyard and along the side of the building, as well as providing an uninspiring (and some would say ugly) backdrop.

Further, the proposed Heneage Lane shopping arcade, alongside the proposed Creechurch Lane development bicycle parking area, will inevitably lead to a very significant increase in foot traffic and noise, likely to have a serious disruptive impact on the prayer requirements and (current) largely tranquil surroundings of the synagogue.

I'm a great believer in progress but this development would have an unacceptably detrimental impact on one of the most important Jewish buildings in the UK.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jason Ozin

Address: 1 Minster Court Mincing Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I work in the City and use Bevis Marks synagogue. This 300+ year old synagogue is unique and special.

Moving from 7 stories to 48 stories will deny natural light to Bevis Marks, tower over all other nearby buildings and completely change the character and usability of this historical space.

You simply can't let this go ahead.

Surely the City of London needs more community and less office space at this moment in history? I can't imagine there is going to be much demand for new office space given the fact that most of us are looking to downsize our footprints.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Bensoor Awad

Address: 6 Holders hill drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I work in the city.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Anthony Tricot

Address: 65 Eton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: As a regular visitor to Bevis Marks synagogue next door, I object to this development on the following grounds:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it

when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Rita Tricot

Address: 10Neville Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:I would like to object to this development on the following grounds:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Jessica Tricot

Address: 65 Eton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to this development on the following grounds:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Sami Tricot

Address: 10 Neville Drive London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: As a regular visitor to Bevis Marks synagogue next door, I object to this development on the following grounds:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it

when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Sharon Elishe a Turkington

Address: 19 Wellington Street Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed building of over 40 floors is a dangerous and unprecedented risk to the Bevis Marks Synagogue, opposite this building.

This building threatens the Jewish heritage of London's earliest and most historically important Jewish community.

It is the only synagogue in Europe that has been used constantly and without interruption for over 300 years, a synagogue that did not shut its doors during the Holocaust, but instead opened up soup kitchens for tired WW2 soldiers.

This building threatens the historical character of the neighbourhood, and is an unnecessary frivolous waste given the empty towers all over London due to businesses cancelling offices during the COVID pandemic.

Furthermore the building will affect the security of Bevis Marks, which has in the past received terrorist threats, as it will affect the evacuation plan of the synagogue.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Suzanne Ellul

Address: Golders Close Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Strongly object to demolition and construction of New building at 31 Bury Street, London EC3A 5AR .

The proposed project will be greatly detrimental to the Existing use and preserving the sanctity and quiet of the Synagogue which is a historical place of worship that the community enjoyed for around more than three centuries .

The light will be reduced and the effect will be a "boxed-in" effect over shadowed by creating high rise buildings adjacent and at the rear of the building with increased noise and traffic.

I therefore, strongly object to grant permission to construct such a building

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Dianne Levitin

Address: Flat 36 Eagle Wharf Court Lafone Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This is an appalling assault on what should be an historic site for all of Britain. It demonstrates a callous disrespect governed by the pursuit of financial gain, a disregard for cultures other than the dominant one.... would you do this to St Paul's?.... and an egregious opportunism based on the powerlessness of others. You should be ashamed, but even more, you should not do this here, or to others elsewhere. The disrespect you show for Jewish culture and values has no place in modern society.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Spencer

Address: 49 Rosebery Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Given the history and relevance to this day of the adjacent Bevis Marks synagogue, this application is particularly harmful to the surrounding area, short-sighted and culturally and politically insensitive.

I would ask please that the planning authority considers this application with the weight it deserves and with an eye on history and the terrible effect a successful application will have on the synagogue (as outlined by the many other objections offered).

There is a myriad of new skyscrapers currently being erected in London at a time when demand for office space is clearly in decline as a corollary of the current pandemic (and we all expect reduced demand to continue in due course even once we have moved passed the pandemic).

The synagogues importance to the City and its history should not be undervalued if we are to live

in a society where human and cultural value conquer short term profit - this should be our communal goal; please don't let us down.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Robert Yentob

Address: 18 Cumberland Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This building will deprive our beautiful synagogue of light for most of the day.

I also means the passageway on the east of the building, the side we face to pray, will become a pedestrian and cycling passageway. This will disturb our prayers as well as the peace of our Rabbi and his family whose house is on that side. At the moment that passageway is very quiet.

This synagogue is the oldest in the UK and of extreme importance to the Jewish community all around the country. This building should not be allowed to destroy the atmosphere and peace of our beloved synagogue.

Robert Yentob

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs RUTH BASRAWY

Address: 44 Netherhall Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposal will lead to loss of light and sun all day long.

This will have a detrimental effect on the enjoyment of the synagogue

This will affect weddings and other communal events, as well as normal services.

Please reject the application, Bevis Marks has huge historical and present day importance for the area and the Jewish community.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edwin Birnbaum

Address: 27 Holne Chase London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Traffic or Highways

Comment: This development will have a massive negative impact on the leading historic Jewish landmark in the UK. This is an unacceptable destruction of UK heritage

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Kuhn

Address: 32 Highbury Place London N5 1QP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:outrageous desecration of synagogue amenity- ruining the oldest synagogue in britain
Would yo allow this near St Pauls?

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Russell Donoff

Address: Penshurst Gardens Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The City of London has thrived due to its ongoing renewal and development. However, that development cannot be allowed to run amok or without the correct checks and balances.

It is critical that we preserve the history and character of both the long-established buildings as well as the space and amenity around them.

This proposed development is just too close to the very unique Bevis Marks: this is not just a historic building, but a living, breathing community centre which has spiritual significance to both its regular and special visitors.

The London Building Act of 1888 prohibited the construction of new buildings which might overshadow St Pauls Cathedral. Whilst no-one is asking for the height of neighbouring buildings to be less than the height of Bevis Marks, having such a tall building so close will result in such a

level of overshadowing and will be completely inappropriately high and dominant.

There are already a number of tall buildings in the area, but they are not as close so do not create such a sense of enclosure.

There is also the issue of noise and disturbance: the design of the shopping arcade will inevitably funnel large numbers of people through Heneage Lane, which is the exact direction that all attendees of prayer services face. It seems that no consideration has been given to the level of disturbance and disruption that a dramatic increase in pedestrian traffic will have upon the services in the building.

Whilst developers might want to capitalise upon the valuable space in the City by building higher, to allow such a permanent blight on what is the UK's oldest and cherished Synagogue would be devastating.

All development guidelines emphasise the importance of minimising the negative influences upon the area and for any proposed design to be sympathetic to the area and ensure that it is proportional and indeed, has a positive effect.

This proposed development does not take full consideration of the permanent detriment it will cause.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Derrick Smouha

Address: 32 Chemin des Crêts-de-Champel Geneva

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I have been a member of the Spanish and Portuguese Community for over seventy years and I have a very special tie to Bevis Marks Synagogue. I have examined the projects for the two buildings in the vicinity and I am unable to understand how the council could possibly consider allowing the plans to go ahead; it is contrary to all accepted standards and would adversely affect the Bevis Marks environment both from the point of view of light and sound, in the IMMEDIATE vicinity of an historic building of such value to the community at large. Apart from light and sound, it cannot be guaranteed that the erection of the proposed buildings will not seriously affect the very foundations of Bevis Marks Synagogue. PLEASE do NOT allow these projects to go ahead. To do so would be a total surrender of all cultural and intellectual values which are so much a part of the City of London.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Gemma Levy

Address: 139 Manor Road Guildford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: History and importance of Bevis Marks Synagogue

Lack of sunlight to the Synagogue caused by the new buildings

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Simone Hillman

Address: 52 Linkside London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object in the grounds that Bevis Marks is a Heritage site and blocking the light will completely take away the charm of the building inside and out.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr maurice mores

Address: 16 bentley way stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: · The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane,

along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mrs Caline Chazan

Address: 80 Harley House Marylebone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will affect negatively Bevis Marks Synagogue depriving it of sunlight and daylight both to the courtyard and inside in the synagogue.

Bevis Marks Synagogue is the oldest synagogue in the country and, as such, should be protected.

Thanks

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Lord Peter Levene

Address: Penthouse 3, Harley House Marylebone Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am submitting this objection as former Lord Mayor of London, former Alderman of the ward of Aldgate and Chairman of the Bevis Marks Synagogue Trust. The proposed development at 31 Bury Street,

coupled with the other proposal at 33 Creechurch Lane would create a totally overpowering environment surrounding the Synagogue which has stood there for more than 300 years.

Bevis Marks Synagogue is not only the oldest Synagogue in the UK, but in fact one of the oldest religious buildings still standing in the City of London.

It was strongly supported financially by the City Corporation following damage caused by the adjacent bombing, and has been the subject of many formal visits by Lord Mayors over the years as well as members of the Royal Family and Prime Ministers.

A new foundation to promote and develop the heritage of the Synagogue has been established with HRH The Prince of Wales as Patron, and backed with a £2million grant from the National Lottery Heritage fund.

Permission for either of these two developments would cause untold permanent damage and I trust that the Planning Committee will be persuaded to refuse permission.

Levene of Portsoken

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Adam Grossman

Address: 97 PENSHURST GARDENS Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

· The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

· The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

· The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

· The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the

rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Freddie Chazan

Address: 80 Harley house Marylebone road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

· The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

· The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

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Case Officer: Bhakti Depala

Customer Details

Name: Lord Harry Woolf

Address: 18 Lansdown crescent London

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposal will dominate adversely the finest and oldest synagogue in the country which by its history demonstrates the role of the Jewish community in the UK. To allow this encroachment on this special place of worship will show a lack of respect for the religious observance of the members of the community that treasure and use this unique place of worship

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mark Salem

Address: 105 Jermyn Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: As a Trustee and a member of the Spanish and Portuguese Jews Congregation, as well as a concerned member of the public, I strongly object to this proposed development for the following reasons:

- 1) The proposed construction puts at serious risk Bevis Marks, the oldest and arguable most important synagogue in the UK. The construction process itself will threaten the structural foundations of Bevis Marks. They cannot be replaced or repaired.
- 2) The height of the proposed development is absurd given its proximity to a historical heritage site. It will block out all direct natural light, to the building and the surrounding historic courtyard, and destroy its attractiveness for the many important daytime events and celebrations held throughout the year. In effect it would encase Bevis Marks in shadow and darkness forever.
- 3) The near elimination of the natural light will harm the daytime experience of the Synagogue's

interior for all congregants and visitors for generations to come.

4) The construction period will rob the congregants of the ability to conduct service in this house of worship. Not least there will be no access to the Synagogue for those with disabilities.

There are few buildings of more significance to Anglo Jewry, diminishing such an important site would be a great loss to the UK and it's heritage and so should not be allowed.

I hope that this proposed development will be denied.

Yours sincerely,

Mark Salem

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Johanna Fredj

Address: 17 Ashworth Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks synagogue is the oldest and most important synagogue in the UK in continuous use since 1701. Jewish places of worship deserve respect and protection just like any other religion's places of worship. Encapsulating it within skyscrapers, overshadowing it all day long, and increasing the traffic around the building is outrageous for members of this community who come to pray and celebrate their belonging to their community and the British community as a whole. It would give an unfortunate and unacceptable message about how Jews are considered in this country and this city. Hundreds of planning applications are rejected everyday on the basis of nuisance or privacy impact to the neighbours. The massive impact of this proposed building onto a whole community should be equally taken into account due to:

. The unique history of the synagogue, the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact, obstructing much of the sunlight & daylight both to the courtyard and inside the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- A new shopping arcade on Heneage lane and new parking for hundreds of bicycles means a very large increase in traffic up and down the lane, causing disruptive noise and security issues.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Freddie Chazan

Address: 80 Harley House Marylebone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will affect negatively Bevis Marks Synagogue depriving it of sunlight and daylight both to the courtyard and inside in the synagogue.

Bevis Marks Synagogue is the oldest synagogue in the country and, as such, should be protected.

Thanks

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Sopher

Address: 3, CARLTON HILL London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The architects of this building have no sense of the historic nature of its neighbouring building.

This is the oldest surviving synagogue in London and it is the Cathedral Synagogue of the United Kingdom.

No one has thought that creating a thoroughfare right next to the eastern wall of the building to lead to a shopping arcade! Will mean that prayers will be interrupted by shoppers walking and cycling to shop!

The impact on sunlight through the amazing windows will have an impact on the spiritual atmosphere of the building. It will lose much of its sunlight & daylight both to the courtyard and inside in the synagogue.

This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance.

- The building will become an overbearing background to the building and blight the sky when you look at the building on arrival.

- This together with other buildings will block out the sun all day from 9 AM-4 PM.

- The cycle super highway as a result of the shopping arcade and the cycle parking station will cause disruptive noise inside the synagogue and in the rabbi's house a in particular during morning prayers and Friday night prayers which in the winter commence from as early as 1530.

Begum, Shupi

From: David Zubaida [REDACTED]
Sent: 05 January 2021 11:02
To: PLN - Comments
Subject: Re: 20/00848/FULEIA - Objection to proposed building at 31 Bury Street

Hello,

My details are below:

David Zubaida
6 Crespigny Road
London
NW4 3DY

Thanks,

David

> On 4 Jan 2021, at 2:23 pm, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

>

> Hello,

>

> Thank you for your comments on the above Planning Application, please note we require your address.

> Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

>

> Please could you respond with your details to: PLNComments@cityoflondon.gov.uk

>

> Please visit our webpage for further information:

>

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cityoflondon.gov.uk%2Fservices%2Fenvironment-and-planning%2Fplanning%2Fplanning-applications%2Fview-planning-applications%2FPages%2Fdefault.aspx&data=04%7C01%7C%7C9b81504a185542d5cfbd08d8b1696299%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637454413478323261%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&data=Z1jyl840fnZ5rc2atj8HCax3rkaH2TFqQ2kghG13Ux8%3D&reserved=0>

>

> Kind regards,

> William

>

> -----Original Message-----

> From: David Zubaida [REDACTED]

> Sent: 29 December 2020 15:01

> To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

> Subject: 20/00848/FULEIA - Objection to proposed building at 31 Bury Street

>

> Dear sir/madam,

>

> I would like to register my objection to the proposed building on 31 Bury Street given the detrimental impact it will have to Bevis Marks synagogue of which I am a member. My concerns are as follows:

> · The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith · The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

> · The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

> · The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

> · The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the Rabbi's house.

>

> Please can you formally record this objection in your records as you consider the planning request which I strongly urge you to reject.

>

> Thanks,

>

> David Zubaida

> 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=04%7C01%7C%7C9b81504a185542d5cfbd08d8b1696299%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637454413478323261%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1aWwiLCJXVCi6Mn0%3D%7C1000&sdata=UR4MdYUZzWIS2jB70yYqYN8FOP%2F8nNulq2bEjg5zfSc%3D&reserved=0](https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.cityoflondon.gov.uk%2F&data=04%7C01%7C%7C9b81504a185542d5cfbd08d8b1696299%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637454413478323261%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTEI6Ikl1aWwiLCJXVCi6Mn0%3D%7C1000&sdata=UR4MdYUZzWIS2jB70yYqYN8FOP%2F8nNulq2bEjg5zfSc%3D&reserved=0)

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Linda Dangoor

Address: 1 Huson Close Swiss Cottage London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am objecting to this planning application for the following reasons:

- 1) Bevis Marks Synagogue is the oldest synagogue for the Sephardi Jewish Community in London. It is as important as St Paul's is for those of the Christian faith. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.
- 2) The sheer size of the building will have a detrimental effect on the little sunlight that the synagogue enjoys inside and outside.
- 3) Heneage Lane which flanks the Eastern side of the synagogue is a quiet lane at the moment. Proposals of building a shopping arcade as well as parking for numerous bicycles will

completely changed the lane and increase the traffic of people causing disruptive noise inside the synagogue.

4) The new building will create a very claustrophobic environment around the synagogue, squeezing it into a sort of basement-like building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ben Arram

Address: 32 Clifton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this development on the following grounds:

The scale of the buildings would make them dominant features out of keeping with the existing historical buildings and architecture. This would distract greatly from the tranquil and naturally lit setting of the Bevis Marks Synagogue, which offers a place of refuge from the city and of religious contemplation. This would be severely decremented by the large structures that would obscure much of the natural sunlight the synagogue currently benefits from.

The proposed bicycle storage would introduce increased levels of noise and disturbance in extremely close proximity to the external wall of the synagogue that forms a key element of the prayer hall. The bicycle storage would also be incredibly close to the residence of the synagogue's rabbi. This would interrupt religious services, residential privacy, residential accommodation and

may also pose an increased security risk.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Dias

Address: 15 Clatterfield Gardens Westcliff On Sea

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed structures are far too close to the Cathedral Synagogue of the United Kingdom. The demolishing of the existing buildings might well create sufficient ground movement to damage the sub structure of the Synagogue something that might never be rectified. This synagogue which was built in 1701 is a part of Jewish heritage and anything that jeopardises its fragile structure must be avoided at all cost.

It would never be possible for such a structure to be erected as close to Saint Pauls Cathedral, Westminster Abbey, The Catholic Cathedral in Victoria or the Mosque in Regent's Park although this building is just as important to Jews throughout the UK and in fact the World. It is visited frequently by many people from all faiths and Nationalities and should not be allowed to sit in the shadow of these proposed monstrosities.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Marcus Gomes da Costa

Address: 22 Edgwarebury Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the

rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ariel Chazan

Address: 80 Harley House Marylebone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will affect negatively Bevis Marks Synagogue depriving it of sunlight and daylight both to the courtyard and inside in the synagogue.

Bevis Marks Synagogue is the oldest synagogue in the country and, as such, should be protected.

Thanks

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Mocatta

Address: 43 Southwood Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: 46 stories to the south of Bevis Marks synagogue (opened in 1701) will entirely overshadow it and cut off all direct sunlight from late morning onwards. Coupled with the 21 storey building planned for Heage Lane, the synagogues will be entirely walled in. This is very damaging to a unique heritage site in the City of London.

I understand that for line of sight reasons EC3 is the favoured location for high rise buildings in the City, but has not this gone too far? There are already several very tall buildings in the area so is another (or two) necessary or desirable. I understand there are plans also to rebuild the Aviva Tower overlooking the plaza on Leadenhall Street.

These very tall buildings would each house thousands of office workers and the medieval road plan of the area is, and will even more so be, totally overloaded with pedestrians at peak times

accessing Liverpool Street and Aldgate stations. This is already a problem but with the opening of the Elizabeth Line will be even worse.

I think this application should be turned down. There may be a case for rebuilding the Bury street site, but it should be no taller than the existing building.

Also is Heneage lane wide enough to become what appears to be a major pedestrian and cycle pathway to these buildings and through the Bury Street "Heneage Mall".

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Simon Rosenberg

Address: 44 Trinity Road East Finchley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The impact of the planned works on Bevis Marks Synagogue would be extremely detrimental to the oldest synagogue in Britain. It is a monument of incredible importance to Britain's Jewish community. Kind of like the Jewish version of St Paul's.

This development would block out much of the synagogue's natural light, and make the place an oppressive, walled-in environment. In addition, the increased traffic and noise from the proposed shopping arcade would be very disruptive to services, weddings and any other events held in the synagogue.

The City of London should protect historic buildings, especially when they are still in daily use and at the centre of national community life. To allow developments such as this one and the proposed development at 33 Creechurch, right on top of the synagogue, is entirely inappropriate,

disrespectful and an insult to Britain's Jewish community.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Esther Shuker

Address: 28 Cissbury Ring South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I oppose the construction of the proposed 48 storey building on the grounds that it will overshadow and put into darkness the nearby Bevis Marks Synagogue - the oldest synagogue in the UK, and as important in its history as St Paul's cathedral.

Not only will it leave the synagogue in near darkness all day long, given the proposed height, but it will also affect the area, rendering it so much more congested and noisy.

Who knows what damage to the foundations, walls and holy artifacts will be caused to the synagogue by the drilling and excavating work?

Kindly add my objection to your doubtless long list and reconsider the siting of the proposed building so that it does not affect the existing and ancient cultural heritage of London.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr frank khalastchi

Address: 3 Court lodge 48 Sloane sq London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to the above planning application for the following reasons :

1-Bevis Marks Synagogue is of great historical and religious significance for the Sephardi Jews and needs to be protected properly

2- the proposed building will be out of place, dwarfing the 300 years old building and will remove the little sunlight the synagogue enjoys.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Daniela Nawi

Address: 9 Platts Lane London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We need to protect the history and conservation of our country's historic sites, including important religious places of worship

Changing the experience and the nature of the light will have dramatic consequences on the Bevis Marks experience

Also the increased pedestrian traffic and bicycle parking on the side will have a real impact on the praying experience

Thank you

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Adam Szasz

Address: 16 Newberries Avenue Radlett

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The synagogue is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom.

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Brian and Judith Robinson

Address: 20 Delamere road LONDON London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The 'cathedral synagogue' of Angle Jewry will be 'drowned' by this development. It is too great a national institution to be buried by modernity. We should be preserving our historic buildings.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Brian and Robinson

Address: 20 Delamere road Ealing London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The 'cathedral synagogue' of Angle Jewry will be 'drowned' by this development. It is too great a national institution to be buried by modernity. We should be preserving our historic buildings.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Brian Judith

Address: 20, Delamere Road Ealing London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The 'cathedral synagogue' of Angle Jewry will be 'drowned' by this development. It is too great a national institution to be buried by modernity. We should be preserving our historic buildings.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Marcos Chazan

Address: 80 Harley House Marylebone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will affect negatively Bevis Marks Synagogue depriving it of sunlight and daylight both to the courtyard and inside in the synagogue.

Bevis Marks Synagogue is the oldest synagogue in the country and, as such, should be protected.

Thanks

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Noam Attar

Address: 19 Langland Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object the planning for 31 Bury Street as it will have a significant negative impact on Bevis Marks synagogue which is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue

will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

I hope you will take my objection in consideration.

Kindest regards,

Noam Attar

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr G Field

Address: 122 Leadenhall Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: No thought has been taken into account of the historic synagogue which is next door to the development and the impact it will have on this very important site. The current plans will have a hugely detrimental impact due to the sheer size and scale.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Philip Heitlinger

Address: 11 Woodberry Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will have a detrimental effect on the operation of one of the City's most cherished institutions the Bevis Marks synagogue. Bevis Marks is to the Jewish community what St Paul's is to the Christian community. The proposed buildings will deprive the synagogue of natural sunlight all the time. It would be unthinkable and in fact illegal to build tall buildings overlooking St Paul's. To allow such developments next to Bevis Marks is an act of profound disdain and contempt for the Jewish community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr ANTHONY ISRAEL

Address: 30 Heddon Court Avenue Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: BEVIS MARKS IS A LISTED BUILDING SOME 300 YEARS OLD. THIS NEW DEVELOPMENT WILL CAUSE DISCOMFORT AND NOISE TO THE CONGREGANTS OF THE SYNAGOGUE, ESPECIALLY WHEN AT PRAYER. THE SYNAGOGUE IS A NATIONAL INSTITUTION AND IS VISITED BY BOTH JEWS AND NON JEWS DUE TO ITS HISTORICAL VALUE WHICH STARTED WITH OLIVER CROMWELL. THE BUILDING WILL BE OVER SHADOWED AND LOSE SOME OF ITS LIGHT. THE SURROUNDING ROADS WILL BE A MASS OF LORRIES AND DIRT IF THE NEW DEVELOPMENT DOES PROCEED. ADDITIONALLY, THE DEEP DIGGING TO PROVIDE 2 BASEMENTS AND THE PILE DRIVING, WILL HAVE AN ADVERSE EFFECT ON THE FOUNDATIONS OF BEVIS MARKS, POSSIBLY CAUSING DAMAGE TO ITS FOUNDATIONS AND STRUCTURE. THIS NEW DEVELOPMENT MUST NOT BE GIVEN CONSENT TO BUILD.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniek Ofer

Address: 43 Chelsea square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will inhibit and grossly harm the use of the most important synagogue in the UK and an important piece of British history. Sometimes I am ashamed at how people are treating British religious landmarks especially the Jewish religion which is experiencing such a surge in anti-Semitic. We must work together now more than ever. Please do not approve this development which will be yet another blight on our history and humanity.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Salem Freddy

Address: 10 Gloucester Gate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This development of 48 floors will plunge Bevis Marks Synagogue, a grade I listed heritage building, into darkness for most of the day.

How do we protect and enhance our heritage if this application is granted?

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Jennifer Brooke

Address: 14 Hancock Court Borehamwood Hertfordshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:20/00848/FULEIA.

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact.

We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr stephen davis

Address: 1 Finsbury Circus London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: This post Covid is the wrong development in the wrong place. This area is one of the few low rise havens including historically important buildings. The utility of further high rise needs to be assessed against prevailing practice post the pandemic. Don't rush in on a box ticking sphere of interest basis. Existing landlords, with whom I am unconnected, need a return to proper usage and the Elizabeth Line to be open.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Samuel Chazan

Address: 80 Harley House Marylebone Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will affect negatively Bevis Marks Synagogue depriving it of sunlight and daylight both to the courtyard and inside in the synagogue.

Bevis Marks Synagogue is the oldest synagogue in the country and, as such, should be protected.

Thanks

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Yodia Lo

Address: Flat 515 Spice Quay London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I live on the Thames River and have a direct line of sight to the Gherkin. Over the past ten years I have seen massive, unbridled construction in the area. I appreciate one of London's best-known qualities, that of being able to have the very modern built next to the very historic, but it seems that this building goes too far in overwhelming a place of worship. As a parishoner at St. Paul's Cathedral, I see the need for spiritual landmarks in the City. We must preserve the prestige of the Cathedral Synagogue of the UK, in the heart of London's centre of finance.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ronald Levi

Address: 24 St Anns Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Given the historic and cultural significance of the Bevis Marks Synagogue, I believe it would be abhorrent to allow the construction of a concrete block building so close to the synagogue.

Bevis Marks was the first synagogue in the UK and the beginning of organized Judaism in the UK. As the first non Christian place of worship within the City, it has a unique historical significance and therefore must be protected at all costs.

Please be sensible. There are many tall office blocks in the city and beyond, there is only one Bevis Marks, it is incumbent on intelligent people to fully protect this cultural site.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Emanuel Arbib

Address: 67 Cranbourne Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: the construction of these two high rise buildings will envelope and wall up the oldest jewish site in the UK. it would be outrageous.

Begum, Shupi

From: Jonathan Webber [REDACTED]
Sent: 31 January 2021 11:16
To: PLN - Comments
Subject: 20/00848/FULEIA

Dear City of London,

Developers' plan regarding the site at 31 Bury Street (Bury House)

As a member of the Spanish and Portuguese Jews' Congregation I have been informed of a developers' plan regarding the site at 31 Bury Street (Bury House), to build a very large tower block of more than forty storeys just forty yards from our community's synagogue in Bevis Marks. I am writing to you to register my protest at this plan and to ask you to not to grant the developers planning permission.

I have studied the plans, and I am horrified. There is no doubt whatever that such a very large building will be catastrophic. It will cast a shadow – quite literally – over the synagogue, which has been in continuous use for over 300 years and is hugely treasured by the congregation for its extraordinary beauty, especially in its natural light during daytime. Unique among the synagogues of the United Kingdom, it is a Grade I listed building. Having such a tall building so nearby will darken the atmosphere inside – quite literally – and outside in the courtyard it will block the sky during daylight hours. The building works, which may well damage the foundations, will inevitably create a huge amount of noise, making it impossible for worshippers to pray peacefully. All that will discourage our members even from wanting to come for prayer services at the place at all – after all, a place of worship requires tranquillity and serenity of spirit.

The Spanish and Portuguese synagogue in Bevis Marks is the only non-Christian place of worship in the City of London, and on those grounds alone it surely deserves full protection by the City's authorities, without environmental encroachment. It is rightly regarded by British Jews as its "cathedral synagogue" – for three centuries it has been the key British synagogue which has hosted prayer services at key moments of national importance (important royal anniversaries, for example, or moments of great national danger during wartime), and the printed liturgies that were specially prepared for such occasions, in the presence of members of the Royal Family and other distinguished VIPs, attest to this.

My wife and I were married in that synagogue and have extremely warm memories of an uplifting spiritual occasion. My family have been members of this congregation for three generations -- beginning with my grandfather, who was executive Secretary of the congregation for fifty years, 1895-1945. I feel very much attached to this synagogue, and am in considerable fear of this new plan, which threatens my very soul.

I realise this letter reaches you at the eleventh hour – I hope it is in fact not too late to ask you to reject the planning application.

Yours sincerely,

(Prof.) Jonathan Webber
UNESCO Chair of Jewish and Interfaith Studies (emeritus), University of Birmingham

Address:
Plac Sikorskiego 4 m. 2
31-115 Kraków, Poland

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Charles Shamash

Address: 3Hillside Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a small community with limited resources, it was necessary to first focus all our energy into objecting to 33 Creechurch. Now I must now urge you all to spend a little bit of time submitting a similar objection to 31 Bury Street.

The key messages that should be conveyed in any objections are

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

The link to object can be found [here](#)

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sue Shamash

Address: 3 Hillside Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a small community with limited resources, it was necessary to first focus all our energy into objecting to 33 Creechurch. Now I must now urge you all to spend a little bit of time submitting a similar objection to 31 Bury Street.

The key messages that should be conveyed in any objections are

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Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Raphael Setton

Address: 124 Merrion Avenue Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite the Bevis Marks synagogue having similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact.

We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The proposed building will become the new backdrop to the synagogue, especially when first

seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun from 9am to 4pm EVERY day.

The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Zeev Portner

Address: Hessian Flat 0 Room 12, Hughenden Park Student Vil Hughenden Park Student Village, Hughenden Avenue High Wycombe HP13 5GG

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The size of the building will have a negative effect on Bevis Marks synagogue which is the oldest synagogue in the UK. It will block out the sunlight from entering the building during prayers, other events and during tours for the wider community, and will cast a shadow over the courtyard which is used for receptions on occasions

A building of that size has a place in London, but should not be towering over Bevis Marks synagogue which is the equivalent for the Jewish community of St Pauls cathedral. It will have a detrimental effect on Bevis Marks synagogue and all those who visit the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Lawrence Salem

Address: 3-5 Gloucester Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The presented redevelopment of this site at such a scale will overwhelm and restrict the natural sunlight of this historic synagogue as well as causing significant disruption. Please consider the importance of the heritage of Bevis Marks and reject the application. This degrades the significance of such an important part of London and its Jewish communities' history.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Linda Smith

Address: 101, Benslow Lane Hitchin

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I write to object to the planning proposals regarding 31 Bury Street and the negative impact that these would have on Bevis Marks synagogue if the application was approved. The sheer size of the proposed building will have a hugely detrimental impact on the synagogue, which lose much of its sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance.

- The proposed building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative . The entire backdrop of the synagogue will be made up of this buildings and other proposed buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane,

along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

The synagogue is of national importance and is of particular importance to everyone - both Jewish and Gentile, in the City of London. It has a unique history and is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom - not only Jewish people but also, everyone in the City of London and indeed, the nation deserve that a building of such historical and spiritual importance is more sympathetically treated by the City of London Corporation, which is an important current guardian.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Kris Musikant

Address: 2 HILLSIDE CLOSE St. JOHN'S WOOD LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am a Trustee on the Board of the S & P Sephardi Community and of the Bevis Marks Synagogue Heritage Foundation and am objecting to the planning application for 31 Bury Street on the grounds of the huge negative impact that this development will have on the historic setting of the Bevis Marks Synagogue. The Synagogue is a Grade I building and is the only non-Christian place of worship in the City of London: it is the Cathedral Synagogue of the United Kingdom.

The sheer size of the proposed building at 31 Bury Street will have a hugely detrimental impact, including the reductions in daylight and sunlight into the Synagogue and the much-used courtyard. This overbearing presence, height and proximity, of the tower building will change the character and atmosphere of the Synagogue and its immediate surroundings forever and will have a

permanently huge effect on the ability to pray and to celebrate events of personal and national importance. The proposed tower will become the backdrop to the synagogue and the dominating feature when entering the courtyard, blocking out much of the sky. Together with other proposed developments, the sky will be blocked between 09.00hours - 16.00 hours of the day. There is also great concern regarding disturbance to the services and damage to the Synagogue's foundations and fabric during the construction of such a large tower so close to this ancient building. Noise and dust will also significantly affect the building and users.

The proposal for a shopping arcade on Heneage Lane and provision for parking for hundreds of bicycles means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep and immediate surrounds of St. Paul's Cathedral, despite Bevis Marks Synagogue's similar importance to people of the Jewish faith.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Nicki Martin

Address: 21 Tretawn Park Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am a long standing member of Bevis Marks synagogue which is yards away from this proposed development. My husband's family have been practising members since the synagogue was built in 1701 and they have their original seat inside.

I strongly object to the application on the following grounds-

. The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Christie Thomson

Address: 4 Teal Close Great Notley Braintree

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this development near the Bevis Marks Synagogue due to the fact it is such an important and historical venue for many people that it would be a real disappointment and injustice. Not only will it increase the noise in the quite peaceful synagogue but will have a huge impact on the light and view of the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Genevieve Crewe

Address: 34 rue Jean Pierre Biermann Luxembourg

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Objection due to the impact this will have on Bevis Marks Synagogue- a cathedral for Jewish faith and a heritage centre for British Jews.

Noise and lack of light will impact this wonderful historic building, and the community and tourism it gathers. The building survived world war and IRA bombings - let's not destroy it with commercialism.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ronnie morgan

Address: 39 Woodstock Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The building will be an eye sore as well as damaging to the local community as well as affecting natural light in the surrounding properties

There is already a crazy amount of traffic and this will only exacerbate this.

You cannot let this approval be granted as it will do irreparable damage to the sanctity and heritage of the local area.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Samantha Martin

Address: 3a Bourne Road BUSHEY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Bevis Marks Synagogue has a unique history. It is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the UK. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Based on the above, I strongly urge you to reject this planning application.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Tony Silverman

Address: Flat 1 8 Coolhurst Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: City authorities are rightly looking for ways to nurture and expand the draw of the City in order to rebuild footfall. It is therefore a truly dysfunctional madness to undermine the setting and role of Bevis Marks Synagogue (Bevis Marks) at this time in favour of another accommodation shell.

Bevis Marks is a completely world class heritage gem in almost every conceivable way - architecturally, aesthetically, culturally, historically and socially, and that's just to start with! I'm always thrilled to visit, which is not often enough. Why on earth would you want to, figuratively and literally, cast a shadow over Bevis Marks and everything that happens there?

If it needs saying, what should be happening instead is to brainstorm ways of sensitively promoting the social role of Bevis Marks in the 2020s. It is an absolute treasure trove of history and literature relevant, for example, to tolerance (not least of course in its founding and the return of Jews to England) and diversity. It is a beacon in many respects which, while already bright, has the potential to shine far more strongly. (Including, to my own mind, within the Jewish community

although that is perhaps another story!)

The significance of Bevis Marks has been recognised by City authorities in the support that has been provided, as I understand it, over recent years. There is a potentially rich reward for harvesting this investment by preserving, nurturing and expanding Bevis Marks' reach and influence in the 2020s.

31 Bury Street is not a suitable development site. There is no reason why further skyscrapers should not be built but the right location, for the City, would simply be north of Bevis Marks. 31 Bury Street would only become a development site were the City to donate, to the account of the site's owners, the irreplaceable heritage, social relevance and footfall assets that would be lost/diminished in the development. It would be madness to do so for the sake of an accommodation shell.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Victor Kateck

Address: Flat 19, The Manor, Regents Drive Repton Park Woodford Green

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is the oldest synagogue in the UK. It is Grade 1 listed and its environs should be respected in the same way that no one would dream of putting a 21storey building next to Westminster Abbey or St. Margaret's Westminster. This dreadful proposal cannot be allowed to proceed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Paul Olins

Address: Apartment 37, Alberts Court 2 Palgrave Gardens LONDON

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: development out of place

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr ian braidman

Address: 9 Lower Merton Rise LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Then proposal will detract from the enjoyment and use of the building due to noise and light issues

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sharon Blacker

Address: 62 Warwick Avenue Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This will be totally detrimental to the fabric and integrity of Bevis Marks Synagogue

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Blank

Address: Flat 10 Holmrook Suffolk Road Altrincham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed building is immediately beside Bevis Marks Synagogue, a Grade 1 Listed building dating back to 1701. Not only is it a historic building but it is in use today and has a status equivalent to the Cathedral Synagogue of the whole United Kingdom. It is the only non-Christian place of worship in the City of London. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, but despite Bevis has similar importance to people of the Jewish faith.

The sheer size of the proposed building will have a hugely detrimental impact on its use. It will lose much of its sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on the ability of worshippers to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when

entering the courtyard, blocking out any sky around the synagogue.

There is a cumulative effect of this and other proposed buildings which would mean that the entire backdrop of the synagogue becomes these buildings and they will block out the sun virtually all day from 9 AM-4 PM.

Furthermore the proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Helen Skolnek

Address: 12 Elder Court Magpie. hall Road Bushey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It will hide light into the building. The building was the first Synagogue in the City of London and is therefore of great historic value and should not lose its appearance or use of light.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Hugh Shear

Address: 99 Highfield Avenue LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Dear Sirs. I very strongly object to the building of this 48 storey office block in Bury Street. The effect it will have on the most historically important and most beautiful synagogue in the whole of the UK will be catastrophic. The proposed edifice will cast a long shadow over the synagogue through most of daylight hours and dominate the at present open sky view from the synagogue's small courtyard in front of the main entrance. The proposals of the new building include space for a large bicycle park and shopping arcade. The access will be through Heneage Lane which runs along the eastern wall of the synagogue under the three large windows of the wall and past the front door of the Rabbi's home which abutts the northern wall of the synagogue. This lane at present is a very quiet thoroughfare but if the proposed developement is built it will become a very busy through route with noise affecting the the interior of the synagogue most of

the day and through the weekend. Nevermind with levels of antisemitism rising throughout Europe and the UK the security of the synagogue, it's congregation and visitors could be compromised with the greatly increased footfall along the lane.

The current coronavirus crisis has reduced the need for new office developement in the city drastically. The existing buildings are now sadly standing nearly empty and it's not at all clear when, if ever they will be full of office workers again. 0

Please reject this planning application as I'm sure you would not allow a forty eight storey building adjacent to ,say, St. Stephen's Wallbrook, St. Mary-le-Bow or at the south east corner of St. Pauls. Bevis Marks Synagogue holds a similar position in the affection and importance of the Jewish Community, not only here but in Western Europe as, sadly due to recent history it is the only synagogue to be continually worshipped in for over three hundred years in Europe.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Ivor Nathan

Address: Ty-Gwyn 2a Ridge Park Bramhall

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The sheer size of the building will have a hugely detrimental impact on the synagogue. They will lose much of their sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on its ability to support pray and to celebrate weddings and other events of national importance

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Leila Levine

Address: Apt.4 Beechmount 10 Langham Road Bowdon, Altrincham

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Light is going to be blocked out of the synagogue at Bevis Marks, to say nothing of the noise and possible damage to the foundations. This is a most important historical site and not just for Jews.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Raphael Graziani

Address: 18 Suffolk Close Colchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is the oldest synagogue in the UK and the only non-Christian place of worship in the City of London.

The building that would be built would take away the sun light and daylight and would make it very difficult to pray, especially when celebrating weddings and other events.

I used to go to this synagogue when growing up and know that even then, it was quite hidden away with not too much light, this would only make it much worse.

Also, there would be a lot more outside noise in the synagogue, which is not conducive for prayers.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Philip Garcia

Address: 48 Hamilton Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to this planning application. The proposed development of a 48-storey building at 31 Bury Street, which overlooks Bevis Marks Synagogue, is highly detrimental to the setting of the Synagogue. The Synagogue is Grade 1 listed and is both the oldest synagogue in the country and is also of significant architectural merit. The Synagogue has occupied this site for nearly 320 years and its importance both historically and architecturally can hardly be overstated. The proposed 48-storey building would cause substantial harm to the Synagogue, including significant loss of daylight. I urge the City's planning committee to show consideration on both amenity and heritage grounds and refuse this planning application in its current form.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss ana bernic

Address: 81 a york mansions prince of wales drive london

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Carole Shaw

Address: 199 Clements Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am objecting to planning permission for 31 Bury Street due to the impact of a 51-storey building on the neighbouring Bevis Marks Synagogue as follows:.

· The synagogue has a unique history including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith;

· The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of its sunlight & daylight both to the courtyard and inside in the synagogue. This will

negatively impact on the ability to pray and to celebrate weddings and other events of national importance;

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue;
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM;
- The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

I trust you will take these objections into consideration. Than you.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Miriam Marson

Address: 63 Victoria Road Barnet

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom.

The sheer size of the building will have a hugely detrimental impact. with loss of sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Beruriah Wiegand

Address: 44 C Sunny Gardens Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It would be just awful to have a 48 story building right next to Bevis Marks Synagogue, which is the largest and most important Sephardi synagogue in this country and which was the very first synagogue in the UK that has been in continued use. The new building would block out the sun and plunge the synagogue into darkness, which we cannot allow to happen !

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss saresh rose

Address: Inglefield Street Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed building will remove all natural light from this buildings

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Ms Gillian Ansell Brauner

Address: 3 Chel Nashim Street, Apt 1 Old Katamon Jerusalem

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This project is adjacent to the historic Bevis Marks Synagogue, a listed building and a valuable cultural heritage landmark, lit mainly by candlelight in Spanish and Portuguese style.

The plan is not in keeping with the surroundings and in the present move to home-working environments, it is totally unwarranted, wasteful and detrimental to the environment, increasing pollution and placing a further burden on the inner city.

The works would be detrimental to cultural heritage in this area, in that faith services and ceremonies would not be closed down for a long time, nor tours for the public and other educational programs.

Furthermore, such work would also likely to endanger the foundations and stability of this amazing building.

Whereas another office building would fit in, a skyscraper block would eclipse all natural light from the synagogue and plunge it into darkness.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Lynne Beeden

Address: The Warren Burgess Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: The beauty and history of this building must not be compromised by large amounts of building work which endanger the structure of the Synagogue. The working life of the building would be very difficult during a long and noisy development.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs julie chandler

Address: 6 Faversham Brow Oldham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I lived in London for 22 years and developers are erasing history and causing upset to residents. How many more high storey buildings do you want, especially next to a historic synagogue. Enough is enough.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Gavriel Nelken

Address: 16, Berkeley Square Bristol

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I vehemently object to this plan, which would encroach on an extremely significant sacred place

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Nancy Jones

Address: 12/4 Brunton Terrace Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The synagogue this building would obscure is a crucial part of Jewish British history. At a time of heightened antisemitism we should be protecting this heritage.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Tim Freed

Address: 29 Upper West Drive Ferring Worthing

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I strongly object to the proposed developments at 31 Bury Street and Heneage Lane. The project shows no respect or sensitivity to the proximity of several historic places of worship in the area, particularly the Bevis Marks Synagogue, the oldest and one of the most significant Jewish places of worship in the country, and the only non-Christian place of worship in the City. The building of further multi-storey offices here will block out and reduce sunlight and warmth from the synagogue and its courtyard while constant noise disturbance caused by an increase in footfall and bicycle usage in Heneage Lane is totally incompatible with an environment of worship and prayer. Likewise, the domination of towering offices would be totally inappropriate and detrimental to the genius loci.

It is extremely probable that deep excavating in the vicinity of the synagogue will cause damage to its building and fabric in addition to being hugely disruptive to worship, ceremonies and regular

events taking place there. This seems insensitive and incongruous particularly at a time when the synagogue is being supported by a heritage grant.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr John de Lange

Address: 103 Torrington Park North Finchley London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: How can you allow building two skyscrapers so close to one of England's historic sites, a synagogue which was built by one of Christopher Wren's assistants, built by Jews allowed to return by Oliver Cromwell?

The Nazis attacked, so did the IRA, and now developers. Vandaeism cannot be allowed to succeed.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Hubert Krukowski

Address: 3/3 craws close Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The project would restrict the use of the synagogue nearby

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sarah Notis

Address: 4827 Pine St Apt C2 Philadelphia USA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks synagogue is a very important heritage site for Sephardic Jews, for British Jews, and the Jewish people in general. Even though I am in the States I know about Bevis Marks and its significance to British Jewry. Jewish history should be preserved and Bevis Marks' light into its sanctuary should not be blocked so this synagogue can continue to be an inspiring place of worship for many generations.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Melissa Clifford

Address: 572 Alexandra Parade Flat 3/2 Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The proposed building would block off light to the synagogue next door.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Judah

Address: 21 Ashmore Road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will affect the light within the synagogue and will overshadow it

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stuart Fletcher

Address: House No. 3 Crabtree Place London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed development would be catastrophic in its impact on Bevis Marks Synagogue. Key points that are essential to take into account and underpin a rejection of the proposed development are as follows:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. Much of our sunlight & daylight both to the courtyard and inside in the synagogue will be lost. This will negatively impact on the ability of those worshipping to pray as well as to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Hilary Jackson

Address: 12 Sandmoor Mews Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Would impact in the most detrimental way.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Allison Jones

Address: 18 KEYFIELD TERRACE St. Albans

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will destroy the character of the neighboring synagogue, the UK's oldest synagogue in continuous use, by blocking nearly all natural light from the building. This is entirely unacceptable.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr RICHARD BOLCHOVER

Address: 53 Exeter Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This plan would damage the oldest and most beautiful synagogue in the United Kingdom. It should not be contemplated.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Raz-Rhodes

Address: 6A WESTROW PUTNEY LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Object most strongly - how can the esteemed City allow such a desecration of a Jewish Heritage site? The only synagogue in continual use since the beginning of the 18th century, a symbol of liberal protestantism of England, and a place of world wide veneration. A place of pilgrimage to Jews both Sephardic and Ashkenasic. A beautiful building in original setting and a classic example of Wren style church architecture. Just imagine if it was St Paul's cathedral!

Comments for Planning Application 20/00848/FULEIA

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Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Dr Mel Cappe

Address: 204 Cottingham St Toronto

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is an historic place of worship deserving of being protected from incursions, shade and detractions.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Dr Michael Miller

Address: 3 Cecil Rd Liverpool

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: this will block the light to the beautiful old synagogue next door. it doesn't seem fair or respectful.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Lord isobel Hangasjärvi

Address: Vivarium House Glasgow

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Holy places should be utilized as places of faith and not for the generation of individual wealth. Hand this property back to the community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Andrea Rappoport

Address: 2 2 Montgomery court 66 mountfield road

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Bevis marks is an historic building with important history not only to the Jewish community but to British history of tolerance and accommodating ethnic minorities.

It is also a listed building and on heritage tours of the area.

Building skyscrapers in the area would dwarf this precious site.

But also surely since COVID19 there's far less demand for office space and resources could be better used for affordable housing.

It would be a win win win solution.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Matthew Shahin Richardson

Address: 47 Windmill Court Newcastle upon Tyne

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Sephardic heritage of this country must be protected at all costs.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Gordon Shiach

Address: 1c Elliothill Street Dunfermline

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Proposed new development would likely jeopardise the adjacent 300+ year old synagogue given the extent of earthworks initially requirement and at a later stage deny light to it. The proposed new development should not be allowed next to the listed, historically important, Bevis Marks Synagogue for the reasons given above.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr B Yudkin

Address: 1 Keble Court 45 Sunderland Avenue Oxford

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The proposed development lies between and very close to two Grade 1 listed buildings, Bevis Marks synagogue and St Katharine Cree Church. It would radically alter the setting of both buildings, which legally must be conserved.

Bevis Marks Synagogue in particular is of immense heritage significance and is the oldest synagogue in continuous use in the whole of Europe. To allow a development that would not be allowed right next to an equally significant church -- St Paul's, for example -- would raise significant questions about equality of treatment.

The proposed development would alter the whole character of Heneage Lane, changing it into a busy thoroughfare for cyclists and shoppers who work and shop in the proposed building. This

would create a great deal of additional noise and remove the tranquillity that is a unique part of the heritage in the immediate surroundings of Bevis Marks Synagogue. Large numbers of pedestrians using a very narrow area for leisure inevitably create a lot of noise even if there is no motor traffic.

The EIA claims to take account of loss of light. But its methodology is inappropriate for this building because it looks at the reduction across all times of day and all times of year. This does not reflect the impact on the synagogue, which is used predominantly at certain times of the day and year. The EIA justifies using a 2011 methodology for sunlight, daylight, etc. even though much more recent guidance is available, saying that the new guidance is intended for residential rather than commercial properties. This justification has not been properly explained. Furthermore, although the EIA finds that loss of daylight is small, there does not appear to have been any assessment as to whether the remaining light would be sufficient for the building, and no access has been sought to the affected buildings to measure this.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Simonds

Address: 2 Swainstone Road Reading

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Impact on neighbouring properties of historic importance: notably interrupting light access to the countries longest used synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Bentley

Address: 23 Bellfield St Ottawa

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is one of the most important business London. It is a physical reminder of the first British steps to decency in relations with the Jewish community. It appears prominently marked in maps and descriptions of London going back to the early 18th century when it was built. Obscuring it with a modern monstrous tower would be an act of unique offensiveness and disrespect

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr William Aghoghogbe

Address: 3 Cleeves Avenue Warwick

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposed development presents a disruption and danger to a historically and culturally significant building. The current plans would be detrimental to the local community who use the building, and are generally insensitive to the building and area itself.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Adham Smart

Address: 9 Alfoxton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development is so tall that it will totally block the light coming through the windows of this historic synagogue - this cannot be allowed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Melissa Jennings

Address: 3/1, 27 Dixon Road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking sunlight from entering a sacred space is abhorrent. This plan should not go through.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Russell Mishcon Mishcon

Address: 2 Prince Arthur Mews London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks synagogue is a Grade I listed building and is the only synagogue in Europe which has held regular services continuously for more than 300 years. The unique history of the synagogue includes the fact that it is the only non-Christian place of worship in the City of London.

The sheer size of the proposed new building will have a hugely detrimental impact on the synagogue as much sunlight & daylight both to the courtyard and inside the synagogue will be completely lost for much of the day. This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance. This kind of encroachment would not be permitted on the doorstep of St Paul's, despite Bevis Marks's similar importance to people of the Jewish faith.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the

rabbi's house.

I am not against redevelopment but not such that so adversely affects London's heritage sites, one of which is this unique and famous synagogue.

And given the probable changes in office and retail requirements as a result of the current pandemic has the developer established need for such a large and tall building?

I hope that planning permission will be refused.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ivan shaw

Address: 55 Hermitage Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The 2 buildings proposed would completely overshadow the Bevis Marks Synagogue. The Synagogue is a historic place of worship for Jews. Worshipers praying in the courtyard would be doing so in the shadows as there would be no direct sunlight nearly all day.

The Cycle parking facility planned nearby would result in a lot of bicycle traffic and noise through the narrow lane next to the Synagogue. The City has a proud history in its acceptance of Jews. The first Jewish MP sent to Parliament, Rothschild, represented the City. He was a member of Bevis Marks, as was Disraeli's father.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr James Rath

Address: 28 Alba Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Disruptive noise inside synagogue and rabbi's house

Loss of sunlight and daylight. Blocking out sky and sun all day

Large increase in traffic

Comments for Planning Application 20/00848/FULEIA

Application Summary

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FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.
Case Officer: Bhakti Depala

Customer Details

Name: Mr James Rath

Address: 28 Alba Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Noise

Environmental issues

Traffic and highways issues

Comments for Planning Application 20/00848/FULEIA

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Address: Bury House 31 Bury Street London EC3A 5AR

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(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Derek Wax

Address: 8 Henson Avenue London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: would block all light from this very historic, precious and significant religious building and create a lot of noise

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sharon Abrahamson

Address: 24 Magnolia Court The Mall Harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The planned buildings will ruin the surroundings, light, seeing the sky from this wonderful synagogue built in 1701.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs sue gil

Address: 12 Bridgewater way Bushey

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:I am a London blue badge tour guide and have led numerous groups on visits to the East End of London AND TO THIS WONDERFUL LISTED BUILDING
NOT ONLY IS IT A PRICELESS LISTED BUILDING IMPORTANT IN JEWISH HERITAGE AND AS A PLACE OF WORSHIP BUT TOURISTS FROM ALL OVER THE WORLD VISIT LONDON AND COME TO VISIT BEVIS MARKS SYNAGOGUE
I have been guiding since 1976 and am delighted to see our tourists and visitors impressed by the beauty and history of the building
Even Samuel Pepys mentions a visit to Bevis Marks in his famous diary and our late prime minister Benjamin Disraeli was a member when a child
The Duke Street synagogue was destroyed in a bombing raid during the Second world war
It is vital that we preserve Bevis Marks ,an important piece of history ,in all its glory
Sue Gil BA ,MITG

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Lia Lalli

Address: Flat 3, 6 Mildmay Grove South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: This is a historical site and we need to protect and preserve there are enough high rise buildings in the City of London

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Angela Donen

Address: The New Meeting House Station st Mansfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Quite apart from the size of the proposed development and its effect on the light available to Bevis Mark's I object on other grounds

Currently the City is under occupied and there is little indication of need for a development of any kind let alone one of the size planned.

The synagogue is unique and represents a period shortly after Jews were allowed to resettle in England

It would send a message that development is more important than respectful continuity.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Hirsh Cashdan

Address: 9 Sydney Road Richmond

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The Bevis Marks synagogue is the oldest existing synagogue in the UK, the only one in the City of London and a most beautiful place of worship for the Jewish community. The proposed development will cause the synagogue to be overshadowed and lose any sunlight entering the courtyard and the synagogue itself. This will create an atmosphere of isolation not consistent with the values of the Jewish community or the community at large.

Further the plans for bike storage and even more for a shopping precinct will significantly increase the noise coming from the lane outside into the synagogue, disrupt services and spoil the atmosphere of this much loved iconic building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Saville

Address: 60 Gracechurch Street LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development in the heart of the City is completely over-bearing in size and would surround and dwarf the historic Bevis Marks Synagogue. What is currently a tranquil Synagogue courtyard would be in shadow for most of the day and the quiet side passage would become a main route into the proposed arcade. Regular services and special religious occasions would be disrupted by additional traffic and noise on all sides. The combined effect of this and other proposed buildings would leave the Synagogue, an elegantly proportioned historic building, as a curious blip bearing no relationship to the surrounding concrete and glass.

As this is the oldest Synagogue in Britain, of huge importance to the Jewish community and to the history of the City itself, it raises the question whether such vandalism would be allowed next to St Paul's or Canterbury Cathedrals.

The City of London has changed beyond recognition over the past 20 years. It has already lost

much of its character and historic buildings, but this proposed development crosses a line. Do we really want Shanghai on Thames, or are there still some buildings and aspects of the City worth protecting?

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jeremy Gordon

Address: New London Synagogue 33 Abbey Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I'm saddened to see this project threaten the peaceful position of Bevis Marks Synagogue, the most important site of Jewish interest in the United Kingdom.

Bevis Marks is a place that stands not only for Britain's welcome of places of great architectural importance, of the heritage of the Jewish people and our place in this society, but more than all of that, Bevis Marks stands as a place which marks Britain as a place that values diversity and plurality and respect of difference. It has so stood, proudly, since 1701. It doesn't deserve to be dwarfed by a skyscraper.

A 40+ storey tower is entirely inappropriate a site of such special importance.

Yours,

Rabbi Jeremy Gordon

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Leon Malins

Address: 88 Hartland Drive Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am horrified that the proposed developers, West End of London Property Unit Trust (Welput), could even think to put up such a large and overbearing new building comprising two basement levels (plus two mezzanines) and ground floor plus 48 upper storeys within 25 metres of a 320-year-old synagogue of importance and historic interest. The existing building which it is to replace is just eight floors.

Bevis Marks Synagogue is the oldest Synagogue in Great Britain which is still used as an active place of worship. The Grade 1 listed, plain rectangular building of red brick with modest dressings of Portland stone and two tiers of windows is unchanged since being built in 1701. The internal fittings, some of which predate the building, include seven large brass chandeliers, which are not electric as one would expect but are still used with real candles.

It is unacceptable that the proposed building, with its 48 floors and very close proximity, will completely overshadow the two-storey synagogue in its historic courtyard setting and the Beadle's House which dates from about 1890 and now used as the rabbi's house. It has been calculated

that the synagogue will be in the shadow of this proposed 48 storey building from the early afternoon onwards.

The proposal should be greatly reduced in size in order to obtain planning permission. Should that happen, particular attention must be paid during construction to possible damage to the fabric of the synagogue by ground heave, noise during synagogue services, vibration, dust and any other such annoyances.

For the above reasons I believe that the proposed plans must not be approved as they stand.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Bennett

Address: Bedegars Lea Kenwood Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: As a friend & occasional congregant of Bevis Marks Synagogue I wish to lodge an objection to the proposed development of 31, Bury Street. My concerns are a) The loss of daylight/sunlight both in the courtyard & the Synagogue. b) The sheer bulk of the proposed development will ruin exterior views of this old building (1701). It must be remembered that not only is this the only place of Jewish worship in the City it is regarded by many people as a sort of Cathedral for people of the Jewish faith. At present Bevis Marks is a secluded backwater but with this development & other proposed schemes it will become a busy thoroughfare which will disturb the both the worshippers & the home of the Rabbi.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Morgan Holleb

Address: 451 Victoria Road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: A tall building would encroach upon Bevis Mark Synagogue, harming the Sephardic Jewish community for the profit of London's developers. It is completely unacceptable.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Alex Lacey

Address: 6 greenland mews London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposed development will completely wall in bevis marks synagogue. This is a place of worship, and should be allowed a quiet location for worshippers to come. This development would strip light away from bevis marks for most of the day and increase noise and disturbance down what is currently a quiet alley. Please don't ruin this historic and important site with towers around it. We are better than bowing to money like this.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss June Addison

Address: 53 Calbourne Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this development because of the grave effect it will inflict on the Bevis Marks Synagogue. I am a concerned resident of London and am also a City of London Guide. Do the City of London planners have absolutely no perception of the importance of the historic and religious heritage of the Square Mile. There are strict rules for the preservation of the area around St Paul's Cathedral, a centre of Christian worship. Why are there not the same rights granted to the Bevis Marks Synagogue, a centre for the Jewish faith since the 17th century. Disgraceful.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss June Addison

Address: 53 Calbourne Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am a City of London Guide and this proposal will not enhance the City in any way at all. I will impact very badly on the Bevis Marks synagogue. This is an important centre for the Jewish faith. There are strict guidelines for any building, rebuilding, close to St Paul's Cathedral and other heritage sites - such guidelines should also protect the heritage of Bevis Marks and its importance to us all.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Clive Winkler

Address: 44 Green Lane Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: I believe this development would be detrimental to the Bevis Marks Synagogue which was opened in 1701 and is the oldest continuously used synagogue in the UK.

There would be significant loss of light and increased foot traffic in the adjacent thoroughfares.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Ettinghausen

Address: 248 Lauderdale Mansions LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed development so near to a Grade 1 listed Synagogue is unacceptable. It would dwarf the building which has held services continually since 1701, would restrict the light both within the building and in the yard outside, used for weddings and other functions.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Amy Weichselbaum

Address: 34 Wickliffe Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Vivienne Newgrosh

Address: 4A The Drive Hale Barns Altrincham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the grounds that future high rise developments will be detrimental to the integrity of Bevis Marks Synagogue, a Grade 1 listed building; it is unique being the oldest synagogue in the country; built in its original Spanish & Portuguese style; its surrounding courtyard area; loss of light, and possible danger in case of emergency in such a narrow locality.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Ian Stolerma

Address: 60 Arc House 82 Tanner Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Bury House is the second of two huge buildings that developers wish to construct within a few yards of the historic Bevis Marks Synagogue, a unique place of worship that has been in continuous use ever since Oliver Cromwell allowed Jews to live again in England after the expulsion of 1290; in fact, it has been in uninterrupted use for longer than any other synagogue in Europe. No other synagogue has such a prominent place in the minds and hearts of British Jews, and I believe that we feel about it much as Christians do about St. Paul's Cathedral. We, like Londoners of the Christian faith, would be horrified if huge skyscrapers were to be built at a similar distance from historic St. Paul's Cathedral and imagine that Christians would react to such an occurrence much as we now do to the proposed works on the threshold of Bevis Marks.

The proposal includes the development of a shopping arcade and will hugely increase pedestrian traffic in Heneage Lane on the synagogue's eastern boundary. There would inevitably be an associated increase in noise that will have a disruptive effect upon services inside the synagogue

and on social events in the courtyard surrounding it. The courtyard, in the open air, is presently an immense resource much used for celebrations of festivals and community events and it will lose much of its appeal should views of the sky and natural light be largely obliterated by the construction of enormous buildings directly adjacent to it.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Joshua Maslin

Address: 10 Edinburgh House Tenterden Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks has been granted World Heritage status and has many visitors from abroad apart from the services that are held there. Most of these activities are during daylight hours. The large window behind the Ark is the main source of light. If these buildings that are planned are built, there will be no natural light into the synagogue during the day Which as I said earlier is when the majority of activities take place.

I strongly urge you to reconsider your plans in the light of the above.

Thank you

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Messias

Address: Sandalwood Pinner Hill Pinner

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development is totally inappropriate adjacent to such an important historical, cultural, architectural and religious building as the Bevis Marks Synagogue. The more so because of the significance of the "BMS" in the history of Anglo-Jewry and its relationship to English history.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Nicholas Guitard

Address: New Mill Manor Poundstock Bude

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Development affecting Bevis Marks Synagogue

This proposed development is said to threaten the amenities of the "home church" of Britain's Sephardic community.

Were it a Christian building of equal historic importance I do not doubt that its peace, space and light would be considered as precious aspects of its character deserving protection.

Were it a Muslim building of equal historic importance, I suspect very great care indeed would be taken not to offend community susceptibilities.

Given the horrifying institutionalised anti-semitism we have seen in this country in recent years, as well as the resurgence of such sentiments worldwide, I hope that especial weight will be given to

Jewish sensitivities when this application is considered.

I am not Jewish, but I am aware of both the long and terrible history of anti-semitism and of the valuable contribution Jews have made for centuries to the City, to London and to Britain.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Cyril Ordman

Address: Flat 1 Northlands Hill Top Hale Altrincham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The new Bury House would environmentally overwhelm Bevis Marks Synagogue, which is of great national importance, from religious, historic & heritage points of view.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs karen smith

Address: romneys house holly bush hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is such an important architectural and historical building. It is the oldest surviving synagogue in the UK. My husband's family can trace their connection to this synagogue back over 300 years to when it was first built and they were members of the congregation. It is such an important building but also symbol of historical religious tolerance in the UK it would be mad to build such a large office block right next to it. I would urge the City of London to consider carefully about approving such an application

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Judy Weleminsky

Address: 3 Chelwood gardens Richmond

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Bevis Marks synagogue is the oldest synagogue in the UK and the only non Christian place of worship in the City of London. This building will vastly overshadow Bevis Marks thus reducing the cultural and religious heritage and amenity of this historic site

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Adam Seres

Address: Flat 7 139 York Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Hello,

I'd like to object to the proposed construction at 31 Bury Street due to the significant adverse impact which the new building will have on Bevin Marks synagogue.

The synagogue has a unique history and it is the only non-Christian place of worship in the City of London. It can be considered as the Cathedral Synagogue of the United Kingdom.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the proposed building will have a hugely detrimental impact. Much of the

sunlight & daylight both to the courtyard and inside in the synagogue will likely be lost and this will negatively impact on congregants' ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue and impairing its visual beauty, dating back many centuries.

The cumulative effect of this and other proposed buildings is that the entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

Furthermore, the proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue.

For all of the above reasons, I'd be grateful if the proposed plans could be revisited and I ask that the architects liaise with the synagogue authorities to find reasonable solutions to each of the concerns raised.

Many thanks,
Adam

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Susan Hadley

Address: 43 Elmhurst Drive South Woodford London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to object to this current proposal for a high rise block, particularly as this, and the proposed building in Creechurch Lane will literally overshadow the Bevin Marks Synagogue. I see no need for such developments in the current changing work practices brought on by Covid. As a London guide I also fear that the historical heart is being torn out of the City by a number of bland High rises with no redeeming architectural features. I hope this plan will be reconsidered.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Richards

Address: 62 Cissbury Ring North London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are many reasons to express an objection to this proposed development but paramount of those is the effect it'll have on the synagogue at Bevis Marks. The loss of light and the huge additional noise impact, potentially all day every day, even after the works are complete, are really enough to consider, to throw out this application.

I'm not one to object for the sake of it but this really is above and beyond the realms of being reasonable. I cannot see this sort of thing being considered/allowed, should it impact on any other site of religious significance within the square mile!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Alastair Bloom

Address: 3 Sydney Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This development will impact to the detriment of Bevis Marks Synagogue ... one of the oldest in the world ... please protect it

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Anna Targett

Address: 2 Sidney Road Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It is unacceptable that all light should disappear from this area with so many tall buildings. Smaller, historic sites will be totally dwarfed. No existing building should be deprived of fresh air and light. This is unacceptable... Bevis Marks synagogue is a part of the fabric of the City and should not be disadvantaged in this way.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Miss Grace Gerardi

Address: 981 Danforth Dr Batavia, IL, USA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: You will hide the synagogue!! Sephardic Jews endowed London with fish and chips, don't erase Sephardi heritage in London.

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Daniel Borin

Address: 150 St. Alphonsus Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The cultural, architectural and functional arguments set out below by the Bevis Marks Synagogue Committee are eloquent and powerful enough. It is plain to all, Jew and non-Jew alike that the proposed development is planning vandalism on a grand scale. I add my voice to the cry for law, decency and respect to prevail.

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

· The sheer size of the building will have a hugely detrimental impact. The synagogue will lose

much of its sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Bernard Garston

Address: 88, Hillway, Highgate London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed new buildings will completely block in the Bevis Marks Synagogue which is one of the most celebrated ones for Anglo-Jewry. It is their equivalent of St Paul's Cathedral and is one of the most celebrated buildings in London. In my opinion, no tall building should be erected which will compromise in any way this synagogue

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Baron

Address: 68 Porchester Terrace London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
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- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Veronica Weldon

Address: 40 Colenso Drive Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Bevis Mark's Shul being of heritage value would have no light and far too many cars and foot fall around it. It is a religious building and should have ease of entry light and noise awarded to it.

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Louise Primrose

Address: 122 Slateford Road Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To protect the Bevis Marks historic site

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Shinwoo Kim

Address: 24 Kneller Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building is such an important heritage site in London that is still in use. Most synagogues in the UK are Ashkenazi, leaving only a few places for Sephardi Jews to go worship and practise their religion. The building was the work of Sephardi Jews in 1701 and it holds so much history and is used by Sephardi Jews to this day. Do not demolish this building as it is equivalent to demolishing a 600 year old history - you wouldn't do this to other heritage sites in the UK so why would you do this.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Lewin

Address: 156 Totteridge Lane London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I may physically live remotely from the Synagogue, but regularly visit and attend this spiritual home. It is a centre of both worship and communal activities and functions at which generations of our families have gathered.

The proposed development gives no, or at least insufficient, protection to this historically significant communal synagogue built 130 years ago and preserved by the minority Jewish population of Spanish and Portuguese origin.

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One

cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
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Case Officer: Bhakti Depala

Customer Details

Name: Mrs SUSAN BENNETT

Address: 50 LACY ROAD PUTNEY London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Please consider the huge detrimental impact these high-rise building(s) will have on the surrounding area and particularly on the beautiful Bevis Marks synagogue.

I strongly object to the planning permission. There must be a better way.

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Anna Roszak

Address: 30 St Vincent Terrace Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Who needs another office building after covid-19? Please keep this historical and religious site intact.

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Daniel Preter

Address: 11 Park Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The space around the historic Bevis Marks synagogue must be preserved. These developments will block this old and historically important building of worship in completely, entirely changing the setting and access to light.

In Covid, and post Covid times, another office block will not be needed. Please do not allow this building to go ahead.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Lever

Address: apartment 7 dunham mount 92 dunham road altrincham cheshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I have visited the Bevis Marks Synagogue previously and it is presently very low down amongst neighbouring buildings. The present development suggested will be extremely detrimental to the enjoyment of members of the synagogue and the reduction in the right of light will be enormous. As this is a national heritage site I think that the proposal should be dealt with in a far more sympathetic manner and to allow the synagogue to maintain its presence for members of the synagogue as the reduction in the right of light will be enormous. Surely they have by now earned the ancient right of usage to maintain their present site unencumbered any further .

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Marc Cohen

Address: 14 Magnolia Gardens Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposal will negatively impact on the area and the synagogue. It will prohibit the ability to pray for synagogue goers to celebrate weddings and other events of national importance.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Anthony Levy

Address: 19, York Court, The Albany Albany Park road Kingston upon Thames

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development would be detrimental to an historic place of worship, namely Bevis Marks Synagogue, and to those who worship there by affecting its external and internal amenities through loss of light, increase in noise and generally overpowering this beautiful and holy edifice.

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Kat Fox

Address: 7 Tolbooth Wynd Cellardyke

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This project would negatively impact the UK's oldest shul. The building would block out the sun and bring added noise and traffic.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Morgan Hale

Address: 15 Arthington Street Rochdale

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed development would block virtually all sunlight from entering the next-door synagogue, the oldest in continuous use in the UK. This would be a dreadful blow both to the heritage of the synagogue and to its congregation, whose place of worship would be plunged into darkness. I strongly feel that the proposed development should not be granted planning permission for this reason.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Stella Green

Address: 23 japan crescent London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Destruction of Sephardic jewish heritage in the name of large building development given the context of mounting antisemitism seems outrageously insensitive and unneeded - the obstruction of light this build would incur insults the synagogue and it's congregants.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Scott Crawford

Address: 4 Tulloch Street Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development would only negatively impact on the buildings surrounding, plunging Bevis Marks Synagogue into darkness. As a historic building this should be protected at all costs.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Luke McWilliams

Address: 318 Springburn Road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the impact which the height of this new building would have on other buildings in the area, such as the local synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Isaac Ofori-Solomon

Address: 3315 Ridge Hill Parkway Douglasville

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I feel like this historic landmark shouldn't be put into a position where it is compromised

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Chestnut Van Bramer

Address: 614 Queen Street Philadelphia

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Don't block the synagogue

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Robina Harper

Address: 29 Drumtrocher Street Kilsyth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The building of this tall building adjacent to the Bevis Marks Synagogue which is the oldest continually occupied synagogue in the UK will destroy a huge part of Jewish History. There are few and far historical buildings left and to disrupt this is a travesty.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Joy Levene

Address: 37 Greenwich South Street, London, United Kingdom

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is absolutely horrific. I am a London Blue Badge tour guide and have been alerted to this proposal by my colleagues, Jewish and otherwise, who are all alarmed at the prospect. How can the City of London allow this or even suggest it? I passed my City of London Guiding examination over 30 years ago and was so thrilled. I loved the course and all the lectures and meetings. I regarded the City of London so highly and have proudly showed people round ever since. The look of the City has changed forever, not always for the best and now we see how dreadful this proposal is. How can you destroy forever the impact of such a historic building as Bevis Marks which has been there so long? These two enormous tall buildings at 33 Creechurch Lane and 31 Bury Street will be its death knell. You might just as well pull it down and consign it to history. It is a totally anti Semitic decision and anti London and anti tourist as well. It will lead to a virtual shopping arcade and bring noise and cyclists and bike stalls and at worst leave the synagogue in darkness for most of the day. PLEASE, PLEASE, PLEASE STOP THIS. For the love

of God!!

I wish to copy this to apply to 33 Creechurch Lane as well.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Flora Frank. BEM

Address: 70 Kenilworth Road Edgware Middlesex

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks Synagogue is a beloved, long standing and cherished Heritage Building. Its very essence will be marred by the project. Bevis Marks enhances the beauty of the city of London and its site should not be spoilt in any way!

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Claire Morland

Address: 16 Elmcroft Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is a working synagogue of cultural and historical importance, part of the City of London's multicultural heritage. This building will negatively impact on Bevis Marks' daily use and is opposed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sue Gouldman

Address: 2 Water Gardens Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: This is a unique and historic building, in terms of both religious significance and its place in the fabric of the City of London.

The Bevis Marks Synagogue will be overshadowed (literally with light being restricted to the building) and physically hemmed in at ground level with consequences for the movement of pedestrians to this heritage building.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Gary Plein

Address: 28 St. Mary's Avenue Finchley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I have been to this amazing historical synagogue.

You surely cannot allow them to lose their light.

What sort of place would it become?

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Mary Buss

Address: 5 The Mews Cherry Orchard Highworth, Wiltshire

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I think that this is going to make it almost impossible for a place of worship to function.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Trevor berkowitz

Address: 67 Northway Hampstead garden suburb London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To maintain a beautiful historic building for the Jewish community

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jim Grover

Address: 7 Northbourne Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am not of the Jewish tradition...I am a CoE regular worshipper. I have visited the Bevis Marks Synagogue. I am a strong believer that all of the diverse faiths that co-exist in London should be respected and protected. I also know how important the 'space' in which one worships, and how that space 'is' and 'feels', is incredibly important in the act of worship and practising one's faith. I am shocked to see that a space which is so, so important to the Jewish community, and which is so rich in heritage, is about to be diminished forever by two insensitive commercial developments that will, literally, envelop this precious space and change the act of worship and community forever. I would urge you to reconsider these developments...even more so when it's just not clear why we need to be adding commercial space in London. Thank you.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Brendan O'Neill

Address: 30 Burdon Lane Cheam Sutton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this application for several reasons.

The proposal involves a shopping arcade and parking for many bicycles along the eastern wall of the synagogue, creating significant noise and disruption.

A 51 story building will be very detrimental, causing significant disruption to sunlight and daylight to both the courtyard and inside, impacting on ability to pray and to celebrate weddings.

This is a truly historic building-the only non-Christian place of worship in the City and the Cathedral Synagogue of the UK. It should be treated with appropriate respect as other nationally known places of worship like St Pauls would be.

The proposed building would be the new backdrop to the synagogue when entering the courtyard blocking out any sky round the synagogue.

So I am firmly opposed to this proposed development.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr leslie lipowicz

Address: 21 elmgate gardens edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The granting of this application will cause loss of light to the synagogue next door

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mrs JACLYN CHERNETT

Address: 17 Peters Lodge Stonegrove Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: · The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane,

along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Katherine Davey

Address: 4 Pair South 3 Hare Court London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Bevis Marks, a synagogue of incalculable importance not only to the Jewish community but to the spiritual and social history of the City and London as a whole, will be overwhelmed by this unnecessary development. As a City of London resident I am shocked by the unbridled building of disproportionate, ugly and superfluous buildings at the expense of historic buildings and venerable landscapes and street patterns in the square mile. The City has a shameful record in relation to its history (I was involved in the Smithfield enquiry) and will, it seems, allow any application by any developer regardless of the harm (noise, aesthetics, pollution, light) to residents, workers or worshippers. The City does not need these buildings - it did not need them before the pandemic. Southwark rejected Vinegar Yard as it had taken no account of changes in post-Covid requirements. The City should do the same. I have no faith in the City planners doing

anything other than rolling over for the developers - it would be heartening to be proved wrong. The City should take very careful note of the objections by Historic England. Has the Georgian Group been involved? Bevis Marks dates largely from after 1700 and the GG have a statutory right to be consulted.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Richard Wolfe

Address: 3 Rochester Terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: There are times when the interest of business should not over-ride important local interests and this is a case in point

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Lester Kershenbaum

Address: 243 Lillie Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I was surprised to learn that the City of London is considering granting planning permission to the erection of two very large buildings adjacent to the historic Bevis Marks Synagogue which is, I believe, one of only two Grade-1 listed synagogues in London. The presence of towering blocks in the immediate vicinity of the synagogue would destroy the ambiance and peaceful setting of this historic building. Surely, it is the responsibility of the City of London to protect and conserve one of the most historic places of worship in the country. I hope you will be able to reject the request for planning permission.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Deborah Behrens

Address: 11 Ross Way Northwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The sheer scale of the proposed development will have a massively damaging effect on the Synagogue. This will be due to loss of daylight and sunlight for much of the day as well as noise pollution from increased traffic which will be audible inside the Synagogue. Bevis Marks should be revered both as a place of worship of supreme importance to the Jewish Community as well as a building of outstanding historic significance to the entire nation.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms dmitri orion

Address: 5557 osage ave philadelphia

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is wildly disrespectful to the incredibly important synagogue next door which is a piece of living history and cultural religious connection. There are so few synagogues that have not been disrespected or destroyed by historical antisemitism. This holy place has survived that. Building this planned building next door would be a blight and would be disastrous for this beloved space.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sabrina Lee

Address: Flat 22, Normandy House Wolsey Road HEMEL HEMPSTEAD

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

I was married in this Synagogue in August 2020, as were my family married here for for 300 years. This has such importance to myself and my family.

· The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact

on our ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Aleph Ross

Address: 47 Lambeth Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This would destroy the space light and atmosphere of the oldest synagogue in the country. Jewish heritage must be protected and particularly Sephardic Jewish heritage in London.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Oliver Martin

Address: 3a Bourne Road Bushey Bushey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Bevis Marks Synagogue has a unique history and my family has been attending for 10-11 generations back to 1701 when the synagogue was opened. It is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the UK. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when

entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Based on the above, I strongly urge you to reject this planning application.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr RICHARD REUBIN

Address: 35 ELLINGTON ROAD Muswell Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object because the proposed construction is within yards of the ancient, historic and Grade 1 listed Bevis Marks Synagogue built in 1701.

The detrimental aesthetic effect of a 50 storey office block on the adjacent site and the inevitable vibration and disturbance of the ground in order to build a high rise building could cause untold, if not permanent, damage to the fabric of the historic and much loved Bevis Marks which is a building much loved Worldwide and not just in The City of London.

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Estelle Weiner

Address: 3 Larchwood The Crescent Cheadle

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: My grandparents were married at Bevis Marks Synagogue. There is a special air of reverence inside and outside in the same way one feels when by a cathedral or old church. Traffic noise will impact upon this atmosphere. Further, the shadows that will be created by such unsympathetic adjacent building will adversely affect the enjoyment of the synagogue grounds and the lack of light through the windows will be detrimental to the ambience brought out by the beautiful interior. It's the oldest synagogue in use in the country dating back to 1700's and needs to be conserved as such without imperilling it by allowing unchecked building nearby to it.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Simon Dias

Address: 8 Barclay Oval Woodford Green Essex

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Dear Sir / Madam

Bevis Marks Synagogue is not only the oldest place of Jewish worship in the United Kingdom with a historical heritage spanning over 300 years, but is a truly beautiful building that needs preserving.

This is not only for future generations, but for the millions of tourists, both from the UK and across the globe, as well as all the schools, that visit it regularly for its historic information and value.

The safety of this building would be jeopardised by building new buildings too near. This is sad and wrong and surely cannot be allowed to happen? There is no telling what effect building work so close to Bevis Marks could have on the structure of a building of that age and it should be cherished not put at risk, as we assume is the case for all Grade 1 listed buildings.

In addition, building so close to Bevis Marks Synagogue would cut out the already reduced amount of natural light and completely overshadowing the building.

We strongly object to these building works being permitted.

Lorraine and Simon Dias

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr RICHARD STOCK

Address: 5 Horseshoe Lane London N20 8NJ 5 Horseshoe Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to the proposed building. It is of a massive scale which will result in the total dominance of the amenities of the historic Bevis Marks Synagogue

The ambience of the currently quiet environment will be disrupted by the associated high activity levels that will result from the office workers and shoppers that the new building will result in

The development is of a scale that totally is inappropriate and I hope that the planning decision pays the fullest respect to all of the negative implications that would clearly have a very detrimental impact on the synagogue building and the users of its facilities

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Joanne Benjamin

Address: Flat1, 159 Fallsbrook Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The synagogue has a unique history including the fact that it is the only non-Christian place of worship in the City of London. It is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's Cathedral, despite Bevis's similar importance to people of the Jewish faith.

The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on the congregants ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The cumulative effect of this and other proposed buildings means that the entire backdrop of the

synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

This is a very important building to those of us of the Jewish faith, and as a historic building itself. These proposed buildings will ruin our heritage site and disrupt our ability to use the building for the purpose it was built and for which it has been used for hundreds of years, namely to pray and hold religious ceremonies in peace and without interruption or hindrance

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Dr Madeleine Korn

Address: 2 Mansfield Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to the current planning application re Bury House for the following reasons. The sheer size of the proposed building ie c 50 floors will have a hugely detrimental impact on Bevis Marks Synagogue. The synagogue will lose much of the natural sunlight & daylight every day from 9-4 pm both to the courtyard and inside in the synagogue. This will negatively impact on the congregants ability to pray and to celebrate weddings and other events of national importance. The proposed building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue. The cumulative effect of this as well as other proposed buildings is that the entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM. The proposed shopping arcade on Heneage lane with its parking for hundreds of bicycles, means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's

eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house. Madeleine Korn

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Matthew Owen

Address: 7 Sheen Common Drive Richmond

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It is completely inappropriate for a 51-storey building to be adjacent to the oldest Jewish place of worship in this country.

A building of that size will plunge Bevis Marks into darkness, having a hugely detrimental impact on the experience of people who go to the synagogue, either for daily prayers, for communal celebrations or for weddings etc.

It is hard to imagine that such an application would be countenanced if this was a historic cathedral. Bevis Marks commands the same status amongst Anglo-Jewry.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Latner

Address: 15 Stormont Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Bevis Marks synagogue, a historic and listed building, will suffer greatly from this development as will the London Jewish Community in general and other communities because the historic building is used for important occasions by many and not only the local membership. Also, it is a historic visiting attraction for overseas visitors, whether Jewish or not. Would permission for the development be allowed in the vicinity of St. Paul's Cathedral-which is as important to Christians as Bevis Marks is to Jews? Thankfully, both were spared during WW2.

The synagogue is situated on a narrow street. The development's sheer size will have a massively negative impact on the synagogue with light being blocked and a historic building being surrounded by a backdrop of large, totally unsuitable buildings towering over the synagogue.. A

shopping arcade is being created which will cause a considerable increase in traffic along the synagogue's eastern wall, causing unacceptable noise in the synagogue and in the rabbi's house.

I do not usually get involved in planning applications. However, I cannot remain silent when such a clearly unacceptable proposal is being submitted it seems on the basis that its clearly considerable negative impact on a historic synagogue and the Jewish community is not sufficiently important.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Peter Toeman

Address: Abbey Rd, St Johns Wood, London NW8 9AS

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this application on heritage grounds due to cumulative harm that would be caused by the scale and massing of the two applications to the setting and therefore the significance of the Bevis Marks Synagogue.

I wish to echo the concerns raised by Caroe Architecture in relation to the potential impact that any proposed development within close proximity could have on the physical fabric of the synagogue. If any damage was to occur to the synagogue then this could amount to substantial harm and therefore paragraph 195 of the NPPF would be directly relevant. More information on this matter will be available in the report which is to be produced by Arcaero.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Rosemary Eshel

Address: 11 Montpelier Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As archivist and historian of Spanish & Portuguese Jews in England was upset & disturbed when I saw the plans to build a tall building that will dwarf this historic site which has existed here in continuous use since 1701. We should be acting to preserve such historic buildings for future generations. If this building goes forward it will forever eclipse a remnant of historic London and destroy its intimate character.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Solomons

Address: 55 Pentlow Way Buckhurst Hill

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I write to you in my capacity as a regular attendee and member of Bevis Marks Synagogue. This building, which is considered by most of Anglo-Jewry to be the most important Synagogue in the UK is being placed at risk by the significant over-development of the immediate vicinity.

The Synagogue, which is as important to Jews as St Paul's Cathedral is to the Christian community has served the City uninterrupted for over 300 years. We have tolerated and even supported the changing landscape of the city but must now plead for additional protection.

Once this heritage is lost, either due to physical damage caused or by the fact that the light and atmosphere of the local area means that worship is not longer viable, it will be impossible to get back.

These proposals, particularly at this time must be reviewed and reconsidered. The long term impact of the pandemic is yet to be known and I urge the planning committee to reject this proposal.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Brett

Address: 15 Templewood Avenue Hampstead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The unique history of Bevis Marks synagogue including the fact that it is the only non-Christian place of worship in the City of London makes it the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of

bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house. This poses an additional security risk.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr John Reizenstein

Address: 34 Heath Drive London London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: 1. Synagogue will lose much of its natural light which is a key feature of the environment for weddings and regular prayer, · The entire backdrop of the synagogue will be made up of this and other proposed buildings which will block out the sun all day from 9 AM-4 PM.

2. The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

3. It will ruin the background and outlook of a heritage building dating back to 1701 which is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Gillian Raab

Address: 10/1 Ainslie Place Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I would like to object to this building because of its impact on the Bevis Marks synagogue. This is the oldest synagogue in the UK and the new building will completely overshadow it.

The construction of the new building will damage this important part of the UK's Jewish heritage by making it into a dark space, instead of the airy place it is now.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Richard Donner

Address: Tudor Lodge Hendon Wood Lane Mill Hill

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I wish to record my objection to this proposed development. This development would have a serious adverse impact on one of the UK's most important heritage sites for both the Jewish and wider community. Bevis Marks is in effect the "cathedral synagogue" for the entire Jewish community, a status reflected in royal visits to the site. The scale and proximity of both the office and retail development will seriously affect this oasis of calm and reflection in the middle of the City.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Geoffrey Wolf

Address: 2 Gleneagles HA7 3Qg Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed development would be far too tall and intrusive being next to the oldest Synagogue in the UK.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Deborah GUNDLE

Address: 32 Wildwood Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: We are extremely concerned about how it will affect the significantly important Jewish heritage site of Bevis Marks synagogue - which is of great importance historically and spiritually to us all in the British Jewish community. With thanks for your consideration about how this would negatively impact such an important place. Deborah Gundle

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Lady Camilla Panufnik

Address: Riverside House Riverside Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to the planned heavy over-building that will severely damage the environment of the famous old Bevis Marks Synagogue which has deep religious meaning to all practising Jewish people and which deserves as much respect and appreciation as any religious setting, and which fully deserves care of its position in the City morally, architecturally and historically.

It seems to me a foolish and unnecessary idea to create dirt, dust and other unpleasantnesses of constructing large new building when the City is already has a massive amount of empty office and commercial space in existing buildings, as situation that is not going to change now that so many commercially-involved people are intending to continue to work from home even when the Pandemic is over.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Shamash

Address: 16 St John's Wood Park London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I wish to make a strong objection to the rebuilding of 31 Bury Street into a 51 storey building. The sheer size of the development so close to the Bevis Mark Synagogue (the oldest place of worship for Jews in the City of London) will obliterate most of the natural light coming into the synagogue and the courtyard inside the synagogue. Also, the proposed shopping arcade on Heanage Lane will increase traffic and congestion. The noise will also affect the synagogue inside and the Rabbi's residence.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Ian Trehearne

Address: 20 New End Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This application is overbearing and an inappropriate neighbour to the Bevis Marks synagogue in terms of

- bulk and height, which will be very overbearing;
- uses, as the shopping arcade onto Heneage Street in an inappropriate neighbour;
- deep excavations, which may well have effects on this historic building

The heritage effects are quite wrongly dismissed in the application documentation

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Alice Goodman-Pinto

Address: 30 Abbotsford Court Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I the above signed object to the proposed building plans at 31 Bury Street (Bury House) and 33 Creechurch Lane. These buildings will dwarf the important historic synagogue (Bevis Marks), which has been in constant use since 1701. This synagogue is not just any historic building, it is unique. The erection of the proposed buildings will shut out all sunlight, causing perpetual darkness in the synagogue. In addition, the heavy traffic will make so much noise that services, celebrations and official functions will become untenable. As this building is so old it is possible that building work of this scale could cause damage to the foundations. Purely on aesthetic grounds alone the encircling of the synagogue by skyscrapers is inconsistent with the values of Historic Britain.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Kanareck

Address: 9, Russell Grove Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment:* Only Synagogue in the City. One cannot imagine this sort of encroachment onto St Pauls for example.

* The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

- The sheer size of the building will have a hugely detrimental impact. Much sunlight & daylight both to the courtyard and inside in the synagogue will be lost. This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance.

* The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

* The cumulative effect of this and other proposed buildings. The entire backdrop of the

synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

* The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Barrie Goldstein

Address: 31 Delamere Road Goldstein Cheadle

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I strongly object to the proposed high rise buildings which will not contribute to the personal warm welcoming scale of Bevis Marks Synagogue.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs karen smith

Address: Romneys House Holly Bush Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is such an important architectural and historical building. It is the oldest surviving synagogue in the UK. My husband's family can trace their connection to this synagogue back over 300 years to when it was first built and they were members of the congregation. It is such an important building but also symbol of historical religious tolerance in the UK it would be mad to build such a large office block right next to it. I would urge the City of London to consider carefully about approving such an application

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr John Hammond

Address: 4, Woodlands Grove Ilkley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I must object to the proposal to build a very high tower block to overshadow the historic and Grade 1 Bevis Marks Synagogue.

The proposal will block daylight from both the interior and exterior of the Synagogue, especially as the windows were specially designed to let maximum light to assist worshipers to glorify God for the great benefits of sunlight.

This Synagogue is the only one in the City of London and deserves maximum protection. It is considered as the "Cathedral" of Judaism in the UK.

It is important to note that many of the past and present members of this Synagogue were and are major contributors in many ways to the City of London. This proposal, if approved, would certainly damage relationship with the City and also have repercussions throughout the UK.

I would point out that other major historic and religious buildings are protected from nearby development to preserve their special status of our heritage.

I hope that this proposal will be rejected to save the Synagogue for short term gain, as it is certain

that this Synagogue will outlast any new tower block.

John Hammond
Musician and Organist

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stuart Reece

Address: Flat 4 125 High Road Bushey Heath Bushey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: You have taken no notice of the impact on the area. The drilling of foundations will severely damage the building and there will be an impact to the light inside the synagogue as well as severe traffic disruption. Your main consideration is money which is great if the development is sensible. This is not

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Eileen Austin

Address: 62 Homefield Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The Bevis Marks synagogue will be badly impacted by both light and footfall. It is the oldest synagogue in the UK and a heritage site that you intend to ruin for the sake of more commercial premises no longer needed as COVID has ravaged the city of London and people will now start working from

Home so Office's are no longer going to be needed

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Duncan Ponikwer

Address: 10 White Knobs Way Caterham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I object for the following environmental reasons and impact on religious life:

- The synagogue has a unique history including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Martin Warren

Address: 4 Farm Court Pinner

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please do not destroy the unique heritage of Bevis Marks Synagogue by virtue of these proposed buildings

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Anne Astaire

Address: 6 Bigwood Court Middleway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: You are ruining an important historical site by building so close to Bevis Marks Synagogue. Please reconsider this planning application.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Peterman

Address: 36 Whitehouse Avenue Borehamwood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: These proposals will spoil the uniqueness and structure of such historic significance.

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Walter Sneader

Address: 15 Eaglesham Road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Throughout the land there is clear recognition that buildings which form part of our national heritage must be protected from damage whether physical or situational. Bevis Marks Synagogue is one such structure. It represents the establishment in London of a Jewish community which has contributed much to our nation's well-being, science, and economy. No other synagogue in the land is endowed with such a heritage. Permitting a gigantic structure to dwarf and occlude such an important edifice would be an act of sheer vandalism.

·Were this proposal to be accepted it would inevitably clear the way for further insensitive developments. That this would grievously wound the Jewish community is bad enough. But as Bevis Marks Synagogue is the sole centre of non-Christian religious practice within the City of London it would strike at the heart of interfaith relationships throughout the United Kingdom.

I pray that this proposal is rejected so that our nation can hold its head high in the name of decency

and fair play.

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Elias Fattal

Address: 72 Nottingham terrace York Terrace Wset London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this new planning application as it affects the historical monumental synagogue in Heneage Lane.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr rowan franck

Address: flat 2, 10 cottle close glastonbury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development would be a massive blow to the Jewish community, blocking the light out of the UK's oldest synagogue in continuous use. It is a disgusting and shortsighted move that would massively detract from a building that is an important part of UK Sephardi Jewry's heritage.

Comments for Planning Application 20/00848/FULEIA

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Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mrs Jane Gough

Address: 19 Station Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If this build goes ahead, next to bevis marks synagogue-the uk's oldest shul in continuous use, from 1701- it will block out the sun and plunge the synagogue into darkness

Surely during a time of pandemic we need all the light we can get

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Alex Rudofsky

Address: 11 Ranulf Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocks sunlight- important for the religious vitality of Bevis Marks

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr John Styles

Address: 130 Alexander Close Abingdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This egregious scheme will seriously affect the Grade 1 listed synagogue by cutting its light levels, an act of cultural vandalism

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Rachel Guthartz

Address: 44b Gascony Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will be next door to the UK's oldest synagogue and block natural light from entering, severely impacting the building and the community who have been praying here since the early 1700s.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Max Simmonds

Address: 65 Etchingham Park Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: An eyesore which will ruin this deeply important space for Jews, by blocking out the natural light. Please do not let this sacred place be desecrated by greed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Rooney

Address: Flat 22 St. John's Chambers 2 Ashwell Street Leicester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am deeply concerned at the impact this development will have on the Bevis Marks Synagogue.

As others have commented in their objections, it is inconceivable that this would be permitted were the neighbouring building in question St Paul's Cathedral or Westminster Cathedral or any other Christian place of worship of analogous religious, cultural and historical significance.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Mitzi Kalinsky

Address: 24 Grove Road Chingford London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Mark's Synagogue is the most culturally important synagogue in London and in the UK. It is the earliest synagogue in existence in the UK and is still in use. Putting a building like this next door would cause untold damage in terms of light and amenity

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Theodore Anton

Address: Flat 36, Tramway Court 3 Candle Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Building a 48 storey building next to Bevis Marks synagogue will block out the sunlight it receives and plunge it into darkness, seriously compromising services in the synagogue. It is the UK's oldest shul in continuous use, going back as far as 1701, and is a heritage site that must be protected, not ignored and damaged in this way.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Levy

Address: Flat 35, Spencer Heights 28 Bartholomew Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development will have a serious adverse impact on Bevis Marks Synagogue, including as follows:

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of its sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.
- The period of development will create a huge disturbance to the use of the synagogue

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Clive Hyman

Address: 32 Chester Close South London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking off of light to one of oldest Synagogues in the UK

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Emma Whitaker

Address: 3 Rushmead Close Croydon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this planned development. The plans will have a catastrophic negative impact on the Bevis Marks Synagogue in terms of loss of natural light and also noise pollution. The synagogue is a building of national importance - historically and spiritually it is of equal significance to the City of London and the nation as St Paul's Cathedral should must be protected.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr STEPHEN MACK

Address: 8 Sandmoor Chase ALWOODLEY LEEDS

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: i am objecting to the plan on the basis of the following;-

- sheer size of the proposed development resulting in loss of daylight both to the courtyard and interior of the synagogue.
- this will have a negative effect on the ability for prayer and the celebration of weddings and other joyous occasions
- the proposal includes a shopping arcade and provision of parking for hundreds of bicycles creating a vast increase in traffic.
- this will result in increased noise levels
- unacceptable encroachment to the synagogue as a result of the size of the proposed development

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Pearl Foster

Address: 29 Cornwall Crescent Yate Bristol

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I have visited London and been inside the historic synagogue of Bevis Marks which is close by the proposed development. The synagogue has a magnificent interior which will be poorly affected by the reduced sunlight caused by the height of the proposed building. I am a Christian which makes me even more certain that such an important religious building - built 1701 so the oldest synagogue surviving in England - should be allowed to flourish and serve the congregation and wider community. It is in a densely built-up area and any increase in traffic, which will inevitably arise from the usage of the proposed works, will increase the noise levels in and around this religious building. We should be protecting our beautiful religious heritage buildings - whether they be cathedrals, churches or other faiths. Please deal sympathetically with this. Other less obstructive sites for the proposed development will still be available.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Elizabeth Bosworth

Address: 13 Eliot Park Basement Flat London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I reject this plan for a new construction that will have a hugely negative effect on a thriving community that worships in a beautiful, historically significant building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Robin Quinn

Address: 61/12 Waterfront Park Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I think this is a disgraceful proposal which will have a severe negative impact on the community, and urgently needs to be re-considered, especially on the grounds of the history of the neighbouring buildings.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Anthony Metzger

Address: 97 Anson Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is a beautiful, historic religious site for Jewish people. This proposed development will block out all the light emanating from the Synagogue and make the experience of praying there a considerably less pleasant and spiritual experience. I strongly object.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Lynda Gillinson

Address: 24 Sandmoor Court Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This is the MOST INSENSITIVE DEVELOPMENT and completely unnecessary.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Harry Boteler

Address: Flat 22, Mulberry Apartments, Coster Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly disapprove of this egregious plan which will harm the community of this old and important building

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Vickie Irwin

Address: 22 Princess Court Queensway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking out light from a house of worship.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Jacobs

Address: Flat 8 269 Regents Park Road Finchley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As the Chair of the Working Party on Jewish Monuments I want to object strongly to this development. The development will be profoundly detrimental to the unique heritage of the Bevis Marks Synagogue, the oldest Synagogue in the United Kingdom which has played such a crucial part in the story of Anglo-Jewry.

The Bury Street development would result in the Synagogue losing much of its light both to the courtyard and inside which will have a significant impact on worshipers in the sanctuary.

It is most deeply concerning to the members of the Working Party that this development is being proposed and hope very much that the committee members will reject this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Jacobs

Address: Flat 8 Regency House 269 Regents Park Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As the Chair of the Working Party on Jewish Monuments I want to object strongly to this development. The development will be profoundly detrimental to the heritage of the Bevis Marks Synagogue, the oldest Synagogue in the United Kingdom which has played such a crucial part in the story of Anglo-Jewry.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Patrick Morrow

Address: 3 Toronto Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: My conviction is that this proposal would adversely affect Bevis Marks synagogue, ruining its architectural prominence in the street and lessening its access to natural light.

The synagogue rightly has a world reputation, and is the oldest synagogue in continuous service in the country. It offers spiritual and cultural delights, which, once ruined, cannot be restored.

The costs of this proposal, in its context, are greater than its benefits.

I speak as a non-Jew who has enjoyed hospitality there, and recognises its frankly unique beauty-in-situ.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Tom F.

Address: 57A-57B St Clement's Street Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking of light.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Arlette Garcia

Address: 67 BRENT WAY London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am speaking as a regular congregant to the Synagogue where I got married and also as a Professional as a Chartered Landscape Architect and Member of the Landscape Institute for the past twenty + years.

This building is of huge significance and historical value to our Jewish community and its unique atmosphere is a major reason for its survival throughout the last 400 years.

From a townscape viewpoint the overriding impact of the development is that of massive overcrowding and overshadowing way above the height of Bevis Marks Synagogue itself. The new proposals dwarf the Synagogue, making it feel very overlooked and causing a severe loss of light from overshadowing. It will completely alter the peaceful and serene small entry courtyard area

and change the way congregants feel and the huge amount of tourists that also visit annually. The building is cold at the best of times currently but the loss of sunlight through out the day (studies have shown loss of light from 10-3pm even in summer) will make the building colder and impact detrimentally on the beautiful light and atmosphere through the huge windows that is created in the Synagogue.

Not only that but on a town street level, the amount of people walking through the new development once the street plan is opened under the building will mean that services are interrupted by the noise from the street and the acoustics maybe affected.

If this were a residential street, your neighbour would be denied an extension of their house that causes overshadowing, so I cannot see that this level of development has any justification here. They would not allow it around St Pauls and this building is the Jewish equivalent of St Paul's Cathedral - let it breathe!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs jennifer ross

Address: the garden flat 21 thurlow road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Bevis Marks is the equivalent to St Pauls for the Jewish people. It should be given the same level of planning protection as any other heritage site. It is the oldest UK synagogue and perhaps the most beautiful and its whole environment will be changed and darkened if these two proposals go ahead. The synagogue will lose its natural light and the lane will become a noisy thoroughfare. A badly thought out proposal which should be rejected.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Natali

Address: Birchwood Ashley Green Chesham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am a member of the Spanish & Portuguese Jewish Community of which Bevis Marks Synagogue is the principal synagogue which I attend on special occasions. I write to object to this planning application for the reasons set out below. As a member of the synagogue, I regard myself as a neighbour of the site for this application. My family has worshipped there since at least 1778.

Bevis Marks is unique, it is a recognised heritage site and it is the oldest and most important synagogue in the UK. It was built in 1701, not long after the Great Fire of London, by (I believe) a student of Christopher Wren. It is for the Jewish Community the equivalent of St Pauls for the Christian Community. It is the only non-Christian place of worship in the City of London: it is our 'Cathedral Synagogue'.

The proposed new building will soar over Bevis Marks, will keep it and its courtyard in shadow for much of the time and will lead to major noise and crowd problems in the immediate vicinity. The sky and daylight will effectively 'disappear'.

Further, the proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house. It will have a negative impact on our ability to pray and to celebrate weddings, and will interfere with events of national importance such as when the Prime Minister, the Chief Rabbi, the heads of other faiths, the Lord Mayor of London and other dignitaries attend.

Although the City has in recent years acquired many fine, modern tower buildings, none has encroached on Bevis Marks as the one the subject of this application would.

I hope this application will be refused or, at least, greatly modified to lessen its impact on Bevis Marks which is such an important and ancient building of great significance to the Jewish Community and to the Nation

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Carroll Raphael

Address: 171 Edgwarebury Lane Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I speak as someone with a connection to Bevis Marks Synagogue. My cousin was a past Rabbi at Bevis Marks and, accordingly, I have been a frequent visitor. My objection to the proposed development is principally founded on the fact that it will deny the Synagogue and its forecourt virtually all of its natural light for a large part of the day and will detrimentally affect the experience of those attending for prayer and the large numbers of tourists/visitors, both Jewish and non-Jewish, who come to see the oldest working Synagogue in the UK.

I also object on the grounds that the proposed shopping arcade at the base of the development will, together with close to 300,000 sq. ft. of offices, turn Creechurch Lane into a major pedestrian and cyclists thoroughfare. The Lane is presently quite quiet; its narrowness has meant that, although open to vehicles, it has not been "over-trafficked" but the proposed development will necessarily change its character. And the resultant increase in noise (which will filter through the eastern wall of the Synagogue) and activity will significantly impinge on whatever is going on

inside, whether religious services, lectures, visits etc.

It would surely be sensible to delay consideration of such large schemes until it becomes clear whether, in the light of working practices during and after the pandemic and following Brexit, they are needed. Nobody wants the City of London to have a vast excess of empty space and developments such as that proposed may well exacerbate this theoretical problem.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Lord Enea Orsolini

Address: 451 victoria road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Defend the heritage of the synagogue Bevis Marks

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Fiona Curran

Address: 23C shepherds loan Dundee

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocks out all natural light in the nearby Jewish faith building, one of the oldest in the UK.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Joel Carlberg Torsell

Address: Hälsinggårdsvägen 18d Falun

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Lightning

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Kate Menzies

Address: Flat 8 Edgehill Lodge 153 Turnham Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: this new building will block out the sun for the synagogue and the jewish community who worship there - they don't deserve this. please reconsider this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Mary M

Address: 380a Forest Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The size of the building will mean the synagogue will lose much of the natural light inside the synagogue. This is a beautiful building of religious and historic importance and sunlight is key to preserving its beauty for future generations.

The cumulative effect of this and other proposed buildings will mean the entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

Comments for Planning Application 20/00848/FULEIA

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Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Ms Zelda Star

Address: 3 Clarence Mews London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: If constructed, this building will block natural light to the historic and still in use synagogue next door. This will be hugely detrimental to the Jewish community

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Lianne Hitchen

Address: 57 green lane Tadworth Lower Kingswood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The impact this development would have on the Bevis Marks synagogue is absolutely unacceptable. Whatever is built on this site cannot be allowed to obstruct the light into the synagogue much in the same way my neighbour ought not to be permitted to build an extension to their home that obstructs the natural light into my house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Eliote Long

Address: Flat 14 Kerridge Court LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to this proposal for a 48-storey-high building beside the Bevis Marks Synagogue. This structure will block the sun in the Synagogue and have a huge negative impact on the community of worship. As a Londoner, I must stand together with the Bevis Marks Synagogue community and oppose the plans in the strongest terms.

Bevis Marks Synagogue, which was opened in 1701, is the oldest synagogue in continuous use in Great Britain and the only synagogue in Europe that has held regular services continuously for over 300 years. So, as well as a sacred space of worship today, this historic building is an important heritage site for Jewish people in London and across Europe, particularly for the Sephardi community.

Above the entrance is carved in Hebrew the name of the synagogue, "Kahal Kadosh Shaar Asamaim", which means "Holy Congregation The Gates of Heaven" and expresses the gratitude

for the safe refuge that those first Sephardim felt they had found in the City of London. The proposed development would have a terrible impact on that space of refuge and community.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Smilynne Joukovski

Address: 1 West Heath Close London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I am incredibly upset to hear about the proposal to develop 31 Bury Street which is located right next to the uniquely historical Bevis Marks Synagogue. As the Collections Documentation Officer at the synagogue, working directly with its archives department, I feel very strongly about objecting to the upward development of 31 Bury Street (to 46 floors!). Bevis Marks Synagogue is an incredibly important heritage site for the Jewish community; as the oldest synagogue in the UK, it represents the beginning of Jewish Life in this country and is considered a unique gem in the hearts of London Jewry. It needs to be looked after and cherished as it is a building of great historical significance to the Jewish community. With the adjacent Creechurch Lane development rising to 21 storeys, the Bury Street proposal to elevate Bury House to 46 stories will totally over-shadow Bevis Marks, blocking essential daylight and leaving little light source for the synagogue and its congregants. Light is essential for prayer so this reduction of light

is critical, especially since Bevis Marks has its original 18th century light fittings which provides limited lighting at the expense of retaining its unique interior. Natural light source is therefore critical for the synagogue to operate efficiently.

The additional proposal for a shopping arcade and bicycle park at Bury House is a devastating blow to the Jewish community as this will detrimentally increase the noise levels and activity on Heneage Lane and therefore significantly impact the calm tranquility of the synagogue - making it less conducive to quiet prayer. Heneage Lane runs adjacent to the Eastern wall of the synagogue which is the direction that Jewish people face during prayer - the Mizrach refers to the wall of a synagogue that faces east. The eastern wall is critical for Jewish prayer, so making Heneage Lane a thoroughfare for bicycles and shoppers will totally damage the experience of quiet prayer.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Beth Madden

Address: 32 Thornwood Avenue 1/2 Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: No comment.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Stacey Holleb

Address: 1825 Kendall St Lakewood

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We need to protect ALL shuls! In this day and age of rising anti- Semitic uprisings, this is even more important. Allowing construction that will deprive this sacred space of natural light, add noise and generally harm the community, I strongly oppose this idea!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Beth Ashton

Address: 11 Courtleet Road Coventry

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concern regarding affect this construction will have on nearby synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Barry Freedman

Address: 74 Warwick Avenue Edgware HA8 8UJ 74 Warwick Avenue Edgware

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Traffic or Highways

Comment: Bevis Marks Synagogue is a world Jewish Heritage Site. The construction of this building would loom over the synagogue blocking out the light and taking away the whole character of the synagogue. The alleyway along side the synagogue which is presently very quiet, will become a busy thoroughfare and the noise will be heard inside thus disrupting prayers.

I ask you to reconsider this construction for the above reasons, but also at this present time when staff are asked to work at home due to Covid, and employers hinting that this could become the norm, is there a need for a new building such as this?

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Barry Shaw

Address: Flat3 Hill Crest Lodge 41 Allum Lane Elstree

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Don't take away the privacy of this Synagogue.
It's heritage, it's life!!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Ranit Katz

Address: The Tosh St Andrews

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is not a compassionate, kind or understanding thing to do. This is cruel, unkind and disrespectful to the faith of the Jewish people.

The building was built specifically to bring the light into the worship of the Jewish people. How could you possibly allow a man made structure to be built on purpose to block out the light for the worship. I wonder if this were a Christian church would it even be a question?

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Charlotte Purdham

Address: 187 Whittington Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal, which would be of detriment to the community this building is an important part of.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sarah Scott

Address: 11a Byron Hill Road Harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposal would block all light to inside Bevis Marks Synagogue. This is the country's oldest synagogue in continual use and much of its beauty would be lost if the natural light that floods in through the windows were to go

This would be in blatant disregard to London's Jewish community and heritage of everyone.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Emily Hutchinson

Address: 227 Wightman Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The development will disrupt worship and block all light from the Bevis Marks Synagogue, a key community hub and cultural institution open for worship since 1701.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Richard Pavry

Address: 21 Lower Addison Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Increased traffic and loss of light for the local synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr John Lyons

Address: Low Gable 181 Alwoodley Lane Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I have family who are members of Bevis Marks Synagogue and have attended services on a few occasions.

The size and mass of the proposed development would have a huge detrimental effect upon the smooth and efficient running of the synagogue and its religious services.

The lack of sunlight and overshadowing would be enormous.

The development would surely be ignoring the City's objective of preserving and enhancing the setting of heritage buildings.

The proposed shopping mall which would provide a walkway would greatly increase footfall and

cause excessive noise and nuisance.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Andrea Leib

Address: 32 townfield Rickmansworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My family comes from that area. It's part of my heritage. It's part of so many others heritage. It's the equivalent of blocking out and wrecking the area around St Paul's Cathedral. In memory of my grandparents and all my family who would also object. I object.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Martin Brown

Address: 43 The Grove Edgware Greater London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed building will grossly cause loss of natural light to Bevis Marks synagogue, a building of great historic significance to the UK. The synagogue is still in constant use and attracts many tourists. The synagogue has the same importance to the Jewish Community as St Paul's Cathedral has to the Christian Community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Malka Morris

Address: 7810 Lago Del Mar Dr. #110 Boca Raton, FL

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I strongly object to the construction of a high-rise building at 33 Creechurch Lane which will block daylight to the historic Bevis-Marks synagogue and will also bring increased noise into its interior. This synagogue, constructed in 1701, the oldest synagogue in London, is the Jewel in the Crown of the Jewish British Empire. Don't change the unique character of this beautiful, historic building. It's already hemmed in enough by other taller buildings. Help preserve its unique character, and let it breathe on its own. Don't destroy the special quality of this special gem located in the original City of London. I have already visited this synagogue on several separate occasions and have been so impressed with its quiet beauty, its original interior, and its stillness so conducive to contemplative prayer. Please preserve the unique character of this most special, historic building, and save it for the enjoyment of all future generations.

I also wish to voice my extreme objection to the 31 Bury St. proposal to build an even larger building that would overshadow the Bevis-Marks Synagogue. This will totally block all natural light and restrict the air flow around this most beautiful, historic building. What the Blitz and the IRA bombings were not able to do in the past century, and which G-d has protected for the past several hundred years, the London Planning Commission is now planning to obliterate. Instead of allowing the construction of massive buildings around this incredible gem, why not designate the entire area surrounding Bevis-Marks Synagogue as a protected area, and turn it into a lovely park-like setting. The National Lottery Trust Fund recently granted a most generous stipend to the synagogue to preserve both its interior and exterior spaces. Don't undo the recognition that the Trust has placed in this holy institution, and make wise decisions that will only enhance this hallowed ground.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Alastor Phoenix

Address: 316 Camberwell New Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This would block the sun from one of London's oldest shuls in continuous use.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Ivri Bunis

Address: 21 Aylestone Road Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is next to a historic Jewish synagogue, one of the oldest in the UK, which serves as a central location for the Jewish community of London and the UK in general. The new building will ruin the setting in which this synagogue has existed for centuries, block the light and be extremely detrimental for the manner that the synagogue runs, for the community of worshipers, for tourists visiting the site and for others

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sharon Pearlman

Address: Rivlin6 /11 Netanya

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: To obscure this magnificent building is sacrilege. Don't let it happen.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr David Bunis

Address: Hakatros 4 Maale Adumim

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking the sunlight which naturally floods the synagogue with light through its impressive historic windows would have a highly deleterious effect on this unique historic site. Please do not allow the proposed building project!

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Victoria Herriott

Address: 37 Napoleon Road Twickenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The application doesn't appear to have taken into consideration the effect of Covid 19 on the City. There will undoubtedly be a glut of office space as citizens continue to work from home. The synagogue is a precious piece of London's heritage and the community therein deserve their right to sunlight. Ill-timed considering Europe's Jews have been subject to continuing waves of anti-semitism.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Leonidas Adams

Address: Room D 12 Manor Terrace Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Allowing the planned works to go ahead would overshadow the UK's oldest continuously used synagogue and have a real and negative impact on the London and wider UK Jewish community. This building is a part of Jewish people's cultural heritage. It, and the people for whom it is an important cultural symbol, deserves enough respect to not be placed next to a building that would cut off its light and disrupt those who worship there during the building process.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Melanie Getto

Address: 3 Coronation Cottage Flittogate Lane Tabley, Knutsford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I strongly object to this application of this 51 storey commercial building being constructed so near to Bevis Marks Synagogue, the impact of which would be catastrophic for a place of worship, let alone the fact that this synagogue is an incredible heritage site, being the oldest synagogue in the UK. The height of the building will have a major impact on any natural light being visible in the synagogue's courtyard and it will be dwarfed by this multiple storey building. Creating shops inside Bury House and bike stores in front of it will make the small alley at the side of Bevis Marks into a major thoroughfare so that there will be constant noise polluting the quiet space needed for services and prayer in the synagogue. The alley is on the eastern side of the synagogue which is the side that Jews pray towards and the constant noise will impact any services being held there. The application to build Bury House and the building of 33 Creechurch Lane which is only 4 meters from the synagogue will hem in the synagogue, blocking and

encroaching on its very soul, taking its view of the sky, its light, its peace and tranquility and essentially negatively impacting the right of peaceful worship in the UK's oldest synagogue which has held regular services continuously for more than 300 years. My brother in law's family has had a seat there since the time of Oliver Cromwell. In this time of a national pandemic with so much loss and fear around us, the spiritual needs of all faiths, including the Jewish faith should be considered a priority for our nation and it is shameful that commercial gain is to be considered more important than preserving a most important place of worship for the Jewish community in the UK.

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Case Officer: Bhakti Depala

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly oppose this development for all the reasons given by other people and organisations who have already raised their objections to it in relation to its effects on Bevis Marks synagogue. In addition to practical considerations such as the deprivation of light and probable structural disturbance, this building is of enormous cultural importance for everyone - not only for Jews but non-Jews as well. Its spiritual value (its *raison d'être*) will be severely marred by any such development in such close proximity. An office block (including its self-serving shopping area) can be built anywhere; this synagogue is an immovable jewel in the heart of the City. It's all too easy to be wooed by buzzwords such as pedestrian 'permeability' and 'pocket park', which are but minor and potentially temporary aspects to attempt to make more palatable this monstrosity. If developers were truly so desirous of improving the 'public realm', they could surely find a way to

do so with the existing building. And what is the existing area already but the perfect 'place for dwelling and reflection'? I beg the planning department not to forget that we live for more than money and work but to feel and experience culture, history, beauty, spiritual nourishment (I say this as an atheist), and a sense of community - within communities and between them. Please reject this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Royce Mahawatte

Address: Welfenstrasse 16 Bonn

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Do not obstruct the local synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Craig Morrison

Address: 53 millbrae road Langside Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building would block out the sun and the outside of the UK'S oldest practicing synagogue, this building is a spot on the Jewish community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Amelia Cook

Address: 3/4 289 Bath Street Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will have a lasting negative impact on the daily activities of Bevis Marks Synagogue next door, a site of ongoing use and great historical significance for the Jewish community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sian Moseley

Address: 24a Stoke Newington High Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will be detrimental to the Jewish community in the area.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Michael Szpakowski

Address: 135 Altham Grove Harlow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an appallingly insensitive and brutal privileging of money and corporate greed over human needs and values. The developers should be ashamed of themselves and anyone determining planning who lets this go through should be equally ashamed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Deniz Genc

Address: Flat 5, Veryan Court Park Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly disapprove of this egregious plan which will harm the community of this old and important building

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Bloom

Address: 51 Cissbury Ring North London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Having worked next to the building for many years, I know that this would be a disastrous development for one of the City's most iconic and beautiful buildings. The City, however, really does not need another shopping area or high rise development.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ivor Richards

Address: almog8 Kadima

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The main problem is the lack of light and the access to a historic site, particularly, though not exclusively, for visitors from abroad

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Holly Watling

Address: 9 broom lane Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Terrible shame to harm the beauty of the oldest synagogue in the uk. Will impact on a beautiful community.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Alasdair Black

Address: 15a Victoria Roaf Kilburn London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I very strongly object to planning permission being granted to these proposed developments which if granted would completely overshadow and eclipse this three-century-old place of worship in the city.

Although not a Jew myself I am aware of the significance of this important place of worship to the Jewish community here in London.

All these towering, tasteless cement, steel & glass buildings in the city have already eclipsed far too many other churches and similar places of worship in the city.

Please - we really do not need more of these ugly Temples of Mammon.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr STUART MORGANSTEIN

Address: 5 Defoe House Barbican London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I object to this development on the following grounds:-

1) The large building will loom over the 320 year old Grade 1 listed Synagogue and in particular the Courtyard which is both important for the Succoth Holiday but also for the amenity it gives to the Congregation.. It will also put the entrance to the National Heritage Lottery Funded Project facility in the synagogue buildings into the shade.

2) The increased footfall and consequential increased noise levels, in the historic Heneage Lane from pedestrians and cyclists toward the building at all times because of the multifunctional nature of the building including both retail, leisure and offices.

3) Creechurch Lane along with Mitre Street have 3 designated parking spaces for people with disability. I can see nothing in the proposals for this building that indicate that the access to these will be maintained throughout the construction and once open there will be additional disabled parking provided for users and workers in the proposed building so as not to take the current spaces away from current users.

I object to this building being given planning permission for the above reasons.

I

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms ruth rosen

Address: frogna! gardens london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Any place of worship needs light. It needs access to natural light, to lift the spirit, to be able to see the sky or the light therefrom, to remain in touch with the natural world. That is the essence of Religion and is referenced throughout the Bible. No place of worship is delegated to a dark dungeon and the historic acknowledged beauty of the Bevis Marks Synagogue is no different. Its interior has inspired generation after generation with its sacred atmosphere - and the beauty of its interior - much of it suffused with natural light, has given great elevation of spirit and peace to thousands upon thousands of people since its inception. To deprive it of light - to create a dark, claustrophobic Bevis Marks Synagogue - invalidates its whole existence. It would amount to vandalism.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jaime Starr

Address: 3 Audley Road Levenshulme Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building work will block out the daylight from the Bevis Marks synagogue. Bevis Marks is the oldest synagogue in the UK and has been continuously used since 1701. This building project will make the beautiful synagogue less welcoming, and impact on both the people coming to see it as a historical building (negatively impacting tourism) and on those coming to pray.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Liam Tielemans

Address: 10A Market Avenue Ashton-under-Lyne

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development would negatively affect the historic synagogue nearby; as a person of Sephardi heritage myself I want to see this historic building preserved in use and retain access to light.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jesse Balter

Address: 788 Carsten Cir Benicia

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Synagogue next door gosh darn it!!!!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Jules LoVecchio

Address: Flat 1 Sycamore Corner Gun hill COVENTRY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking natural light and damaging the business of worship and wellbeing of the community

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Alese Clark

Address: 26 Patten Rd Billerica Massachusetts

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Blocking the sun and fresh air from the synagogue must not happen. This old and dignified building deserves respect.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Elena Colman

Address: 55 Cossall Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object on the grounds that this development will block light to the Bevis Marks synagogue, something that will have a horrific impact on the community

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Shelby Shoup

Address: 322 Ausley Rd Tallahassee

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Good afternoon,

My name is Shelby and I am a Diaspora Jew and college student living in Florida, USA. It is very important to me that this building is not constructed next to Bevis Marks so that the synagogue's congregants may continue to enjoy sunlight in their house of worship. It is so important that we cherish historic Jewish buildings across the Diaspora and protect the rights of Jews to worship in comfort. The Bevis Marks synagogue is an important part of London's Jewish history and the congregation an important part of London's community. Please support the Jewish community in London and across the entire Diaspora by protecting this important cultural site.

Respectfully,
Shelby

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Josie Abram

Address: 19 Lullington Rd Bristol

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:X

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Golan

Address: 31 Milton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The erection of a 48 storeys building next to Bevis Marks, the most important synagogue in the UK, will irreparably impede the activities of the synagogue. It will block daylight throughout the whole day and create noise pollution.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr John Dickinson

Address: Swans Mead Haverbreaks Road Lancaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Already compromised by the Creechurch development, Bevis Marks is an historic and important synagogue which would be totally dominated by its surroundings should the Bury Street development proceed. Not only would it be literally overshadowed by a 46 storey tower, with very little light at all reaching it, but it would also be constantly assailed by the noise of passing cyclists, pedestrians, and all those involved with the busy commercialism of a nearby shopping centre.

This building and its community is of major importance to the Jewish people in London and indeed the UK. To allow this development would be a deliberate and disrespectful repudiation of our claim as a nation to welcome and embrace those of all faiths. One cannot help but wonder what reaction there would be to the planning application had Bevis Marks been an ancient Christian church or indeed an ancient Mosque.

Comments for Planning Application 20/00848/FULEIA

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Address: Bury House 31 Bury Street London EC3A 5AR

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(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Jacqueline Barnett

Address: 12B Eton Avenue London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: As an architectural historian I am dismayed that my colleagues in the Built Environment are considering approving the construction of a 48 storey building at 31 Bury Street adjacent to the Bevis Marks synagogue, a Grade 1 listed building of immense importance. The proposed building would be detrimental to the synagogue in so many ways. The atmosphere preserved in this little corner of the City of this unique building of 1701 would be ruined by a structure which would tower over the courtyard. The lack of natural daylight which the height of the intended structure would cause would deem services to be stopped as the building is serviced solely by candlelight. The footfall and cycle lane would be increased to an unacceptable level thus causing noise and pollution to the delicate fabric of the synagogue. and the worshippers. Please remember we have a historical responsibility to preserve our buildings and their surroundings.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Paul Caswell

Address: 37A Clarence Road Moseley Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Poor Bevis Marks. As if 33 Creechurch Lane wasn't enough, we now have Bury House, 31 Bury Street.

The Bevis Marks synagogue (built 1701) was erected to be 'off the beaten track' deliberately, to be hidden from almost all. Apart from the obscene height of the proposed new development, we now have a 'shopping mall' proposed at the end of a narrow alley crossing the most important part of the whole building - the east end, where the Ark is kept, which holds the most important possessions of any synagogue, and the most holy.

The walls of the synagogue are not thick, and any sound from without is audible within, and this goes for the adjoining Rabbi's house. With a thoroughfare with relatively high footfall inches away,

this promises to make the acoustic conditions inside intolerable.

Secondly, we have the lighting problem. The synagogue will be in shadow for almost all of the daylight hours. Creechurch is bad enough, but this, at twice the height, is potentially even more devastating. I can think of no other country in the world that would treat its people and heritage this badly.

For once, please put profits second to a thriving community and a Grade 1 listed building of international importance. I ask you to please refuse permission to allow the Bury House (31 Bury Street) development.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.
Case Officer: Bhakti Depala

Customer Details

Name: Mr Paul Caswell

Address: 37a Clarence Road Moseley Birmingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Apropos my previous comments, having seen Section 2.1 of the so-called 'Public Benefits Statement', it seems that the developers have turned a deaf ear to one of the prime sources of complaint re the 'development'.

The opening up of a thoroughfare in Heneage Lane is one of the key sources of objections, and yet the developers insist on this cultural vandalism literally within touching distance of the 1701

Grade 1 Listed Synagogue, which will cause untold harm to the actual use of the building.

Despite all that has been said, it appears that the developers are ploughing on regardless.

Once again I beg of the Planning Department to reject this totally out of place application.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Leonard Grant

Address: 31 Sunbury Lane London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building application is next to Bevis Marks Synagogue - it would completely block out the light from the UK's oldest shul in continuous use. We must protect, not damage, our Jewish heritage!

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr PNatali PNatali

Address: 14LeasideAvenue London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:I object to this planning application.

I am very concerned about the proposed development at Bury House, 31 Bury Street. 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. 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 proposed 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 proposals are many and include, in part, the following:

- Loss of light or overshadowing: the height and proximity of the new tower would result in an overbearing built form that would hugely damage the historic setting of the Grade I listed

Synagogue. It would reduce the amount of natural light to the Synagogue's much used courtyard and to the interior of the building and thus harm the daytime experience of the Synagogue's interior. This will negatively impact the community's ability to pray and to celebrate weddings as well as events of national importance.

- The new tower will become the new backdrop to the Synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the Synagogue.

- The cumulative effect of this new tower and other proposed buildings (eg 33 Creechurch Lane). The entire backdrop of the Synagogue will be made up of these buildings and they will block out the sun all day from 9am to 4pm.

- The proposed new tower creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the Synagogue's eastern wall, causing disruptive noise inside the Synagogue and in the rabbi's house.

Thank you for your attention.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Keith Phillips

Address: 1 Regal House 987 Finchley Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is a historic landmark for the Jewish community. My great grandfather was an honorary member and my daughter was married in the synagogue in 2016. This construction will impact daylight/sound and most probably the foundations of such an important landmark in our lives

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Mail

Address: 20 Neeld Crescent London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The London-based Foundation for Jewish Heritage which campaigns on behalf of Jewish heritage <https://www.foundationforjewishheritage.com/> is very concerned regarding this Bury Street development which is substantial in scale and will have a major adverse impact on the surrounding area. In particular, the development will badly affect the historic grade I listed Bevis Marks Spanish & Portuguese synagogue overshadowing and dominating this remarkable synagogue site, the oldest and most important functioning synagogue in the UK, and damaging its setting within the City of London. There will be less light, and increased traffic in what is already a busy street. The synagogue has an iconic place within the City and this development will cause great harm. We object in the strongest terms to this planning application and hope it will be denied.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Melissa BAUMAN

Address: 10409 FLOWERFIELD WAY POTOMAC

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue

will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Elaine Avisror

Address: Flat 16, Paragon Court 129 Holders Hill Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:· This is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. This synagogue also has unique history, including my ancestors from the 1700s.

· The synagogue and courtyard will lose much of the sunlight and daylight which will have a negative impact on our ability to pray, celebrate weddings and other events of national importance. The proposed buildings will block the sun all day.

· There will be a large increase in traffic in Heneage Lane due to the shopping arcade which will have parking for hundreds of bicycles which will cause excessive noise inside the synagogue and the Rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Danielle D

Address: 30 Sunnybank Road Bury

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This will impact on an important heritage site

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Carolyn Jacks

Address: 36 Herons Place Isleworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:

- The huge size of the building will result in the loss of natural light both within the synagogue and the courtyard. This will negatively impact on the services and events with the sun being blocked throughout virtually the full day.

- A building of this nature should be protected as a unique structure being the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. Would this be allowed to happen to a building such as St Paul's? Bevis is of similar importance to the Jews of not just London but the wider Jewish community around the world.

- The proposed creation of a shopping arcade on Heneage lane and parking for hundreds of bicycles, will result in very large increase in traffic up and down Heneage Lane. Apart from the daily noise the rabbi's house will suffer from, the Jewish sabbath will be particularly affected as

prayers will be disrupted by the noise of traffic and people outside.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Daniel Hershon

Address: Shankfoot Farm Cottage Haltwhistle

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This is an appalling and totally inappropriate development that will destroy the atmosphere and religious life of what is undoubtedly the most important synagogue building in Britain. The encroachment of the proposed grotesque structure constitutes an attack on the Jewish people who belong to, worship in and visit Bevis Marks, as well as the Rabbi who lives there. If the previous development opposite was curtailed after strong objections, then how can the new development of Bury House be allowed? - it would constitute a perverse and frankly immoral action.

Even more so now with the effects of the Covid pandemic, this area of London does not need more massive office and commercial developments, particularly not on such an obscene and immoral scale. Think of human beings first and please do allow this development.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Linda Rosen

Address: 5 Nunroyd Grove Moortown Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The development will severely impact on the special and listed building Bevis Marks Synagogue. It has a unique history as it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis Mark's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. The building will lose much sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on the congregation's ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings are extremely detrimental. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all

day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Kim Press

Address: 64 Normandy Avenue Barnet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Blocking light and view of historic synagogue

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Philip Ross

Address: 8 Clorane gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The proposed application should be fully rejected. Bevis Marks Synagogue Sun light will be blocked from 9 AM -4PM, The backdrop of The Synagogue will be lost, Disruptive Noise caused by increased traffic along The Synagogues eastern wall causing disruptive noise inside the synagogue and in the rabbis house.

The scheme does not take into account the importance of Bevis Marks Synagogue and how it will impact on the community for now and the future and its importance going forward

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Miss Lorelei Sellers

Address: 154 Hilton Drive Main Street Aberdeen

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building is the oldest synagogue in Britain, this building and its history are important and preserving the integrity of this religious and cultural landmark should be forefront. The addition of this new building would severely impact this.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Les Talisman

Address: 35 Courthouse Road West Finchley London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: This work will undoubtedly cause disruptive noise inside the synagogue and in the rabbi's house and will be an eyesore.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr David Nunes

Address: 11a Melbourne Road Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The detrimental effect on Bevis Marks Synagogue- light, noise and possible damage to its foundations.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Marion Janner

Address: 6 Mill Close, Blockley MORETON-IN-MARSH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building would be hugely damaging to the exceptionally historic Bevis Marks Synagogue. You will already have had the carefully articulated details of how damaging this would be (including the actual and symbolic darkness that would be inflicted on the building and its congregants and visitors.)

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Erin Hayes

Address: 12 Birch Crescent Apt 3 Rochester

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks Synagogue is the UK's oldest Sephardic synagogue in continuous use. The development of this new building will obscure the synagogue and block all natural lighting, directly impacting Jewish Londoners' ability to pray in the building. The construction of this building directly next to a religious building without taking into consideration its impact on those around its construction site is disrespectful, apathetic, and disgusting.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Deborah Talalay

Address: 6 Stamford Brook Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: There will be a huge surplus of office space after the pandemic. Why is an office building that will be so ruinous to the Bevis Marks Synagogue even being considered?

- The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it

when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Joyce Nunes

Address: 11a Melbourne Road Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Detrimental effects of building to Bevis Marks Synagogue- noise, damage to foundations and disruption to the area on completion.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Pippa Landey

Address: 1The Manor House Manor Gardens Thorner

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The unique history of Bevis Marks synagogue including the fact that it is the only non-Christian place of worship in the City of London makes it the Cathedral Synagogue of the United Kingdom.

One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

The sheer size of the proposed building will have a hugely detrimental impact.

The synagogue will lose much sunlight & daylight both to the courtyard and inside in the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Robert Winckworth

Address: 67 Dongola Road Tottenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I strongly disapprove of this egregious plan which will harm the community of this old and important building. Bevis Marks synagogue is a place of serenity, and this planning will dwarf it and all but block out natural light.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Fiona Adler

Address: Apartment 26 75 Little Britain London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to the planning application for the following reasons:

- the development would have a massive negative impact in the reduction in daylight and sunlight into the Synagogue and the much used courtyard.
- This overbearing presence will change the much loved character and atmosphere of the Synagogue and its immediate surroundings.
- The disturbance to services, disabled access and damage to the Synagogue's fabric during the construction of such a large tower so close to this 300 year old Grade 1 Listed building.

I appreciate the needs of a modern and thriving City but urge the City Planners to reject this application. If permitted a question will be raised as to why the 'Protected Views' of St Paul's Cathedral are more important in our inclusive and diverse City than the detrimental effect this development will have on Bevis Marks Synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Kay Lacey

Address: 47 weavers way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The development is unsuitable next to an historic heritage building and it will ruin its setting. This is one of the most important old religious buildings in London and holds huge significance for UK history. A more sensitive development would be appropriate. Continually building skyscrapers which destroy the London skyline, block out light, creating wind tunnels, shows a dereliction of duty by City Planners. This must end. The development is not respectful of the site and harms the setting of a Listed Building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Victoria Azaz

Address: 124 Lower Radley Abingdon

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This will completely overshadow Bevis Marks Synagogue. It will deny it light, thus destroying the atmosphere inside and it will create noise and extra footfall outside together with a huge bicycle park so services will be disrupted and interrupted. We will not be able to see the sky around the courtyard.

Bevis Marks is historic and also the only non-Christian place of worship in the City of London. It is the Cathedral Synagogue of the United Kingdom and it will be significantly impacted. Would you put these buildings outside the door of St Paul's Cathedral? No? So show some respect for the historic Jewish community and for the multi-cultural heritage of the City of London. The buildings you want to build could go anywhere - you are destroying something irreplaceable for something that could be built anywhere.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Barbara Pietrzykowska

Address: 69 camberwell church street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is the oldest still in use synagogue in London, it has an important place in the community and should not have the sun blocked out over it

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr M. Higgins

Address: Athlone Grove Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: london has an abundance of residential buildings; it does not have an abundance of centuries-old synagogues still in active use. to prioritise the former over the latter is unnecessarily cruel.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Kramer

Address: 56 The Vineyard Richmond

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: In my email of 23rd November 2020 I set out my objections to the proposed developments at 33 Creechurch Lane. I now learn of the proposal to develop a site and build an even taller building than that proposed at Creechurch Lane at 31 Bury Street. Each of these developments alone would have a substantial detrimental effect on Bevis Marks Synagogue. If permission were given for both developments the effects on the Synagogue would be disastrous.

As I said in my earlier email, as a former judge at the Old Bailey (Central Criminal Court) and Past Master of the Worshipful Company of Bakers, an active Liveryman and an occasional congregant at Bevis Marks Synagogue, I am well aware of the history and values of the City. At the same time I appreciate the need for sympathetic and appropriate development in the City to ensure that the

City thrives and moves forward, keeping its pre-eminence. However, this proposed development is neither sympathetic nor appropriate:

1. It would dominate the historic synagogue where services are held daily. Bevis Marks Synagogue is a flagship building of immense historic importance both within and outside the City, nationally and internationally. It should not be dwarfed and hemmed in any further than it is at the moment.
2. For most of each day the development would block out the sky and light to the Synagogue both inside the building and in the courtyard.
3. The proposal for a shopping arcade on Heneage Lane with the inevitable associated increase in traffic, both pedestrian and other, would cause disruption and noise both inside the Synagogue and also to the home of the rabbi and his wife.
4. Finally, in the current climate and for the foreseeable future I question the need for office space on the scale proposed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ian Charles

Address: 32 Windsor Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed building will have a detrimental impact on the oldest synagogue in the UK, Bevis Marks - both from loss of light and from noise. Given the changing work patterns arising from the Covid-19 pandemic, it seems absurd to think more office space is needed in this part of the city

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Jane Liddell-King

Address: 77 Selwyn Road Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed building wholly ignores the communal and historical role of this landmark synagogue. It is wholly out of keeping with the surroundings and with human scale.

Why deprive this synagogue of light ?

There is nothing to be said in favour of this design.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Gary Stodel

Address: The Beeches 32 The Street North Lopham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Will ruin experience of synagogue members at Bevis Marks.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jonathan Murden

Address: Flat 2 79 Central Road Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: It is unacceptable that the oldest shul in continuous use in England should be treated so disrespectfully. The proposed development would totally obstruct sunlight to Bevis Marks Synagogue, which has been present in the area since 1701, which as well as indicating a total apathy to the well-being of the Jewish community in the area, would also make the building more expensive to run without any compensation. I am deeply concerned that as anti-semitism becomes more prevalent in our society, such a development could be proposed in earnest without taking such considerations into account.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jay Schlesinger

Address: 88 Rowlands Close Mill Hill London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks Synagogue is the oldest place of worship of the Jewish faith continuously in operation for little over 300 years. It sounds absurd that they should lose daylight access for a new development. Bevis Marks should not suffer as a consequence of a new-build.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Victoria Mangan

Address: 29 Argyle Street Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This development will block out all light from the UK's oldest working synagogue. This is an insult to a valuable part of Britain's Jewish and cultural heritage.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Tal Janner-Klausner

Address: 15 Totnes Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed building would block out the light to Bevis Marks synagogue, which would severely impact on the ability to pray and generally enjoy communal life in this important and historic synagogue.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stuart Chaplin

Address: 13 Chestnut Avenue Edgware

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Building would obscure sunlight to adjacent properties.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Mark Kirby

Address: 7 Uplands Beckenham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The impact on Bevis Marks Synagogue would be dreadful. It is an enormously important historic building and deserves to be better protected and respected. The new building would put it permanently in the shade and cut off.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Isaac Treuherz

Address: 2 (side entrance) Exeter Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Among the many other detriments to Bevis Marks Synagogue being commented on here, this development will also block with wheelchair entrance to the synagogue. The accessibility of this incredibly important building is so important, and this development will be putting the community in an impossible position by externally rendering them breaking discrimination law. It is no straightforward thing to alter the entrances of a 300 year old building to provide a new wheelchair entrance if this one is blocked, but it is untenable to cut off people from access. A development that prevents accessibility to this site should not be allowed to go ahead, and if it does, it should be liable for providing alternative arrangements.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Bobbi Barnett

Address: 46 Salisbury Road Sheffield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I deeply object to this project as a 48 story building places right next to bevis marks synagogue-the uk's oldest shul in continuous use, from 1701- will block out all natural light the synagogue receives and plunge it into darkness!

This is a sight of sephardic Jewish heritage and any new building projects should be developed with protecting the integrity and function of this synagogue. New developments should enhance existing landmarks not detract!

Please don't build this!

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Olivia Starr

Address: 3 Audley Road Levenshulme Manchester

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Taking away so much natural light from a popular, historically and culturally important place of worship (Bevis Marks Synagogue) is unacceptable, and detrimental to a whole community.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Adi Currie

Address: Flat 19, Bartholomew Court London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This new development will block sunlight into the neighbouring synagogue, stopping light getting inside. It's an extremely important, historical building and its attendants deserve natural light! this sort of proposal would never be suggested for any building near St Paul's or a christian church of such importance.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jak Ateara

Address: 26 Claremont Street Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The amount of noise and blocking of daylight into the synagogue is unacceptable, extremely disruptive and unfair to members of this congregation. This is a historic shul and if it were a church, much more careful planning would be done.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Kiah Endelman Music

Address: 235 Kenmure Street Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Building a huge towerblock, next to the oldest synagogue still in constant community use in the UK, blocking sun and views, is not acceptable.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Susan Rushworth

Address: 1 Bronze Street March

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity
- Traffic or Highways

Comment: I object to the planning, I feel that it would be wrong to block the light from this precious building. Also the damage that could be done to the foundations. The Bevis Marks Synagogue is an historic building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mrs Diana da Costa

Address: 45, Stone Road Broadstairs

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks Synagogue is a national treasure and it is morally wrong that those worshiping there should be denied light because of an ill-conceived building plan. Would a similar plan have been allowed affecting the light for other places of worship in the City such as St. Mary-le-Bow?

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Elisabeth Ehler

Address: 49 Balfe Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Lack of light: The proposed building would severely impact on the amount of light that comes through the windows of Bevis Marks Synagogue and into its courtyard. For somebody like me, with a keen interest in London's history, this would be the same as if a skyscraper were to obscure the light from St Paul's Cathedral - unthinkable.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Pamela Freer

Address: 341 Front Lane Cranham Upminster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment:1. The proposed scheme will result in loss of light to the Bevis Marks Synagogue for most of every day throughout the year as the far too high tower will cast its shadow over the building.

2. The proposal for cycle access will result in a huge increase in traffic and accompanying noise through the lane passing the east wall of the synagogue which will disturb services and meditation inside the building (and the Rabbi's house, which is used for teaching and counselling.)

3. The Bevis Marks Synagogue is the oldest in Britain and is a unique place of cultural and religious heritage which needs to be conserved and protected. The proposed building, by threatening its light and quiet, threatens its very existence because if it becomes an unpleasant

place to visit its congregation and therefore its income will dwindle so it will become unsustainable.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Hayley White

Address: 316 Devonshire Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: The current building holds an important history. Surely there are better suited sites elsewhere in the city for these plans.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Naomi Magnus

Address: 2/2 90 westmoreland street Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis marks synagogue is the UK's oldest shul in continuous use, from 1701. This development would mean blocking out the sun from the synagogue and plunging it into darkness. As a member of the Jewish community I am extremely concerned about this prospect. The synagogue is of huge historical and religious significance, and a new development must not (literally) overshadow this.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Melissa GILROY

Address: 2/2 Craufurdland Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Hideous new building, not contributing anything valuable to the cityscape.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Marion Smith

Address: Cavendish Tutor Flat, Woolton Hall, Whitworth Lane Manchester

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building development will mean that all light is blocked out from the synagogue. Sephardic heritage needs to be protected

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Lindsey Taylor-Guthartz

Address: 123A Sunnny Gardens Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This proposed 48-storey building would be right next to Bevis Marks Synagogue, the oldest synagogue in the UK and a unique and beautiful building of immense significance. It would grotesquely alter the surroundings in an appalling way. Even the suggestion to erect a tower block here is unbelievably insensitive and recklessly irresponsible in terms of safeguarding and preserving British Jewish heritage and a unique feature of London.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Catriona McAleer

Address: 41 Cameron Crescent Hamilton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building will eliminate the light available to the synagogue next door, which has been in continuous use since 1701 - the longest in the UK. Observant Jews may not use electricity on the Sabbath, so blocking the light it will prevent use of this building for its religious purpose. So much Jewish heritage in the UK has already been lost. Please protect this site of historical, cultural and religious interest from this proposed defunctioning. Thank you.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Kirsty Simmonds

Address: 6 Humberton Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Plunging Bevis Marks, the UK's oldest synagogue in continuous use, into darkness due to this new development is utterly unacceptable and should not be so much as entertained.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Juliet Barnett

Address: 14 Lonsdale Drive Enfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: This proposed building will severely impact the historic Bevis Marks Synagogue. It will block nearly all the daylight the synagogue currently enjoys which have an impact on services, weddings and community events. The fact that Bevis Marks had received considerable Lottery funding to renovate the synagogue and create an educational experience for the wider community goes to show how important it is. It's the oldest synagogue in the UK. Would this be allowed to go ahead if this was a Christian place of worship? A Jewish place of worship should have the same standing.

In light of the pandemic should we not be having a rethink on building new office blocks. Most people will not be returning to working 5 days a week in the centre of town and will also be looking to shop local.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Dr David Watkis

Address: 99 Grovehall Drive Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Detrimental impact on Bevis Marks synagogue, particularly on light entrance through windows which will result in a significantly reduced level of natural daylight in the historic interior. Please deny this application which is in too close a proximity to this active place of worship.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ben Young

Address: 53 Conistone Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The development will overshadow the Bevis Marks synagogue, the oldest functioning synagogue in the U.K. and totally cut off its natural light.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Yudit Collard Trembl

Address: 16a Stewarts Way Marlow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Such a building would have a major detrimental effect on the synagogue next door due to preventing light entering the oldest still in use synagogue in the UK.

Additionally the building work itself will potentially damage the building and the building work will cause major impact on the religious life of the congregation.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Laura Swaffield

Address: 36 Crewdson Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I have deep affection for this area. It reflects a rich & varied heritage which brings in a variety of visitors. For Jews it is obviously special.

What are you thinking of?

Bevis Marks is equivalent to St Paul's Cathedral. Even one of the proposed buildings - let alone both - would be a gross desecration of the synagogue, completely robbing it of the daylight that currently floods into its beautiful unspoilt interior and even plonking a shopping centre on its doorstep.

With all the current talk of anti-semitism, the council is laying itself open to justified opprobrium. It is shameful. It is a disservice to the current residents, whose own heritage is also precious and who have no thoughts of desecrating the heritage of others in their name.

I need hardly add that big, ugly office blocks are already over-provided and have no future in the

post-Covid world.

But the main point is that any such buildings, whatever their purpose, would wreck a synagogue that has survived the war and much else, and which as I say is the national equivalent of St Paul's. Would you do this to St Paul's?

I am not Jewish myself but I am deeply shocked that you would for one moment entertain this crass, stupid, obscene proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Liane Wrigg

Address: Pendle, Lower Station Road Newick Lewes

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:· The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom must be protected. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. Much of the sunlight & daylight both to the courtyard and inside in the synagogue would be lost. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

- The cumulative effect of this and other proposed buildings mean the entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of

bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Sylvia Gottschalk

Address: 30 Maricas avenue Harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The proposal will result in sun light being blocked on the Bevis Marks synagogue. It is an active synagogue and the oldest in UK, in addition to being a listed building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Paul Richards

Address: 62 Cissbury Ring North London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: Bevis Marks Synagogue is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. Would this kind of encroachment be permitted on the doorstep of St Paul's Cathedral??!! The Synagogue is no less important to the sizeable Jewish community than the Cathedral is to the Christian community.

The sheer size of the planned building will have a hugely detrimental impact. Much of the sunlight & daylight will be lost both to the courtyard and inside the synagogue, which will negatively impact the ability to pray and to celebrate weddings and other events, even those of national importance. The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.

The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of vehicles, including bicycles, which means there will be a very large increase in traffic up and down

Heneage Lane, along the synagogue's eastern wall, causing disruptive noise and air pollution inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mark Richards

Address: 10 Creswick Walk London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This synagogue is the oldest in England and a very important building for the entire UK Jewish community. The light disruption as well as noise and possible foundation issues will be unacceptable, especially as these buildings are unnecessary.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr LIRON BEZALEL

Address: 86 HATTON GARDEN London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: object in strongest possible terms

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Ronald Schindler

Address: Hornbeam House Kingston Hill Kingston upon Thames

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I believe this new, very tall building would impact adversely on the oldest synagogue in London. Bevis Marks is a remarkable historic building and it should not be boxed in and overshadowed to this extent. I would urge the planners to seek a more appropriately sized alternative to this proposal.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jeremy Garcia

Address: 67 Brent Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The development is not in keeping with the surrounding area.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mark Parkinson

Address: 9 Livingstone Rd Thornton Heath

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This monument to greed will blight the historic and beautiful Bevis Marks synagogue. I strongly disapprove of this egregious plan which will harm the community of this old and important building.

48 storeys is aggressive and unnecessary.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Amy Marks

Address: 60 St James Street Walthamstow London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly disapprove of this horrible plan. Bevis Marks is the oldest synagogue in the UK and is especially important to London's Sephardi community. Building an enormous block beside it will block out the sun, harming the community of this old and important building. It is a piece of history still in use, a beautiful space and a community treasure. We must protect it!

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jess O'Sullivan

Address: 30 Fairlands Grove Auckley Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly disapprove of this egregious plan which will harm the community of this old and important building. The plans would block all sunlight from the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Rebecca Abrams

Address: 49 Fairacres Road Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This planned building will blight a historic synagogue which had been in continuous use as a place of worship and social and educational centre for 200 years, creating huge noise nuisance during construction and permanently obscuring the light inside the synagogue once it is finished. Please do not do this.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Ariane Bankes

Address: E6 Albany Piccadilly London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The proposed building is entirely out of scale with the surrounding area and will dwarf the surviving historic buildings nearby such as Bevis Marks Synagogue. What is the point of building more office space when a large part of the working population will opt to work at home? It will be a white elephant in every sense of the term.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Louis Berk

Address: 52 Kentish Town Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: A 48 story building will have a significant impact on the heritage architecture of the surrounding streets, including Holland House (Grade II), Bevis Marks synagogue (Grade I) and Sir John Cass Primary School (Mitre Street) and St Katherine Cree (13th C church) Creechurch Lane and many others. The current pandemic has altered significantly the need for further expansion of the financial district and it is now imperative that the City of London conducts a strategic review of this any other expansion to decide if there is any need in the short, medium or long term for office space which might ultimately be largely unoccupied.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Grace Miller

Address: 1050 Windjammer Drive Hampton, Virginia

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Constructing this building as planned will throw an historic synagogue into shadow. From the time of its construction in the 18th century until now, it has been filled with light. So many synagogues have been destroyed throughout history that it is especially meaningful to protect those which still stand. Moreover, it is an architectural beauty and it would be a loss from that vantage point.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Anya Metzger

Address: Churchill College Cambridge

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Growing up in London as a Jew with Spanish & Portuguese heritage, the historical and architectural triumph of Bevis Marks has always been a source of pride. It has a storied history and is a beacon of Jewish life in the midst of the city. Anything to compromise its sanctity should be opposed.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Jessica Tamman

Address: 33 Weatmorland Road Harrow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Bevis Marks is a historical landmark for the Sephardi Jews of London. A vastly important location for community and representation of our history. To plunge the synagogue into darkness for an unnecessary high rise would be disrespectful to the community and the city.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Zoe Arschavir

Address: 2A Forth Crescent Riverside

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planned building would block a great amount of light from entering windows. This would be a massive shame and hugely effect people's experience of this place.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Cassie Histed

Address: 59 Chesham Street Leamington Spa

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The block will reduce light and add congestion.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Ms Phoebe Taylor

Address: 46c Mansfield Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building will severely impact the community in the neighbouring synagogue by blocking out all the light to their place of worship

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Willem Steele

Address: 35 Devlin court Whins of milton Stirling

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: You wouldn't do this to St. Paul's, why do it to us

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr doreen shaoul

Address: 39/2 Spinoza street 2 Tel Aviv

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I am writing to object to the proposed building development 31 Bury Street, due to its impact on Bevis Marks Synagogue. This structure will dominate the area, reducing the status of Bevis Marks Synagogue to that of a mere "garden shed" Due to its height the courtyard and synagogue will be in shadow most of the day. The impact of foot traffic will turn the area from a backwater to a main thoroughfare.

The main entrance to the shopping mall will be directly opposite the synagogue so that there will be a constant flow of people passing throughout the day, and presumably, well into the evening. The whole character of this area is going to be changed. Bevis Marks Synagogue will be overwhelmed by these huge buildings surrounding it on all sides.

The beauty of the ancient windows will no longer be able to be appreciated due to the lack of

sunlight, and even lack of light. Religious and community events in the courtyard will not be enjoyed in tranquility, but will take place in an environment, of noise and bustle.

Bevis Marks Synagogue is the oldest synagogue in the United Kingdom, Built in 1701 by the first Jews to return here after their expulsion over four hundreds previously.

It is the only non Christian place of worship in the City of London.

It is our Cathedral Synagogue, and occupies the same place in our hearts as St Paul's Cathedral in the hearts of Protestants.

It is here we celebrate our important events, national and religious. The Prince of Wales has attended services here. Tony Blair attended our 300th anniversary celebration.

Sir Moses Montefiore worshipped here, and held his Service of Thanksgiving when he was Lord Mayor of London.

Benjamin Disraeli used to pass by on the eve of our Day of Atonement listening to the prayers through the window.

Bevis Marks is still the synagogue used by Jewish Masters of Livery Companies. It is not just a museum or an ancient building. It is still thriving, and in constant use by many of the same families since 1701.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Roger Leon

Address: 10 COMPASS CLOSE EDGWARE

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I have attended services at Bevis Marks Synagogue for decades. Not only weekly services, but have also experienced the pleasure of family occasions and special Sephardi community celebrations. They include my daughter's wedding and visits by Prince Charles, Tony Blair to name a few. It is part of our family history and has been a unique synagogue for 350 years.

The development being planned seriously affects this in a very adverse and negative way. It will change the quiet character outside the Synagogue on Heneage Lane and in particular take away much needed light for the whole day. This would transform dramatically the whole atmosphere of this unique synagogue in a very negative way.

The last thing the City of London needs is a huge tower in that particular location.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Katie Fox

Address: 1104 Autumn Hill Court Crozet

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to any new structure being built that would disturb or take away from an historic, spiritual home. Building a 48 story structure would be detrimental to the historical aesthetic & religious feelings the synagogue evokes.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Ildiko Connell

Address: 80 B Dalyell Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: This development will all but block out the sun for the local community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Melanie Goldberg

Address: 53 milverton road Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an affront to UK Jews

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Hilary Guedalla

Address: 57 Leaview House Springfield Hackney

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I strongly object to this because of the negative impact it would have on the synagogue.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Lord Ittai Welby

Address: 11 B Morley Road Lewisham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: This proposal will have a detrimental effect on the community by blocking light

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Rowen Ellis

Address: 11 Neptune House Olympian Court York

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: In building here you will be effecting Bevis Marks, the oldest synagogue in the UK, and the wellbeing of its community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Sam Chappell

Address: Sevenoaks Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This ridiculously tall building will block all sunlight and ruin the beautiful synagogue next door. It is an important historical building with a continuously live and vibrant community. The community who worships here deserve to have their history and culture respected and protected! Please do not allow a corporate new build to perpetuate harm to this local community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Hannah Morley

Address: 5 Byrds Lane Uttoxeter

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Protecting the rights of the UK's oldest shul next door to have natural light - covered under religious rights & historical interest, I would hope.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Sam Garcia

Address: 1 Wilton farm cottages Radlett lane Shenley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The supposed planning will take the complete heritage away from this remarkable landmark.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Dan Carrol

Address: 10 Eden Grove London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The application plans would cause a severe detriment to the Bevis Marks Synagogue which is both a historically important and a much used community asset, I oppose this development in the strongest terms

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Susan Garcia

Address: Susan 66 TALMAN Grove Stanmore

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Bevis Marks Synagogue is a historical site. It was founded nearly 400 years ago and it can be compared to St. Pauls Cathedral for Christians as the Synagogue is for the Jewish community also the oldest remaining synagogue in UK. It is one of the last Synagogues in City of London. It is a place for prayer, learning, tranquillity to feel traditions & culture in the peaceful surroundings.

The proposed development would put all this in jeopardy.

The magnificent synagogue has windows roof that bring natural light and also into the courtyard which is Place to sit and feel a sense of well-being. The development would destroy this as the natural light would be hidden until around mid afternoon.

The proposed bicycle park would create noise in a very quiet lane which is next to the western wall of the Synagogue. This would also cause the Rabbi much disruption as his home is situated in the

Synagogue.

In a time of a pandemic with so much change please leave this beautiful piece of the City of London as it is.

Thank you

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss JJ Coleman

Address: Flat 7, 16 Ash Grove Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Plunging the synagogue next to it into darkness.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
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Case Officer: Bhakti Depala

Customer Details

Name: Mr Norman Ereira

Address: 39 Chase Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. It will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue

will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.

- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Avril Crollick

Address: 2 The Mall London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The Bevis Marks Synagogue is the oldest synagogue in the UK. It has historical, architectural, and spiritual importance not just to the Jewish population of the UK. It is as important to Jews as St Paul's is to Christians.

The proposed new building will obscure light and completely destroy the peaceful and beautiful atmosphere.

It will be like a desecration of a spiritual place!

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stephen Gayer

Address: 1 Burnt House Pudding Lane Chigwell

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The City of London is not just a central business district but also the central core of one of the greatest cities in the world and home to some of our most important, most historical and most treasured buildings. The Grade 1 Listed Bevis Marks Synagogue is not only one such building but has also been the beating heart of the Jewish community in England for over 300 years. The proposed construction will be yet another step towards encapsulating the Bevis Marks Synagogue, depriving it of light, further destroying its outlook and by virtue of the noise pollution that will be created, impeding its use for the religious purposes it is intended. The building should be afforded the same protection and respect as other major religious structures in the capital; St Paul's Cathedral, The Roman Catholic Cathedral in Westminster and the Regents Park Mosque. For the reasons stated, the scale of the proposed building is totally inappropriate in this location and I strongly object to these plans.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Christine Dickinson

Address: Swans Mead Haverbreaks Road Lancaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: This oldest synagogue in the UK which is quiet, bright and conducive to prayer is going to be transformed into a dark building overshadowed by a 46 storey tower. Furthermore the holiest side of the synagogue where Jews pray is no longer going to be in a quiet alleyway but a major thoroughfare with shops and heavy use by bicycles and pedestrians. If this goes ahead this does not respect the Jewish community in our capital city.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Gill Cohen

Address: 20 Hayfield Close Bushey

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Will block natural sunlight into the Bevis Marks Synagogue which has been on site since 1701

This is an important landmark

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Ellis Saxey

Address: Flat 6, Hadrian Court, 27 Breakspears Rd London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The restriction of light to Bevis Marks synagogue and the change of character of the immediate area (including noise levels) both raise a large objection to this project. Including community space in the project seems tokenistic if it negatively impacts on existing communities. I believe there is a particular responsibility to preserve Jewish and Sephardic architectural heritage, and support present-day communities, given the historical and ongoing attempts to marginalise and erase Jewish people and history.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Rose Aitchison

Address: 38 Aster Court Woodmill Road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building project concerns me greatly due to its extreme proximity to a historically significant place of worship. At a time when antisemitism is on the rise, we must show as a society that we value Jewish heritage and the practice of the Jewish faith. This project would plunge the neighbouring synagogue into darkness long-term, and would cause great disruption to worship in the short term during construction, as well as destroying the character of this historically and religiously significant building. We must ensure that we value buildings like this, and the significance they hold for their community, in order to build a diverse society which values every member of the community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Leo Schindler

Address: 46 Fitzjohns Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This would have a severely detrimental effect on a grade one listed house of worship, which is of extreme historical and cultural importance not only to the Community it serves but to the wider heritage of The City of London, the capital as a whole and the nation.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Calvin Smith

Address: 7 Weir Avenue Glasgow

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is an abhorrent oversight on the conservation and precedence of Jewish culture in this country. A location elsewhere that does not demerit the already withstanding infrastructure would be better suited.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Elise Goodman

Address: 257 Métro Central Heights 119 Newington Causeway London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please be aware of the effect on the synagogue of blocking access to light. Jewish people run their calendar by the sighting of the moon, sun and stars. To put the synagogue in shadow would seriously damage the experience of the community when praying and learning together.

Thank you.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Madeleine Pearce

Address: 36 Penrhyn Crescent E175bh. London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the oldest shul in the UK and its access to sunlight and space must not be blocked by new buildings, especially when plenty sit empty in the city!

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Nathan Chamberlain

Address: 2 Ruskin Lane Hitchin

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly disapprove of this egregious plan which will harm the community of this old and important building that is both an important place of worship and one of immense historical importance to all who call the U.K. home.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Jamie Hathaway

Address: 23 Worple Road Isleworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposed building will block out all natural light to one of the oldest synagogues in London. 48 stories is ridiculous.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Robert Victor Bentata

Address: 127 Abbots Gardens London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment:

Dear Sir/Madam

I am writing due to my concern for the Bevis Marks Synagogue, in the light of the application for a 48 story building at 31 Bury Street.

As a member of the Jewish community, the preservation of Bevis Marks, the oldest surviving synagogue in the UK, is an absolutely critical part of our identity and history,

The Synagogue has several concerns regarding the proposed 46-storey development. These include:

- The unique history of the synagogue including the fact that it is the only non-Christian place of

worship in the City and it is the Cathedral Synagogue of the United Kingdom.

- The sheer size of the building will have a hugely detrimental impact. The synagogue will lose much of our sunlight & daylight both to the courtyard and inside. This will negatively impact on the ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Bevis Marks has a unique place in Jewish history, and in the development of this country as a liberal society that celebrates diversity and inclusivity. It is therefore critical that Bevis Marks is preserved for all British citizens. I would urge you not to grant permission for this development which has the potential to damage it so greatly.

Yours faithfully,

R. Victor Bentata

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Leigh Mackay

Address: Flat 3 Redcourt Athlone Grove, Armley Leeds

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Construction of this type would block out sunlight in the synagogue next door, plunging a religious community into darkness. This is unfair. Jewish people have a right to sunlight for goodness sake.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
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Case Officer: Bhakti Depala

Customer Details

Name: Dr Joanna Franks

Address: 215 Goldhurst terrace London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I object to this building because of the direct affect it will have on Bevis Marks Synagogue. The oldest working synagogue in the UK

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Dr Jonathan Beloff

Address: 7 BECKFOOT Amptill Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Hello,

I wish for my objection to the construction of the 33 Creechurch Lane. Nearby is the synagogue of Bevis Marks, which I fear will greatly be impacted by the demolition and construction of this new office block. The synagogue's old foundation cannot take the stress that will be created by this new construction. Additionally, the absence of light thanks in part to the shadow of this new building will cause significant harm to the religious practices of the synagogue. The 300 year old synagogue of Bevis Marks is a critical part of Jewish British history and of tolerance within British history.

It must be protected.

Best,

Jonathan R Beloff, PhD



Subject:
Date:



FW: Bevis Marks Synagogue
30 March 2021 21:47:38

From: jonathan Lane (Aurora) [REDACTED]

Sent: 25 February 2021 11:02

To: Barradell, John [REDACTED]

Cc: [REDACTED]

Subject: Bevis Marks Synagogue

Dear Mr Barradell,

I trust you are well. By way of an introduction my name is Jonathan Lane and I am a freeman of the Worshipful Company of Glaziers and Painters of Glass. In my professional career I advise governments on sovereign debt matters and corporations on infrastructure and real estate investments in emerging markets.

I am writing to you to lodge my objections to the two proposed buildings that would irreversibly destroy an important and unique part of the City of London and the UK's heritage, namely the Bevis Marks Synagogue. In my work in countries as varied as Lao P.D.R, India and The Ukraine to name a few one of the saddest developments is the wanton destruction of the built environment in the name of progress. I believe what makes the City of London the special place it is, is the living breathing heritage and its unique built environment.

On a professional point, the decision to grant such large schemes permission would surprise me given the increasing vacancy rates of commercial premises and changing working practices in the wake of COV19.

Yours sincerely,

Jonathan Lane

Director

Aurora M&A Solutions



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From: [REDACTED]
To: [PLN - Comments](#)
Subject: Re: Bevis Marks Synagogue
Date: 08 January 2021 12:09:38

Thank you for your email and my details are below:-

Mr Michael Arlington
60 Rutherford Way
Bushey Heath
Hertfordshire
WD23 1NJ

Michael Arlington [REDACTED]

7 Jan 2021, 15:11 (20 hours ago)



to [PLNComments](#)



The unique history of the synagogue includes the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

From

Mr Michael Arlington

Member of Public

On Fri, 8 Jan 2021 at 12:01, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:

Hello,

Thank you for your comments on the above Planning Application, please note we require your address.

Comments that do not include a name and address cannot be taken into account by a planning officer when considering an application 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. See the General Data Protection Regulations 2018 privacy notice.

Please visit our webpage for further information:

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/planning-applications/view-planning-applications/Pages/default.aspx>

Kind Regards

Rianne

From: Michael Arlington [REDACTED]
Sent: 07 January 2021 15:12
To: PLN - Comments <PLNComments@cityoflondon.gov.uk>
Subject: Bevis Marks Synagogue

The unique history of the synagogue includes the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

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- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
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- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

From

Mr Michael Arlington

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Martin Collins

Address: 4 courtgate close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This building is an eyesore amongst the building locally and will totally block out the light to this great landmark synagogue that has been there for 100s of year's

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA.
Date: 07 January 2021 12:47:50

Dear Sir/Madam

I seem to be struggling with your website sever please note the following objection.

The proposed development detrimentally impacts on the setting of listed buildings and the nature of a conservation area.

In particular the effects of loss of daylight, increased noise and loss of amenity to a listed building of national and local significance at Bevis Marks.

The propose use (retail/café), height and form will impact on the future use of the synagogue for daily religious worship and ceremonial use.

Best regards

Darren Isaacs

139 Friern Park, London, N12 9LR

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Nigel Macdonald

Address: 72 Brook Drive Kennington

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I write as a Christian living in London to object to the planning proposals regarding 31 Bury Street because of the serious adverse impact for Bevis Marks synagogue, which is a Grade 1 listed Building (Historic England Listing number 1064745). The synagogue has always enjoyed natural light with large windows at its end and sides which are an important part of the environment for worship within the building, as well as being intrinsic design features of the interior. Its courtyard is an important part of the community life and has also always enjoyed natural light.

The proposed 31 Bury Street building is of a totally different scale and concept to the existing one whose height and style blends with its environment. Instead the proposed building is many times taller and includes a substantial part that would be 46 stories high. As a result, it would deprive Bevis Marks synagogue permanently of daylight except in the early morning and late afternoon,

with consequential damaging impact on the ability of the building to provide its users with the natural light for their worship and cultural activities that they have enjoyed for more than 300 years. Artificial light cannot replace that.

From an aesthetic point of view the external effects would also be very damaging if the application were to be approved. The proposed new building will dominate the immediate area, blocking out the sky around the synagogue and completely overshadowing it from the outside approaches, as well as from the courtyard within. It would also change completely the longstanding quiet nature of the narrow Heneage Lane immediately adjacent to the eastern (prayer) wall of Bevis Marks Synagogue.

This is because the proposed new building would create a shopping arcade opening onto on Heneage Lane with parking for hundreds of bicycles, with a consequent huge increase in traffic through the lane, and because the listed building's walls are not thick, would result in intrusive noise inside the synagogue and in the Rabbi's house which is an integral part of the Bevis Marks building.

The importance of this Grade 1 listed building transcends even its important role as the only non-Christian place of worship in the City of London and the Cathedral Synagogue of the United Kingdom. I therefore urge you to reject the proposed 31 Bury Street building and to seek different proposals which respect this building which remains in active use as well as being of such historical and spiritual importance to the City of London.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Miss Marissa Salad

Address: 867 North Longfellow Street Arlington

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Jewish services are dependent on sunlight, to tell which way is Israel. By covering up the light entering the synagogue, you are ruining a historical building, without even touching it. Don't do this. Don't be yet another casual attacker on our community.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mark Attan

Address: 45 Village road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The height and proximity of the tower would result in an over-bearing built form that would damage the historic setting of the Grade I listed Synagogue. It would also reduce the natural light through the eastern windows and thus harm the daytime experience of the Synagogue's interior.

The tower would result in a substantial reduction in natural light and privacy in the surrounding historic courtyard thus diminishing its attractiveness for the many daytime events and celebrations held throughout the year.

The construction of such a large building so close may cause structural damage to the Synagogue's 300-year-old foundations. The demolition and construction works would also cause unacceptable noise and vibration disturbance to the Synagogue's daily prayers, services and many other events.

During the construction period there would be no access to the Synagogue for people with

disabilities.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Hannah Holtschneider

Address: 261 Dalkeith Road Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to Jews and Jewish history in Britain.

The sheer size of the building will have a hugely detrimental impact. We will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.

The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4

PM.

The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

I urge you to protect this historically important building, so that it can continue to thrive and serve its congregation.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Dr Alan Mendoza

Address: Millbank Tower London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I am opposed to this development on account of its damaging impact on the neighbouring Bevis Marks Synagogue:

- The unique history of Bevis Marks is endangered by this development: it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith
- The sheer size of the building will have a hugely detrimental impact. Much of the sunlight & daylight will be lost both to the courtyard and inside in the synagogue. This will negatively impact on congregants' ability to pray and to celebrate weddings and other events of national importance.

- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage Lane and provides parking for hundreds of bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Alfred Magnus

Address: 5 The Hall 23A Grove End Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: The proposed development is entirely inappropriate. It will severely impact on Bevis Marks Synagogue which is the premier Synagogue of Anglo-Jewery. This sort of building massing should not be allowed

The high rise proposed development will completely overshadow the synagogue and will block out sunlight and daylight from 9AM to 4 PM every day. The open space around the synagogue will be ruined and become unusable for public events and wedding receptions etc.

The proposed shopping arcade on Heneage Lane and the bicycle traffic along the Lane will severely impact on the synagogue with intolerable noise.

I request the committee to reject this planning application.

Alfred Magnus - Former President of the Board of Elders of the Spanish & Portuguese Synagogue

From: [REDACTED]
To: [PLN - Comments](#)
Subject: RE 18/00305
Date: 18 November 2020 13:26:56

To the case officer:

I realise that there is a typo in the final sentence of my objection. I have sent a second correct version.

Please delete the first objection and keep the second one or the version below.

Thank you

Nicola Garcia

Bevis Marks is a Grade 1 listed building of immense historical significance to the city of London and more broadly to British society. As the first place of worship for the Jews after their return under Oliver Cromwell, it marks the first steps along the route to the multi-cultural/multi-faith society of modern Britain. Therefore it is essential that developments in the surrounding area do not pose any threat to the structure or character of this unique building.

The current proposal would have a major impact; in addition to the practical consideration of a reduction of daylight into the Synagogue and its courtyard, the height and proximity of the proposed tower building, would substantially alter the character of the Synagogue and its immediate surroundings. Furthermore during the construction period, daily worship (including on the Sabbath) would be disturbed and there would be no access to the Synagogue for people with disabilities. Of equal concern is the considerable damage that such works would cause to the foundations of this synagogue.

I have a personal attachment to the synagogue: I was married there (as were my parents and my son), my own family and my husband's family have been associated with Bevis Marks synagogue for 300 years.

As explained at the outset, the issue is not only of personal connection and Jewish heritage but of much wider interest; this building has a special cultural and religious significance. In the same way as such a project would not be contemplated so near to St Paul's Cathedral or The Tower of London this project should be deemed inappropriate due to its close proximity to Bevis Marks Synagogue.

N R Garcia
48 Hamilton Gardens
NW8 9PX

[REDACTED]

N R Garcia
48 Hamilton Gardens
NW8 9PX

[REDACTED]

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr raymond dinkin

Address: 46 norrice lea london

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please consider the following concerns

The unique history of the synagogue including the fact that it is the only non-Christian place of worship in the City of London and it is the Cathedral Synagogue of the United Kingdom. One cannot begin to imagine this kind of encroachment being permitted on the doorstep of St Paul's, despite Bevis's similar importance to people of the Jewish faith

- The sheer size of the building will have a hugely detrimental impact. It will lose much of our sunlight & daylight both to the courtyard and inside in the synagogue. This will negatively impact on our ability to pray and to celebrate weddings and other events of national importance.
- The building will become the new backdrop to the synagogue, especially when first seeing it when entering the courtyard, blocking out any sky around the synagogue.
- The cumulative effect of this and other proposed buildings. The entire backdrop of the synagogue will be made up of these buildings and they will block out the sun all day from 9 AM-4 PM.
- The proposal creates a shopping arcade on Heneage lane and provides parking for hundreds of

bicycles, which means there will be a very large increase in traffic up and down Heneage Lane, along the synagogue's eastern wall, causing disruptive noise inside the synagogue and in the rabbi's house.

Overall, this proposal seems out of proportion, ill-conceived and contributes little to society.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Michael Mail

Address: 20 Neeld Crescent London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: The London-based Foundation for Jewish Heritage which campaigns on behalf of Jewish heritage <https://www.foundationforjewishheritage.com/> is very concerned regarding this Bury Street development which is substantial in scale and will have a major adverse impact on the surrounding area. In particular, the development will badly affect the historic grade I listed Bevis Marks Spanish & Portuguese synagogue overshadowing and dominating this remarkable synagogue site, the oldest and most important functioning synagogue in the UK, and damaging its setting within the City of London. There will be less light, and increased traffic in what is already a busy street. The synagogue has an iconic place within the City and this development will cause great harm. We object in the strongest terms to this planning application and hope it will be denied.



The Montefiore Endowment

2 Ashworth Road, London W9 1JY · [REDACTED]

From Rabbi Dr Abraham Levy OBE
Hon principal Montefiore Kollel
Emeritus Spiritual Head
Spanish & Portuguese Jews Congregation



18th January 2021

To whom it may concern,

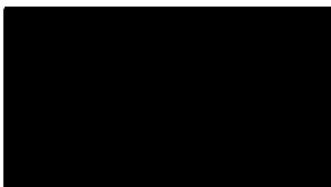
It is with the greatest of concern that I write this objection, as not only one, but now two towers threaten the beauty, grandeur, and tranquillity of Britain's oldest synagogue Bevis Marks Synagogue. I served as Senior Rabbi of the Spanish & Portuguese Jews of Great Britain for over four decades, of which Bevis Marks is the crown jewel. I often said that Great Britain has been good to the Jews, and the Jews have been good to Great Britain. This sentiment is particularly true when reflecting on our relationship with the City of London over the course of the past three and a half centuries.

Over my tenure we celebrated multiple thanksgiving prayers for Jewish Lord Mayors, hosted Prime Minister Tony Blair in 2006 to mark the 350th anniversary of readmission of the Jews to England and Prince Charles in 2001 to celebrate the synagogue's tercentenary. Bevis Marks Synagogue is the Cathedral Synagogue of British Jewry.

HRH The Prince of Wales has since added further acknowledgment and support by becoming Royal Patron to the synagogue's new Heritage Centre, a place for people of all faiths and none to learn more about Jews, Judaism, and the longstanding relationship between the Jewish community and the City of London. The erection of two overbearing towers over Bevis Marks Synagogue surely diminishes that message, and a relationship which Bevis Marks Synagogue and the City of London have always celebrated.

I therefore encourage and insist that the planning committee reject these proposals and instead reaffirm the City of London's longstanding and trusted relationship with Bevis Marks Synagogue and Britain's Jewish community.

With best wishes,



Rabbi Dr Abraham Levy OBE

From: 
To: [PLN - Comments](#)
Subject: Bevis Marks
Date: 07 January 2021 16:49:37

I understand that there is, or will be, a planning application to build a 48 storey building within 30 meters of the grade 1 listed Bevis Marks Synagogue. There will, of course, be a number of planning objections, some valid some not, but I am sure that, unlike in some London Boroughs, the City of London planners are both competent and incorruptible.

But, in judging the application, if and when it comes, I trust that the planners and those others whose agreement is sought will bear in mind the damage that will be done to Britain's image should the application be granted is far greater than that which will undoubtedly be suffered by Bevis Marks.

Solomon Green
261, Sheen Lane, London, SW14 8RN

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Siena Golan

Address: 31 Milton Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposed development will prevent natural light from reaching the synagogue, darkening the interior and courtyard throughout the day. The proposals will also increase pedestrian and bicycle traffic on the adjacent street, disrupting worship and the peace of the site. The synagogue forms a key part of Jewish heritage in the UK today, just as it did over 300 years ago, and deserves to be protected.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 20/00848/FULEIA
Date: 31 December 2020 15:37:45

TO WHOM IT MAY CONCERN
Re:- CREECHURCH LANE
31 BURY STREET

I have been made aware of the fact that a planning application has been submitted for yet another skyscraper building. This application being 51 storey in height. Both are within the immediate vicinity of The Bevis Marks Synagogue, a LISTED Grade 1 Heritage building.

Having served almost 50 years as a Council member of the City Corporation, serving as Sheriff and Chief Commoner - also having spent my professional career in the City as a Chartered Surveyor I am deeply conscious of the fact that the City has relatively few historic buildings. As such we have always used every endeavour and sensitivity to protect those historic buildings and their immediate surroundings.

The reasons why in my view this application should be refused:-

- 1). The height and bulk of the proposed building is overwhelming.
- 2). This additional vast building would have a hugely detrimental impact environmentally: 2a. Due to the increased pedestrian and cyclist traffic causing disruptive noise
- 2b. Dramatic loss of light within this historic building from 9.00am to 4.00pm.
- 2c. Bevis Marks is not only an international House of Prayer visited by people from all corners of the world - but also by visitors interested in its internal architecture, therefore this loss of light and social amenity will have a very serious impact on the present unique atmosphere so valued by thousand attributed to this historical, listed building.

Please take into consideration the above points.

I have always been conscious of the great appreciation and sensitivity that the City Fathers have taken when considering a new development regarding the impact it might have on an ancient City Church - such as Bevis Marks Synagogue - or an historic Livery Company building. Immense care must be taken to ensure that these valued buildings are not be overwhelmed or disturbed by vast skyscraper constructions being erected within close proximity to any building of historic or architectural interest. Their environment should be protected.

Your faithfully

Anthony N. Eskenzi., CBE. DSc., F.R.I.C.S City Councillor - 1970-2017
Woodcroft Totteridge Green
London
N20 8PE

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Henrietta Ferguson

Address: 127 Rylston road London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Bevis Marks is an historical building. The oldest synagogue in london and needs natural daylight with peace and quiet for people to visit and have space to sit and reflect and pray.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Scott Lebon

Address: 44 Dobson Close London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this impressive proposal for a slender building at 31 Bury Street. It will fit in nicely with the other consented tall buildings in the City.

Heritage groups such as Historic England have consistently undermined the City's development. If one listened to NIMBY objections nothing would ever get built.

The City is the UK's premier business district and this needs to be actively supported. With Brexit threatening London's status, the City should re-double its efforts to continue its development. It's important to send out the message that London is open for business. This building will contribute to the City's status as a global financial centre.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Christopher Gazzard

Address: 26 Hunter House King James Street London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this development. And feel that it is appropriate for the location. I also think it's important to state that London Heritage need to start working WITH developers. Instead of refusing Because it is London Heritage who are affecting the City's future aesthetics.

"The only thing we can rely on is Change"

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Jimmy Aldrich

Address: 1 great ellshams London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: The design and form of this building looks very complimentary to the local surroundings. It will help make London continue its 21st century transformation and provide a nice backdrop for the local area

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Mandeep Dhaliwal

Address: Flat 607 9 Steedman St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a great scheme and badly needed in to help revitalise inner London.

Aesthetically it is a very attractive building and in my opinion adds to the skyline. I feel new amenity space will add to the area and the office jobs support and build the local economy

ALDGATE CONNECT BID

8 January 2021

Primera Corporation Ltd

38-39 St Johns Lane

London

EC1M 4BJ

To whom it may concern,

On behalf of the Aldgate Connect BID, I am writing in support of the application by Bentall Green Oak for the redevelopment of 31 Bury Street, EC3A 5AR – Ref. 20/00848/FULEIA

We have had a number of meetings with the applicant in recent months, as the plans have developed for the future of the site. The applicant has been engaging, responsive and supportive of the BID's ambitions, and has sought to reflect these in the proposals.

In particular, we very much welcome the improvements to the public realm and wayfinding around the site which is a stated ambition of the Partnership. At present, Creechurch Lane has a back-of-house character with little animation and relatively poor public realm.

We believe this will be significantly improved through the redevelopment of Bury House, with the creation of new improved retail at ground floor, an attractive pocket-park and a new pedestrian route through the site from Heneage Lane to the north which will significantly enhance connectivity in this area and the pedestrian experience.

The Aldgate Connect BID also supports the sustainability credentials of the proposals. All developers should now be targeting the highest levels of sustainability and the application surpasses this high bar in many ways, from the choice of materials to opportunities for additional planting.

The economic benefits are also significant, with the creation of smaller office floorplates helping to bridge a gap in the market and support a greater mix of businesses to locate in the Aldgate area and this part of the City of London Corporation. We believe that there may be ever greater demand for these types of floorplates in the future, as businesses consider their optimal space requirements post Covid-19.

Having reviewed the proposal, the context has also been clearly considered, with the proposed height helping to create a clear step between the cluster and the more domestic scale of buildings further to the East.

Finally, we understand that the applicant has engaged extensively with local groups to ensure that communities, CSR, employment, skills and new enterprises will benefit from the proposed redevelopment, including access to the mezzanine and first floors of the proposed redevelopment.

The BID therefore supports the application and hopes that the City of London Corporation grants planning permission for the redevelopment of 31 Bury Street.

Kind regards,

ALDGATE CONNECT BID



Ruth Duston

ED of the Aldgate Connect BID

Comments for Planning Application 20/00848/FULEIA

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FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.
Case Officer: Bhakti Depala

Customer Details

Name: Mr Martin Ray

Address: 5 Phillips Close Dartford Kent

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I'm in favour. It looks great. Much better than what is there.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Smith

Address: 84 MALTINGS PLACE Tower Bridge Road london

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I walk through this area often, and believe this building will be a real asset to the office needs of the city.

I have never thought that this area should be low rise, and cannot understand how anyone could expect a location so close to the heart of the city to be anything but tall.

Many parts of the world have religious buildings that exist in harmony to neighbouring highrises, this juxtaposition is what makes cities such exciting, vibrant places to live and visit. In fact many of the old churches in the city already demonstrate this.

This building looks high quality, and it is clear that great care has been taken to make sure it is a positive addition to the city's skyline.

If a high rise cannot be built here, I'm at a loss to where people expect offices to be located.

Once this building is completed, it will help the city maintain its appeal and relevance to new businesses - something that is greatly needed at this point in time.

Comments for Planning Application 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Adam Caddy

Address: Flat 8, Sequoia House 18 Quebec Way London

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Stiff & Trevillion have a great reputation, this is a beautiful looking tower with fantastic proportions. The details and use of facades is innovative for the square mile.

It's a refreshing change to the all glass facades that we have seen in recent years. I look forward to seeing this addition to the CoL in a time where investment is so badly required.



The Rt Hon. The Lord Mayor, Alderman William Russell
Mansion House
Walbrook
London
EC4N 8BH

24 February 2021

Dear Lord Mayor,

I hope you are keeping well in these difficult times. I write to you concerning the fate of the Bevis Marks synagogue, the mother synagogue of the UK Jewish community.

As you may know, there are currently two planning applications that would affect the synagogue if they were approved. A development on Creechurch Lane may undermine the foundations of the synagogue, as well as block incoming light. During the building works, disabled access may be severely hindered to Bevis Marks. Meanwhile, the proposed Bury House development would block out light. To be clear, as a 300-year-old building, it was designed with natural light in mind and any severe restriction to that would be detrimental to worshippers.

I would urge you to impress upon those who will make the decision concerning these developments to understand the importance of Bevis Marks as a living symbol of the place of British Jews in this country. Since it was built in 1701, the Jewish community has not once been the victim of an organised programme of state violence, unlike the vast majority of our sister communities in Europe. Bevis Marks Synagogue stands testament to that.

It is also a symbol to wider society, of how diversity is integral to London. Before the first red bus or tube train; before pearly kings and queens; before even Buckingham Palace, there was Bevis Marks Synagogue, proclaiming cosmopolitan values at the heart of London.

Worship has been held there continuously for more than 300 years, through blitzes and political upheavals. Attendance has been a tradition passed on through generations and links all British Jews to those who came before and built the community. Like most British Jews, I have Ashkenazi (Eastern European) heritage. But as President of the Board of Deputies of British Jews, I am aware that my organisation emerged out of the Sephardi tradition or those with Spanish and Portuguese heritage such as the founders of the Bevis Marks Synagogue. The synagogue is a link to those who came before me in leading the community, and whenever I am there I am humbled by that fact.



The notion that we would wish to risk the synagogue's foundations, shroud it in darkness or restrict disabled access is heart-breaking. It would be a terrible wound to a living monument of British support for Jewish life and the Jewish contribution to British life.

Bevis Marks Synagogue is of such enormous significance that we urge the City of London to consider explicit long term protection for the building and its surrounds so that they no longer have to fight each development individually.

I would urge you to share with those who will finally make the relevant decisions, how important the Bevis Marks Synagogue is to the UK Jewish community and the UK as a whole so they can come to the best decision regarding our shared heritage.

Best wishes,

Marie van der Zyl
President

23 February 2021

Howard Martin, Chair, Bevis Marks Synagogue Heritage Foundation

Dear Howard,

I am writing to you to vocalise our support to Bevis Marks Synagogue in reference to the risks you are facing from developers on your doorstep.

Bevis Marks Synagogue is a place of outstanding significance both to the City of London and to the nation. It represents the re-birth of the Jewish people in the UK following the re-admission in the mid-17th Century. It is much more than a Grade 1 listed building. It is the 'Cathedral' Synagogue to Anglo Jewry and should be protected in its cultural, historical and religious significance in the same vein that St Paul's Cathedral or Westminster Abbey could expect from its local and national government.

The City of London should feel a position of pride to institute protections around the Synagogue to preserve not only the building itself but the context of its location. This historically significant building does not exist within a vacuum and its relation to the proximity of other buildings and most importantly the light that fills the Synagogue, brings with it the symbolic meaning as it was designed. The Synagogue deserves the protection that ought to be afforded to it in ensuring that the building and its community are able to exist as intended which includes streaming natural light through its beautiful windows and being a place of private reflection for worshipers.

The Jewish Museum London has been in a long term partnership with Bevis Marks Synagogue for several years. We will be playing our part in delivering the multi-million pound investment from the National Lottery Heritage Fund to both protect and preserve the heritage within this unique space and also build a centre for learning for people of all faiths and none. Together with the Foundation, we will be delivering an activity programme designed to increase visitors, particularly school children, to the Synagogue to understand the importance of the unique aspects of our shared heritage and history. The experience of visiting the Synagogue is based on the awe that can be inspired by visiting a place of splendour and understanding the importance of beautifying worship, a fundamental commandment in Judaism. By being able to see the Synagogue with natural light illuminating the sanctuary through the windows and reflecting on the symbolism behind this message from the architect, students will understand the shared belief systems between faiths when it comes to our relationship with the natural world and how we create space that compliments and works with it even in urban areas.

Chairman: Nick Viner

Museum Director: Frances Jeens Honorary Life President: The Lady Levene of Portsoken
Registered limited company no 2655110, England & Wales. Registered office as above.
Registered Charity no 1009819. VAT registration no. 115 1152 66. Accredited Museum no 31.



Raymond Burton House
Albert Street
Camden Town
London NW1 7NB

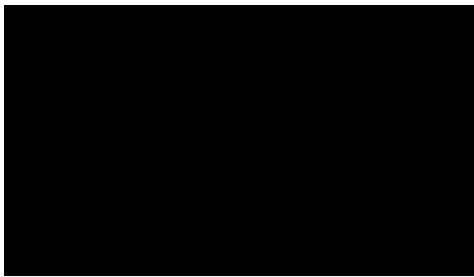


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The Synagogue is a living, breathing community space that is readying to welcome more visitors than ever before and act as a place for interfaith and inter-community understanding. The City of London welcomed the Jewish community back to London over 360 years ago and has maintained positive relationships with the Jewish community ever since. This is the moment in time for the City of London leaders to demonstrate their understanding of the cultural, historical and religious significance not only of the Bevis Marks Synagogue building but of the context of its surroundings and the importance of privacy and light within the faith and the architecture.

Ensuring the Synagogue is protected in this way ought to be a point of pride and I sincerely hope that we see this demonstrated and our heritage preserved by those with the power to do so.

With kind regards,



Frances Jeens
Museum Director

Chairman: Nick Viner

Museum Director: Frances Jeens Honorary Life President: The Lady Levene of Portsoken
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24th February 2021

To The Rt Hon. The Lord Mayor, Alderman William Russell

Dear Sir

Bevis Marks Synagogue

The Bevis Marks Synagogue has an important place in the long history of Jewish communities and the City of London, a history that is also bound up with the Tower of London. The Constable of the Tower was the main official for administering the affairs of all the Jews of England, the Constables' Court dealing with all Jewish legal cases. The Tower served as a place of refuge for the Jewish community during violent pogroms, as their prison when they refused to pay taxes and as their port of exile when they were expelled from England in 1290.

As the Grade 1 Listing status attests, the Bevis Mark Synagogue in Heneage Lane is a building of *exceptional* historic interest. It was the 2nd synagogue erected in England after the resettlement of Jews here in the 1650's when the Commonwealth allowed their faith to be practised openly, is the oldest surviving synagogue in the UK and likely the longest continually operating synagogue in the world. As the 'Cathedral Synagogue' of British Jewry it continues to hold many special services in celebration and/ or commemoration of significant national events.

Importantly, the building and its fittings survive in almost unaltered state. The architecture reflects non-conformist chapels of the period and its two tiers of large arched windows, glazed in plain glass, flood the interior with light. The intangible qualities that contribute to the significance of the synagogue as both a historic building and a continuing place of worship include the ambience of the interior and the serenity of the courtyard setting, which are both at substantial risk of harm through the ever encroaching nature of the tall buildings of neighbouring development.

Although the synagogue does not sit within a Conservation Area, its exceptional historic importance demands careful consideration and planning to protect and preserve both the tangible and important intangible aspects of its significance including its rights to light and the serenity of its setting, for the long term.

Yours faithfully

Adrian Phillips
Palaces & Collections Director

[Redacted signature block]

Historic Royal Palaces
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1 February 2021

Planning Application for Bury House, 31 Bury Street, London (ref: 20/00848/FULEIA)

The Foundation for Jewish Heritage would like to present the following comments on the planning application for Bury House, 31 Bury Street, London (ref: 20/00848/FULEIA) and register our **strong objection** to the proposed development.

Our response only addresses the potential impact of the proposed development on the significance and setting of the Grade I listed (NHLE List Entry Number: 1064745) Bevis Marks Synagogue.

The synagogue is notable for being the oldest synagogue in the country and the only synagogue in Europe that has held regular services continuously for over 300 years. It was constructed between 1699 – 1701 to the designs of Joseph Avis, a master builder and Quaker who had previously worked with Christopher Wren. It was the second synagogue to be erected in England after the resettlement of 1656. Historic England state in the list entry description that *“in its little altered state (it) is of exceptional historic interest”* and its listed status is a formal recognition of the building’s heritage value and high significance. The **‘Townscape, Built Heritage and Visual Assessment’ (Montagu Evans, 2020)** submitted with the planning application also acknowledges the building’s high significance and states that it is *“one of the few buildings in the City where most of the original early 18th century fabric survives.”* (s8.49).

Historic England in ‘Conservation Principles, Policies and Guidance’ (2008) identify four principal heritage values: Evidential (deriving from the potential of a place to yield evidence about past human activity), Historical (deriving from the ways in which past people, events and aspects of life can be connected through a place to the present), Aesthetic (deriving from the ways in which people draw sensory and intellectual stimulation from a place), and Communal (deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory) which might be taken into account when assessing the significance of heritage assets, whether they are statutorily listed or not. The ‘National Policy Planning Framework’ (“NPPF”) (2012, Revised 2018, Updated 2019) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset’s physical presence, but also from its setting, being the surroundings in which it is experienced.

The NPPF directs that for planning purposes, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a proposed development.

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The Lord Finkelstein OBE
Stephen Goldman
Dame Helen Hyde DBE
The Rt. Hon. Jim Murphy
Daniel Peltz OBE
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Sections 5.26 – 5.33 of the **'31 Bury Street, Environmental Statement Volume 2: Townscape, Built Heritage and Visual Impact Assessment' ("TBHVIA") (Montagu Evans, 2020)** address the synagogue and provide an assessment of significance. The assessment as presented in these sections is incomplete as it does not evaluate the Communal or Evidential values of the synagogue when these are to be expected, especially the former given that the synagogue has been a focus for community activity from the date of its construction to date. These are marked and concerning omissions and, in our opinion, lead to a flawed impact assessment which is unreliable. A thorough and sound understanding of significance is the baseline for managing change to significant places and the absence of such will not allow for informed decision-making as directed under national and local planning policy.

Although essentially an archaeological measure, Evidential value can also derive from above-ground physical remains which have been inherited from the past. In this regard, our ability to understand and interpret the evidence relies upon the intactness of the extant remains. As noted above, it is acknowledged that the synagogue is little altered and substantially retains original fabric. The synagogue is used for the purpose for which it was originally constructed and the retention of important fixtures, fittings and features evidence historic and prevailing aspects of religious practice and use of space. Historic legibility therefore remains intact and uncompromised.

The synagogue was constructed to facilitate communal worship and provide educational and welfare facilities. Notwithstanding the loss of the congregation's school, almshouses and orphanage, it remains a community-focused building. It continues to serve the congregants, but it also continues to serve an educational purpose with the hosting of tours and events. Both congregants and visitors therefore may have collective memories of their experiences of the synagogue and strong associations with it.

The synagogue is situated within a secluded courtyard and although now surrounded by modern development, it is experienced as a place of calm and contemplation set aside from the frenetic activity of the City. It is acknowledged that the setting of the synagogue has undergone irreparable change and it is somewhat compromised by the proliferation of modern and unsympathetic development in the immediate area. Notwithstanding this, and the attendant impact on the visual experience of the synagogue, it is considered that its immediate setting and how it is experienced is considered a positive contributor to its significance. Furthermore, it is important to highlight the contribution of environmental factors to religious practices in the building, specifically the availability of good, natural light for the reading of the Torah Scrolls. It is considered that the proposed development will have an impact on daylight amenity and in turn, may impact on religious observance and by default, impact significance. The continuing use of the building for religious purposes, which may be impeded by the proposed development, is an important component of Communal value which in turn is a key contributor to significance. The proposed development therefore has the potential to result in harm to significance.

The assessment of impact associated with the operational phase of the proposed development is set out in sections 8.53 – 8.57 and reflects the absence of consideration of the Evidential and Communal values which contribute to the significance of the synagogue.

The assessment concludes that the magnitude of impact of the proposed development on the significance of the synagogue will be Negligible Neutral which is defined as, *“Barely discernible change to the value of the receptor. Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline.”*. We fundamentally disagree with this conclusion and believe that an adequate assessment of significance would result in a different conclusion on the magnitude of impact on significance. It therefore follows that we disagree with the statements made in the ‘Executive Summary – Heritage’ that the proposed development does not adversely impact the synagogue and that it would preserve its significance by virtue of replacing Bury House with a high-quality piece of architecture. The ‘Summary’ (sections 8.113 – 8.116) expands on impact and the perceived benefits of the proposed development on the setting of the synagogue. From these narratives, it is implied that Bury House has a negative impact on setting and that the proposed development will enhance it. However, there does not appear to be an explicit reference to, or assessment of, the impact of Bury House on the synagogue’s setting and therefore the absence of written context does not allow for a full evaluation of the extent of enhancement to setting attendant with the proposed development. Based on the visual impact assessment, specifically view 45: Bevis Marks Synagogue Courtyard which comprises of existing and emerging views, we are of the opinion that the proposed development is not an appropriate replacement for Bury House and would not enhance the setting of the synagogue.

In summary, we expect 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 are concerned by the absence of such.

We also have comments on the following documents,

31 Bury Street Environmental Statement Non-Technical Summary (TRIUM, 2020)

Part 7 - Section ‘Townscape, Built Heritage and Visual’

We disagree with the statement in paragraph 169 (p.37), specifically that the impact of the proposed development on the setting and significance of heritage assets in the wider area has been assessed. For the reasons outlined above, we are of the opinion that this is a statement that cannot be applied to the Bevis Marks Synagogue.

Paragraph 172 notes that two minor adverse effects have been identified for built heritage during the demolition and construction phase. These effects, it states, will be temporary and it has therefore concluded that they will be minor adverse in scale. It then goes on to state that *“The most significant adverse effect would be the presence of construction equipment, such as tower cranes.”* Given these

(contradictory) statements of adverse effect associated with the presence of tower cranes of a temporary nature, we are rather surprised by the statement in paragraph 175 that *“For the completed development, no significant effects have been identified with regard to the built heritage assets.”* This appears to be a rather confused and illogical summation that temporary tower cranes may have an adverse effect, but a permanent building of 48-storeys will not. There is a complete absence of reference to the effect on the synagogue where reference is to be expected.

Paragraph 172 further states that, *“Due to the proximity of these receptors to the Site of the Proposed Development, they are considered to experience larger effects than the other built heritage receptors.”* We fully concur with this acknowledgement of the potential for adverse impact on the synagogue and given this, it is expected that a robust and thorough assessment of significance would be undertaken. We are therefore disappointed and concerned that based on the information submitted this appears not to be the case.

31 Bury Street, Environmental Statement Volume 1: Main ES. Chapter 14: Likely Significant Effects and Conclusions (TRIUM, 2020)

The conclusion presented in the section 14.6 ‘Likely Significant Effects, Demolition and Construction’ that there will be *“No significant demolition and construction effects are likely to arise in respect to any of the topic areas which have been the subject of this EIA.”* does not accord with the statement in paragraph 172 noted above that references a significant adverse effect of the presence of tower-cranes. There is according to this paragraph a significant adverse effect associated with the demolition and construction phase.

We also highlight the statement in section 14.8 that *“No significant effects have been identified as being likely as a result of the completed and operational Proposed Development in respect of.... Built Heritage.”* This statement is unsurprising when taken in the context of, what is in our opinion, a confused and illogical assessment of effect as presented in paragraph 172 and an inadequate assessment of significance of the synagogue. In our opinion, it is a statement which is debased by these factors and is made on an unsound basis.

Health Impact Assessment (Quod, 2020)

Public Health England has recently produced guidance for local authority public health and planning teams (‘Health Impact Assessment in spatial planning. A guide for local authority public health and planning teams’, October 2020) which aims to provide them with the practical information needed to embed Health Impact Assessments (“HIA”) in the planning system. HIAs offer planning authorities the opportunity to improve public health and wellbeing, and ultimately reduce inequalities. This guidance extends to planning applications (designing proposals for development projects) and how they can influence health and wellbeing outcomes. It recommends that a HIA is submitted as part of a planning application as it will help ensure that health and wellbeing are carefully considered in the planning process.

The guidance further suggests steps that can be taken in determining evidence-based triggers for when a HIA should be required. Amongst these, is the identification of population characteristics. To quote directly from the guidance,

“3.7 Preventing the negative impacts and maximising positive impacts of a plan, policy or planning application on population groups is key to an HIA. It is important to identify how sensitive and susceptible population groups or areas are to the impacts of a development project, whether positive or negative, for example on Black, Asian and Minority Ethnic (BAME) groups (35).” (p.22).

Paragraph 3.8 details the different characteristics to consider including religion and belief which are protected characteristics as defined by the Equality Act 2010.

It is important to highlight that the planning application relates to a major development which will be sited approximately 40m from a functioning place of worship, and in which the form of service is heavily influenced by environmental factors such as the availability of good, natural light. It is therefore expected that the HIA would follow best practice and identify local population characteristics (here it is a sensitive and susceptible population group) and address the potential impact of the proposed development on a statutorily protected characteristic.

The HIA references the factors which influence health including environmental factors, and it also lists wider determinants of health including general socio-economic, cultural, and environmental conditions and social and community influences. It would therefore follow that the HIA would consider the impact on the synagogue, its congregants, and visitors. The synagogue is usually open to visitors daily and hosts tours and events, many of which have an educational purpose.

Furthermore, the key ‘Health Priorities’ as set out in s3.33 (p.16) make no reference to the congregation of, or visitors to, the synagogue in the sub-points on Air Quality, Noise Exposure or Mental Health and Wellbeing. However, in s2.41 of the **‘31 Bury Street Environmental Statement Volume 1: Main ES, Chapter 2: EIA Methodology’**, the synagogue is listed amongst the “Potentially Sensitive Receptors” in terms of Air Quality: E19 Bevis Marks Synagogue and Rabbi’s flat (Religious (Synagogue) and Residential); Noise and Vibration: R2 Bevis Marks Synagogue (religious) (Note: the Rabbi’s flat is omitted); Daylight and Sunlight: Bevis Marks Synagogue (religious) (Note: the Rabbi’s flat is omitted); Overshadowing: Bevis Marks Synagogue; and Light Intrusion: Bevis Marks Synagogue (non-residential). We would therefore expect that which is set out in the Methodology to be reflected in the HIA which appears not to address the religious and educational uses of the synagogue.

It is our observation that throughout the documents reviewed, there appears to be a complete and unacceptable absence of acknowledgment and understanding of the historic and prevailing use of the Bevis Marks Synagogue. This is also carried through into, what we consider to be, the inadequate assessment of significance of the synagogue which does not reference the key contributory communal and evidential heritage values associated with the building’s religious and educational use, both



historic and existing. On this basis, we believe that the impact assessment is also inadequate as it is not founded on a robust or thorough assessment of significance. It therefore follows that we disagree with the conclusion that the proposed development when constructed will have a magnitude of impact on the synagogue's significance that is Negligible Neutral. For these reasons and those set out above, we urge your authority to withhold consent and seek the information that is required for informed decision-making as directed under the NPPF, the National Planning Practice Guidance, The London Plan and the City of London planning policies, and relevant guidance.

A black and white photograph of the interior of Bevis Marks Synagogue. The image shows the ornate wooden ark (Aron Kodesh) at the front, featuring Hebrew inscriptions. Above the ark is a large, decorative chandelier with multiple tiers and hanging candles. The pews in the foreground are dark wood, and the floor is polished. The overall atmosphere is solemn and historic.

11 FEBRUARY 2021

BEVIS MARKS SYNAGOGUE

SIGNIFICANCE & COMMUNITY IMPACT STUDY

BEVIS MARKS SYNAGOGUE

INTRODUCTION



Bevis Marks Synagogue is recognised across the Jewish world, and throughout the United Kingdom, as both a religious and heritage site of international significance. Its importance lies in the history of its building alongside the continuity of its community. **Bevis Marks Synagogue is an historic building still being used in its original form, by the same community who built it. This is what makes it a heritage site of ‘Outstanding Significance.’** However, the synagogue’s survival over the centuries has only been made possible as a result of a delicate ecosystem that sustains it. Sadly, any further development around the synagogue threatens to undermine this foundation, and in doing so cause ‘significant harm.’

The Sephardi Trust, the synagogue’s parent charity, has submitted a technical objection quantifying the detrimental impact of further development on light, wind, noise and Heritage. **What you will find in this document is a ‘practical impact’ objection, by those who worship daily at Bevis Marks Synagogue, that outlines what is at stake in real life terms.** It does so by first explaining why Bevis Marks

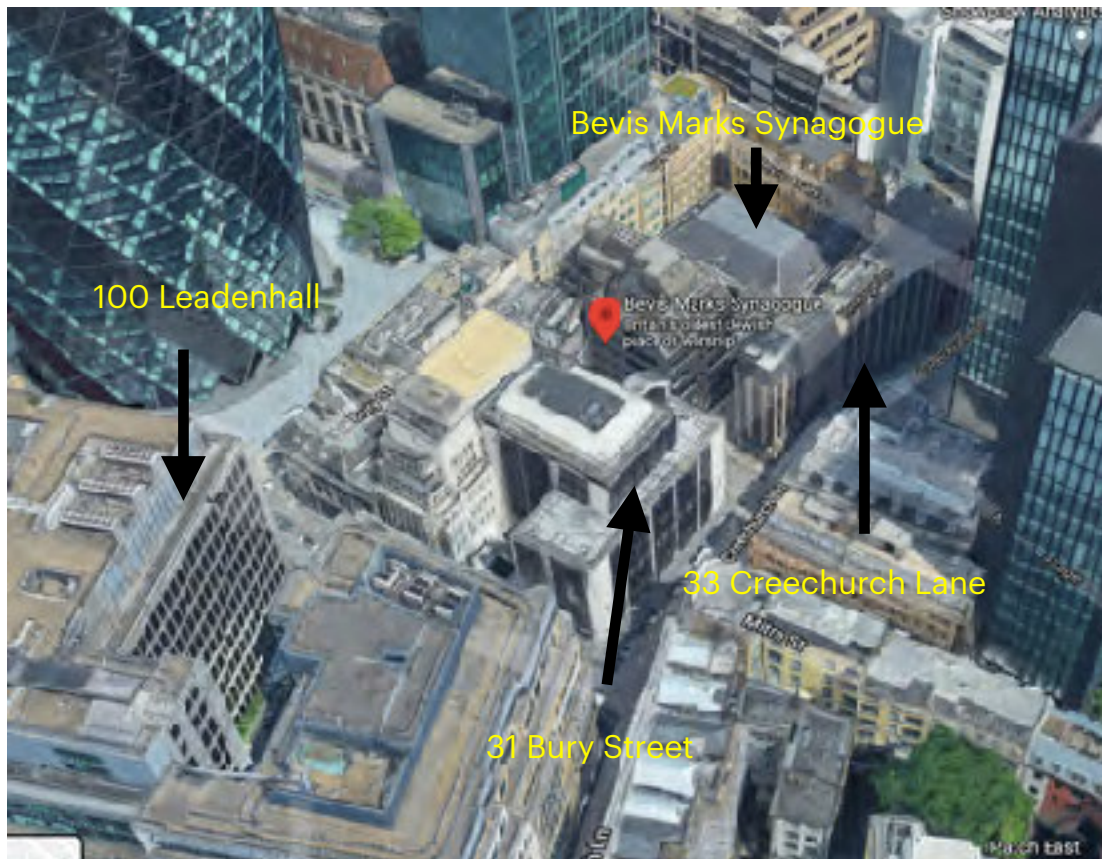


View of Synagogue Facing Southeast

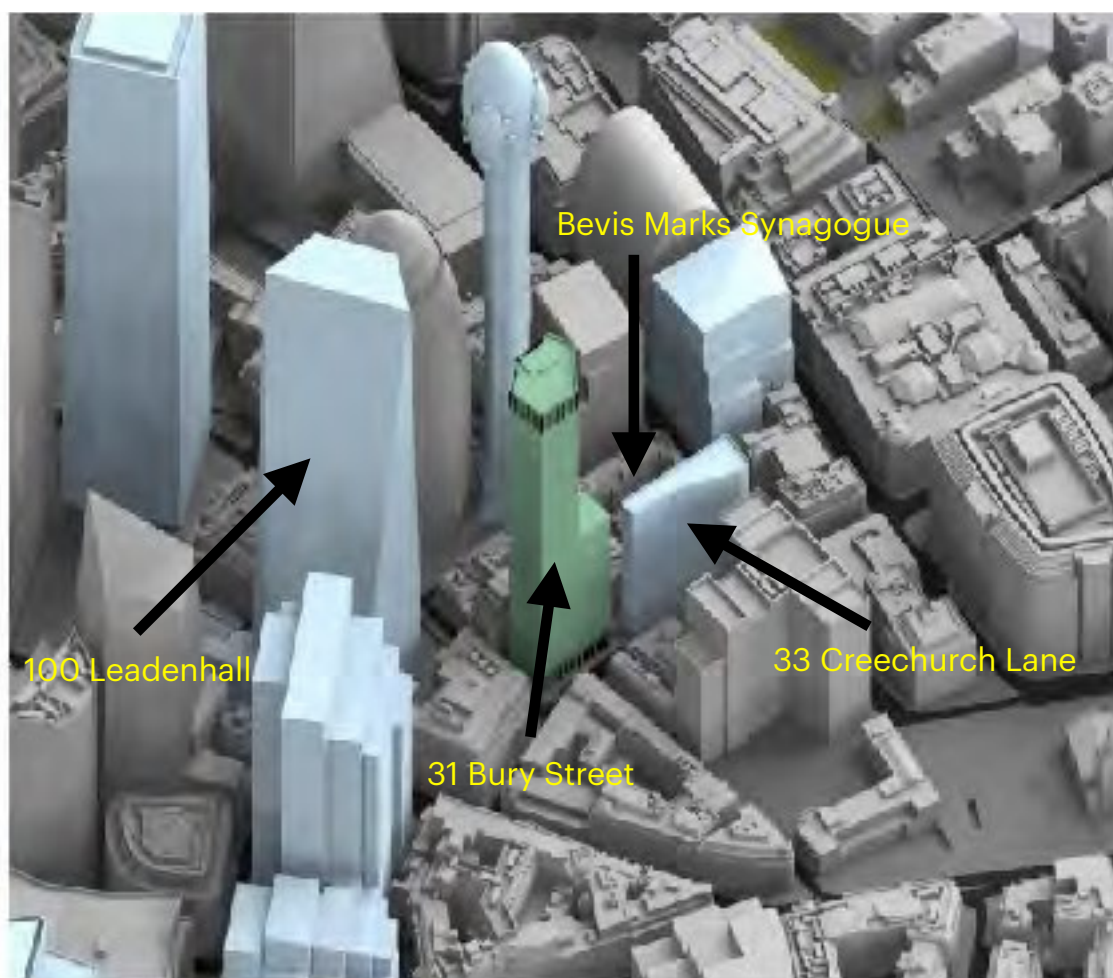
Synagogue is so significant. It then shows how the site is used every day and most evenings each week, in multiple ways, for so many different demographics, demonstrating how crucial it is that the synagogue be able to continue to function as is. Finally, this document clarifies how further reductions of light will impact the ability of the community to function both practically and religiously, according to the Jewish faith, and similarly how the blocking of sky and an increase in noise will make it not only profoundly difficult, but in some ways impossible, for the congregation to continue as a worshipping community. What you will read below demonstrates that this is not unwarranted or unsupported hysteria.

We therefore believe it is of utmost importance that the building proposals at 33 Creechurch Lane and 31 Bury St are rejected, and that further protections are put in place around Bevis Marks Synagogue in the City of London Local Plan 2036.

BEVIS MARKS SYNAGOGUE



Current Landscape Around Synagogue With Low Buildings



Proposed Landscape Around Synagogue With Tall Buildings

1 - SIGNIFICANCE

Bevis Marks Synagogue is not just another Grade 1 Listed building. It may sound flippant to speak so casually about a designation of such significance, but the importance of Bevis Marks Synagogue goes way beyond 'just another' historic building. It is significant in so many ways, to the extent that one could characterise it as a site of National Importance, and if such an official designation existed - a World Jewish Heritage Site.

This broader appreciation of the synagogue's significance is crucial, as the City of London plans require that planners consider any potential harms against a site's significance. The plan requires evidence of how the public benefit of any future development would outweigh any harms caused. The extreme significance of Bevis Marks Synagogue therefore requires ever greater demonstration of benefit to permit causing such harms to it.

Bevis Marks Synagogue is:

- 1. A Grade 1 listed building**
- 2. One of the only surviving examples of an intact Wren style City church with original interior**
- 3. The only non-Christian house of worship in the City of London**
- 4. The oldest synagogue in the United Kingdom**
- 5. The 'Cathedral Synagogue' of British Jewry akin to St Paul's for Christians**
- 6. The only synagogue in the world to have held continuous worship since the time of its construction in 1701**

This significance is documented in the recent Conservation Report by Caroe Architects as part of the synagogue's NLHF supported Heritage Centre project. This significance applies to the synagogue itself, its courtyard and Heritage setting, as well as to its religious heritage which will be expanded on below. This multifaceted significance is testified to by other organisations and individuals, reflecting the breadth of this appreciation across faiths, countries, and experts. These include other faith leaders, Jewish organisations, conservation groups, former Lord Mayors, and other City of London institutions.

2 - A “24/7” SITE

In order to fully appreciate the significance of the synagogue, and the many ways in which further development will harm it, it is necessary to highlight that the synagogue is a house of worship, but it is also much more. Cumulatively, it could almost be said it is a “24/7” site.

i. Synagogue Worship - In the Jewish tradition prayer takes place three times a day. Bevis Marks Synagogue therefore conducts worship services daily. During weekdays they can last up to an hour, and on the Jewish sabbath and holidays for over four hours. Different services attract different constituent groups including longstanding members, locals, City Workers, university students, and visitors. Here is a sample week:

- a. Weekday Morning Service - 7:15am-8:15am
- b. Weekday Afternoon Service - 1:15pm-1:30pm
- c. When there are evening events we also conduct an Evening Service
- d. Friday evening 7:30pm-8:30pm (Summer); 6:30pm-7:30pm (Winter)
- e. Saturday morning (8:30am-12:30pm)

Most services conclude with the serving of a meal or refreshments along with teaching which adds an additional hour.



ii. Lectures - These take place in the evening, typically once or twice a week. They can cover a range of Jewish subjects from Bible, Talmud, Philosophy, History or Law. A common Monday evening will host lectures from 6:30pm-9:00pm

iii. Social Events - Approximately once or twice a month the synagogue hosts a midweek social event for Jewish city workers to mix and mingle, and connect with their Jewish roots. A typical event will last from 6:00pm-10:00pm

iv. Weddings - On average the synagogue hosts one wedding a month, with the majority in the spring and summer months. Weddings use all the synagogue spaces including the courtyard. They typically take place from 2:00pm-6:00pm on a Sunday, though at times midweek too.

v. National Commemorations - The synagogue is the site for national commemorations for UK Jewry. As such there are approximately four of these kinds of events a year. They typically take place on a Sunday from 4:00pm-8:00pm, though again they can also take place midweek too.

vi. Special Events - Invariably the synagogue is used for other special events, such as the instillation of a Jewish Master for a City Livery Company. These events also typically take place on a Sunday afternoon.



2001 Tercentenary Celebration of Bevis Marks Synagogue

vii. Visitors/Heritage Centre - The synagogue is open to visitors every day outside of Jewish and Bank holidays, including Open House London with approximately 40,000 visits per annum. Visitors include school groups, adults and children, British citizens and international visitors. Sundays 10am-5pm. Monday-Thursday mornings are school visits and then the site opens to the public from 12.30pm-5.30pm. Fridays are open to the public from 10am and close at about 2.30 in the winter and 4pm in the summer.

TYPICAL WEEK

The chart below shows how the synagogue site is used on a typical week; however should there be a Jewish festival or other special occasion additional evening and morning services would be scheduled. There are approximately 30 such days in the Jewish calendar, and these can happen any day of the week.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7am		Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers	
8am	Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers	Morning Prayers
9am	Morning Prayers						Morning Prayers
10am	Visitors	School Visits	School Visits	School Visits	School Visits	Visitors	Morning Prayers
11am	Visitors	School Visits	School Visits	School Visits	School Visits	Visitors	Morning Prayers
12pm	Visitors	Visitors	Visitors	Visitors	Visitors	Visitors	Morning Prayers
1pm	Visitors/ Prayer	Visitors/ Prayer	Visitors/ Prayer	Visitors/ Prayer	Visitors/ Prayer	Visitors/ Prayer	
2pm		Visitors	Visitors	Visitors	Visitors	Visitors	
3pm	Special Events	Visitors	Visitors	Visitors	Visitors	Visitors	
4pm	Special Events	Visitors	Visitors	Visitors	Visitors		
5pm	Special Events						
6pm	Special Events/ Prayer	Lectures/ Prayer	Social Event/Prayer			Sabbath Prayers	Sabbath Afternoon Prayers
7pm	Special Events	Lectures	Social Event			Sabbath Prayers	Sabbath Afternoon Prayers
8pm		Lectures	Social Event			Sabbath Prayers	
9pm			Social Event				

3 - HISTORY OF THE SYNAGOGUE SETTING AND LIGHT



Isaac Mendes Belisario, 1818

A primary area of harm, amongst others, is the impact of light within the synagogue and across its heritage setting. The City Plan protects both heritage sites and their settings, and Historic England guidelines call on planners to not only avoiding detracting from a site, but to seek ways to enhance it. What follows is a history of degradation to the light of the synagogue, as well as efforts that have historically been made by neighbouring developers to improve it. As will be shown, increasing the height of neighbouring buildings will reverse course and cause further detriment again.

Over the past three centuries the built environment around Bevis Marks Synagogue has changed. This has impacted on the way light enters into the synagogue. Built in 1701, the synagogue relies on natural light to illuminate its interior as with most City

Churches of the period designed by Wren and his students. Toward that end large windows circle the synagogue, both on its ground floor and along its gallery. (Note: The synagogue's chandeliers are used in the evening when it is dark outside. Their limited light, and expense, was never intended to be useful for daytime use. Indeed, even today when they are lit on special occasions, they are never sufficient for reading and must be supplemented.)

Originally, the synagogue would have been surrounded by one storey buildings, much as its mother synagogue in Amsterdam (built in 1675) was and remains to this day. Evidence to this are the pelmets remaining along the eastern and southern gallery windows. No doubt there was a time when direct sunlight permeating the interior, requiring the use of blinds to mitigate its blinding effect.



In the nineteenth century surrounding buildings increased in height, blocking direct sunlight, and darkening the interior. This may have played a role in the debates in the 1880s whether to demolish the synagogue as it was no longer fit for purpose. However, the invention of electricity, and its adoption within the synagogue alleviated this plight with the addition of limited artificial lighting along the gallery's supporting pillars in the 1920s.

In the 1970s new buildings were constructed around the synagogue's perimeter. They were built in such a manner as to allow light to continue to enter the synagogue. This was achieved by limiting their heights to that of the synagogue and sloping their upper stories so that light would continue to enter the interior of the synagogue. These buildings currently remain, and when looking out from the synagogue gallery windows, one can still see above them to the sky. Any further increase in building height will make that impossible, further degrading the synagogue's light, and putting the synagogue's ability to function at risk once again.

4 - EVIDENCE OF DEGRADATION AND HERITAGE RESTRICTIONS

Despite these surrounding alterations, over the centuries the synagogue has been able to continue to function as per its original function. However, any further changes threaten to make this no longer possible. This is because as a result of historic changes to the surrounding built environment the current light levels are already minimal, and as a result any further reductions will place the synagogue at risk of becoming unusable. Light studies have been carried out by several bodies which demonstrate that any new buildings constructed around Bevis Marks Synagogue will cause light levels to drop within the synagogue. Some of those decreases will be substantial, others nominal. However, with light levels already low, the synagogue can't sustain any further darkening.

33 Creechurch will block the sun from 9am-12pm and 31 Bury St from 12:30pm-2:30pm, and the previously approved 100 Leadenhall from 3:00pm-4:00pm. While each on their own is unacceptable due to detriment, all of them together would be catastrophic. All together these buildings would essentially form a solid wall around the entire eastern and southern perimeter of the synagogue, becoming its backdrop and blotting out sun and sky up to 20 to 50 storeys! The independent analysis carried out by the City of London on the potential effects of 33 Creechurch on synagogue light concluded that its impact would be 'major adverse.' This impact would be felt during our hugely important morning hours of prayer.

A report by David Robertson of DHA Designs, available in the addendum, attests to this point, highlighting that current light levels are dangerously low already. The report further testifies that no further increases can be made to artificial lighting. As a Grade 1 listed building such adaptation is not allowed, nor would such changes be sympathetic to maintaining the heritage experience of worshipping in a late 17th century synagogue.

5 - RELIGIOUS IMPACT



i. Reading Light

As already stated, the current low levels of lighting within the synagogue mean that any further reductions must be considered substantial. Jewish worship requires each individual to read their prayers from a prayer book. On a typical Jewish sabbath morning (Shabbat), this amounts to 150 pages, and on other Jewish festivals and fast days many more. Worshippers also read along in a printed Bible when the Torah Scroll is read each Shabbat, Monday and Thursday mornings, and other festival and fast days.

Elderly members of the community are particularly vulnerable to any further light reductions. If lighting is further reduced, they will find it difficult to read, and therefore no longer attend. To lose our elderly members would be both shameful and devastating. On a Sabbath morning this demographic can make up over 50% of our worshippers. We have a religious duty to care for the elderly and ensure that they can maintain their dignity into old age. And fundamentally they are the bearers of our unique traditions and without them we risk losing the 300 year long continuity of our congregation.

ii. Ritual Symbolism and Jewish Law

In a Jewish house of prayer light and windows are not just an amenity but a religious requirement. The Talmud (Tractate Berakhot 31a) rules: Rabbi Hiyya bar Abba said: One should always pray in a house with windows, as it is stated regarding Daniel 6:11: "And when Daniel knew that the writing was signed, he went to his house. In his attic there were open windows facing Jerusalem and three times a day he knelt upon his knees and prayed and gave thanks before his G_d".

Rabbi Joseph Dweck, Senior Rabbi of the S&P Sephardi community explains, "It is clear that the windows are meant to allow light in and to have a sense of the world's beauty rather than being stuck in an enclosed space that causes a feeling of isolation."

This point is crucial because Judaism and its rituals are rooted in nature, particularly those related to prayer and the calendar. More specifically, these rituals are connected with the positions of the sun and moon in the sky across the day, month and year. For example, Jewish prayer times are determined by the daily course of the sun. The sun's position going from east to west over the southern horizon determines the times of our prayers, and is the inspiration for much of our liturgy.

The morning service (*Shahrit*) begins with the blessing, 'Blessed are you God who is sovereign over the universe, who fashions light and creates darkness...who brings light over all of the land and refreshes creation each day...Blessed are you God who creates the luminaries.' Indeed, it is just around that time in our prayers (10 am) when light currently shines into our courtyard and penetrates into our sanctuary, casting its glow across our pews, creating warmth upon our faces, and lifting our thoughts skyward. Blocking out the sun is therefore a form of religious vandalism, forcing us to dislocate our worship from its original meaning and setting.

iii. Courtyard Views - A Matter of Religion

The original historic Hebrew name of Bevis Marks Synagogue is 'Sha'ar Hashamayim' which means 'Gate of Heaven.' These are the Hebrew words carved in stone above our entrance gate, and painted above the synagogue doors. The experience of 'heaven' is currently felt upon entering the quiet courtyard of Bevis Marks Synagogue, and seeing the sky all around it. How sad and painful it would be for that meaningful symbolism and experience to be lost, with the heavens obscured by steel and glass. Remarkably, despite changes to the surrounding buildings over the past centuries the view of sky

around the synagogue until now has remained mostly unscathed and this is how it should remain.



Furthermore, many other Jewish rituals are determined by views of the sky. The Jewish Shabbat concludes at the appearance of three stars, which of course first appear in the darkening eastern sky. The new Jewish (lunar) month is marked by the appearance of the new moon in the sky. In fact, a special prayer (*kiddush lebana*) is recited each month only upon seeing the moon in the night sky, something we won't be able to do if buildings block out our views of the eastern and southern sky (Talmud, Tractate Sanhedrin 42a).

iv. Courtyard Light and Amenity



The sunlight received in the courtyard adds an important amenity to its use and contributes to its historic function. Sunlight appears in the early afternoon when the

space is most likely be enjoyed either for gatherings after services, before weddings, or for an outdoor afternoon prayer service during the week for City Workers. That there already is limited time of direct sunlight makes what remains all the more precious. In fact, our rabbi and his family make a point to enjoy time in this limited sunlight on Sabbath afternoons in the spring and summer. Removing it would cause real detriment to their lives as local residents and the use of the courtyard as their garden.

v. Courtyard Privacy



Finally, the courtyard is a place where our community shares special private moments, celebrates Jewish festivals, and takes photographs at weddings. It is well documented that the synagogue was built in a private courtyard setting for this very purpose, so that the Jewish community could conduct their affairs discreetly, away from the public street. This historic setting would be completely altered should towers of 20 or 50 storeys be constructed above our courtyard. It is distressing to imagine what the outdoor festival of Succot (Tabernacles/Booths) or wedding receptions would feel like in such an exposed setting, with thousands of eyes peering down upon us. We suspect



this would also pose a security risk, a concern the Jewish community must unfortunately always be on guard against.

vi. Noise Disruption

Jews face east during prayer, toward the direction of Jerusalem. Heneage Lane runs along our eastern wall and is typically a quiet lane with few people ever going down it. However, the proposed buildings, with a pedestrian mall and cycle parking bays, would increase noise from footfall and cycling along the narrow lane. This would disrupt the meditative experience of our prayers, and ruin the sublime beauty of our cantor's song.

At each of the three daily services we recite the *amidah* (standing) prayer. It is recited silently, and one can hear a pin drop. The *amidah* is a prayer of intense religiosity when one speaks directly to the Divine, praising, beseeching and offering thanksgiving. It is the climax of the service when one is to picture themselves 'standing' before God. The meditation required to maintain concentration throughout would be disrupted by external noise, sullyng one's prayers. This concentration is called '*kavanah*' and is essential to Jewish prayer (Talmud, Tractate Berahot 34b).

The Talmud (Tractate Ta'anit 2a) calls Jewish prayer '*abodah shebeleb*,' 'service of the heart,' which means it is supposed to be an emotional experience. Our melodies are therefore integral to our worship as they lift the spirit and set the emotional tone of each prayer. If outside noise was to disrupt these melodies, our religious service would be harmed. Indeed, whenever road works happen in our area, we always must request that they are suspended during prayer times - a request always followed.

Furthermore, our community maintains unique and rich musical traditions. Many of these melodies have been written over the centuries by the religious leaders of our synagogue and can only be heard in Bevis Marks Synagogue. If ongoing noise causes our prayers to be interrupted many of these melodies and our cultural oral heritage will be lost.

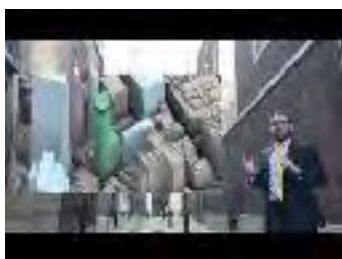
6 - CONCLUSION

Much like the city, our synagogue is maintained by a delicate ecosystem. As the City of London is no longer a residential city, we maintain a relatively diverse community. It is a community which is made up of elderly members with ancestry dating back centuries in our synagogue, as well as by others who live, work, study and visit in the area. If anything is done to the detriment of this balance, we risk knocking our sustainability off balance, making it impossible for us to continue.

As a religious site of international significance, maintaining our viability, and through that our heritage, is our number one priority. We therefore must implore that the City of London not allow any developments to take place that put our heritage at risk. As we are the experts on Bevis Marks Synagogue, we can confidently say that permitting developments on our doorstep would do just that, irrevocably destroying what we are working so hard to maintain. This would surely be 'significant harm.' The City of London must therefore heed our warning and protect Bevis Marks Synagogue from any further encroachment.

7 - USEFUL VIDEOS ABOUT SYNAGOGUE IMPACT

Synagogue Objection



Windows & Light



Synagogue Ventilation



DHA Designs

Jonathan Solomans, Chairman
Bevis Marks Synagogue Committee
4 Heneage Lane
London
EC3A 5DQ

20th February 2021

Dear Jonathan

Objection to Planning Application 20 / 00848 / FULEIA - Bury House, 31 Bury Street, EC3A 5AR
And Planning Application 18 / 00305 / FULMAJ - 33 Creechurch Lane, EC3A 5EB

I am writing on behalf of DHA Designs, the Museum and Heritage Lighting Specialists that were appointed to review (and potentially redesign) the electric lighting for Bevis Marks Synagogue.

Firstly, we understand from Chris Maltby's summary for EdgePlan (their ref: EP1223 for Bury St and Creechurch Lane) which cites Caroe's heritage concerns that no adequate daylight and sunlight study showing the raw data of daylight levels in the Synagogue from *both* these developments has been commissioned. However, the cumulative effect of both developments is a significant VSC reduction of 45%.

The Synagogue was designed for daylight. Daylight plays a hugely significant part in Jewish faith, and the Synagogue also has a significantly elderly congregation. As you are aware, Jewish services are read and followed throughout on prayer books (held by the whole congregation); these are historic books of small text and it is crucial to have good lighting.

It is scientifically accepted that a 60-year-old eye lets in a third of the light of a 20-year-old eye ¹, so effective daylight levels need to be three times as bright to achieve the same legibility for this group ². These buildings not only reduce the amount of daylight to an unacceptable level, but all but obscure certain windows, making the distribution of daylight across the space very uneven. It is not relevant for the Creechurch Lane development's engineers (GIA - ref: 12109) to quote that "some windows would be unaffected" since these are the ones that already suffer from external development; and it is disingenuous to the use of the building to assume that every window's use or importance is 'equal'. The amount of light on the key area of the Bimah for example, where services are read from, is particularly affected by these external obstructions.

We have been commissioned to review the electric lighting to see if we could increase the lighting level to allow these services to continue. As heritage specialists, internal lighting for Grade 1 listed spaces is always challenging, and more so when these are of such religious significance that need to be preserved for future generations.

The main area of seating is beneath the double-height, vaulted space. The chandeliers suspended from here are candles - part of the listed interior - and any visible downlights would be out of keeping with a building from 1701. In any case, there is no way of installing or maintaining lighting at this ceiling since there is no access above the Ark or the Bimah (since both are raised areas) and no access above the pews which cover the rest of the ground floor.

DHA Design Services 6/8 Cole Street, London, SE1 4YH
www.dhadesigns.com

BEVIS MARKS SYNAGOGUE

The gallery above is ramped and there is no way that the underside of ceiling can be accessed under health and safety guidelines - there would be no way of bringing access to this level and the stepped pews mean there is no area of flat floor for the maintenance of high level lighting.

In the side aisles on the ground floors there are fewer pews, and the congregation relies on the windows behind at both sides. It is not possible to mount to this historic ceiling as any cabling would be visible and the historic ceiling is solid and free of mechanical / electrical services.

Indirect lighting in a space of this size cannot improve illumination levels given the height - even with enormous floodlights (which would anyway not be allowed in this listed interior) the distances for reflected lighting schemes are much too great.



View of Bevis Marks Grade 1 listed interior showing access and cabling limitations:

- the windows behind the Ark (shown above), which is a key focal point of services, would be completely obscured by the Creechurch Lane development.

To conclude, the amount of daylight in the Synagogue has already been impacted by several previous developments, and any further reduction will mean the building cannot operate in the manner it was designed for. Unfortunately, in a Grade 1 listed interior of this type, electric light cannot be installed to compensate for this loss.

Kind regards,

David Robertson BA MSc MCIBSE MSL

Director, DHA Design Services

¹ National Centre for Biotechnical Information - <https://www.ncbi.nlm.nih.gov/books/NBK218971/>

² International Journal of Science and Technology - https://www.researchgate.net/publication/321917087_LIGHTING_DESIGN_FOR_THE_AGING_EYES

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Rabbi Rafael Kruskal

Rabbi Moshe Lebel

RABBINICAL DIRECTOR

Rabbi Moshe Lebel

**CEO & CHIEF OF STAFF TO THE PRESIDENT
OF THE CER FOUNDATION**

Gady Gronich

SECRETARY

Rabbi Aharon Baskin

March 5, 2021

Dear Lord Mayor,

We are writing to express our deep concerns and serious reservations concerning the development around Bevis Marks Synagogue located within the boundaries of the City of London.

I would like to take the opportunity to introduce our Organization. The Conference of European Rabbis (CER) is the primary Rabbinical Alliance in Europe. It unites more than 700 religious leaders of the mainstream synagogue communities in Europe. It was founded in 1956 on the initiative of British Chief Rabbi Sir Israel Brodie, in order to revive the vanquished Jewish communities on the European mainland. Chief Rabbi Sir Brodie was supported by the Chief Rabbi of France, Jacob Kaplan, the Chief Rabbi of Amsterdam, Aharon Schuster and the British Sephardic Spiritual Leader, Hacham Gaon.

We are sure you are aware of Bevis Marks Synagogue's historical significance to the British Jewish community, as the oldest synagogue in the UK, but you may not be aware of its importance to all of European Jewry. While there are synagogues across Europe, there are none which have been in continuous use since 1700, save for one, Bevis Marks Synagogue. While there are older synagogue buildings, none of them have been worshipped in throughout due to the horrors of the Holocaust when six million European Jews were slaughtered by the Nazis. Britain remained one of the few countries in Europe to withstand Hitler's onslaught and to protect its Jewish inhabitants. As a result, the UK's Jewish community remains robust, perhaps the most vibrant in Europe. For that reason, Britain has always been looked to by Europe's other Jewish communities as a safe haven for Jewish people. And the symbol of that home is Bevis Marks Synagogue. It alone connects all of Europe's Jews to its earlier roots, a place where Jews have lived for millennia.

You can therefore understand why we are keenly watching to see what will transpire. Should further development be allowed, currently with towering proposals at 33 Creechurch Lane and 31 Bury St, the synagogue will come to be enveloped in shadow, its necessary light blocked, its privacy lost, and its prayers disturbed by noise. These things will cause serious detriment to the functioning of this historical community, and in some respects, make it simply impossible for them to carry out their religious duties. Let us, therefore, be clear, from our perspective, causing harm to a Jewish community's function is not only tantamount to bulldozing a synagogue building; it is worse. That after this past century's horrors, that Europe's most historic Jewish community would face a threat to its very existence, is simply unbelievable.



Conference of European Rabbis

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RABBINICAL DIRECTOR

Rabbi Moshe Lebel

CEO & CHIEF OF STAFF TO THE PRESIDENT OF THE CER FOUNDATION

Gady Gronich

SECRETARY

Rabbi Aharon Baskin

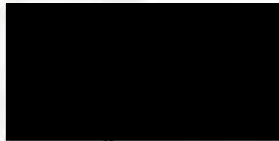
We, therefore, urge you and the City of London to immediately take steps to ensure protections are put in place around Bevis Marks Synagogue - that its light, views, privacy, and very future are protected. No doubt other cities in Europe will follow the City of London's example on whether or not to protect their historic synagogues too.

On behalf of Europe's Jewish communities, we implore you to learn from the mistakes of the past and to halt all further development plans immediately. Any development on this site would be a profound desecration for the United Kingdom that would resonate throughout history.

As in the past, we pray that Britain will lead and ensure the survival of Bevis Marks Synagogue and its worshipping community.

I look forward to hearing from you.

With Blessings,



Chief Rabbi Pinchas Goldschmidt
President of the Conference of European Rabbis

Office of The
CHIEF RABBI

305 Ballards Lane
London N12 8GB

[REDACTED]

[REDACTED]
[REDACTED]

The Rt Hon. The Lord Mayor, Alderman William Russell
Mansion House
Walbrook
London
EC4N 8BH

By email: william.russell@cityoflondon.gov.uk

3rd March 2021

My Dear Lord Mayor,

I hope this letter finds you well during this exceptionally challenging time.

I write in relation to the special significance the Bevis Marks Synagogue in Aldgate has to the Jewish community in London, and right across the UK.

As I imagine has been drawn to your attention, 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 greatly concerned to read that there is a proposed development on the doorstep of the synagogue, with the potential to significantly affect the natural light that can reach the building and, in turn, disrupt prayers taking place inside.



This 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, especially when coupled with a separate planned development on Creechurch Lane.

The synagogue is considered to be a cherished landmark of our community, and a source of great spiritual sustenance to British Jews. I believe it is essential that it be carefully protected, as any other place of worship so steeped in history would. I hope that the views of the local community will be received with the utmost seriousness, and that the necessary arrangements can be made to ensure that this new development does not cause lasting damage to Bevis Marks Synagogue.

With my very grateful thanks and best wishes,

Chief Rabbi Ephraim Mirvis
Chief Rabbi of the United Hebrew Congregations of the Commonwealth



From: PLN - Comments
Subject: FW: About the Bury Street and the effect on the Bevis Marks Synagogue

To Members of the Planning Department of the City of London

I write to you as President of the Jewish Historical Society of England (JHSE). JHSE has had a long-standing relationship with Bevis Marks Synagogue going back to the establishment of the Society in 1893. This relationship included the publication of many of the Bevis Marks' vital historical records, as well as co-sponsorship of events. As you know, Bevis Marks is the first synagogue built after the resettlement in 1656 of Jews in England (resettlement following the expulsion of 1290). Bevis Marks has played an important role in the development of Anglo-Jewry, by hosting key events in the life of British Jewry, and as an architectural gem as I am sure you know well. For these reasons we object strongly - and respectfully - to the proposed development.

The Bury Street development will be profoundly detrimental to the unique heritage of the Bevis Marks Synagogue. It is clear that the development would result in the Synagogue losing much of its light, both to its courtyard and to its interior, and that this would affect significantly the experience of worshippers in the sanctuary, and of those visiting this important site of Jewish History from the UK and abroad.

It is deeply concerning to members of the JHSE as it should be to other Londoners, that the disruption of this unique site is being considered. What will be lost simply cannot be replaced, or reconfigured.

Members of the JHSE are of course aware how difficult and fine are the decisions you are asked to take almost daily. We beseech you to consider the significance of the development for a site that is uniquely historical, an elegant trace of a formative moment of English history - as well as that of English Jews - as a Jewish community was reconstituted in Cromwell's England, and ultimately was able to build its synagogue - Bevis Marks.

With best wishes and most sincerely,

Miri Rubin FRHistS FMAA Fellow of the Academia Europea
President of the Jewish Historical Society of England
Professor of Medieval and Early Modern History
Queen Mary University of London
17 Hardwick St,
Cambridge
CB3 9JA.

From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: 33 Creechurch Lane (18/00305/FULMAJ) & 31 Bury Street (20/00848/FULEIA)
Date: 10 March 2021 15:10:28
Attachments: [image001.png](#)

From: Master [REDACTED]
Sent: 05 March 2021 17:02
To: Barradell, John <[REDACTED]>
Cc: Richard Winstanley <[REDACTED]>
Subject: 33 Creechurch Lane (18/00305/FULMAJ) & 31 Bury Street (20/00848/FULEIA)

Dear Mr Barradell,

On behalf of the Drapers' Company, I would like to register our disquiet over these two proposed developments and, in particular, their likely effect on Bevis Marks Synagogue.

As you know very well, Bevis Marks Synagogue is not only an exquisite Grade 1 listed building, but is also the only non-Christian place of worship in the City. Indeed, it has been used continuously for worship longer than any other synagogue in the world and occupies a crucial place in the history of the Jewish religion in this country. By any objective measure it is a building of huge historical significance. Given the Synagogue's importance for both the City and this country's Jewish community, the Drapers' Company is anxious that the building should be protected.

The proposed 20-storey development in Creechurch Lane will encroach within a few yards of the eastern wall of the Synagogue and is likely to block all light through that wall's window for most of the day. There will also be an adverse impact on levels of light in the courtyard of the Synagogue. The proposed 50-storey development at 31 Bury Street would also have the effect of reducing light to the courtyard of the Synagogue. Neither development seems to take account of these issues.

Bevis Marks Synagogue is unique – by dint of its location, its history and its architectural, cultural and religious significance. The Drapers' Company urges the City to give due consideration to these factors when the proposed developments in Creechurch Lane and Bury Street come up for decision.

Yours sincerely,

Tim Orchard



Tim Orchard
Master

 **The Drapers' Company**
Drapers' Hall / Throgmorton Avenue / London EC2N 2DQ

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HOUSE OF COMMONS

LONDON SW1A 0AA

Email: [REDACTED]

Alderman William Russell
The Rt Hon The Lord Mayor
City of London Corporation

19 March 2021

Dear Alderman Russell,

Re: Bevis Marks Synagogue

I understand that in connection with the City's new Local Plan, there are proposals to allow development of tower buildings that could have the effect of blocking light and degrading the privacy and integrity of the Grade 1 listed Bevis Marks Synagogue.

The cultural and historical importance of this institution, and I imply more than as a beautiful place of worship, is in my view of the highest rank to the Anglo Jewish community. It was this building which represented the resettlement of Jews in this country and it could only have been this same building which was used, in 2006, to hold the ceremony attended by the Prime Minister to celebrate the 350TH anniversary of that resettlement.

I had the honour of attending that ceremony myself, and it was a memorable occasion. But I am also keen to preserve this heritage site given my Commons seat being that of the Lord Protector Oliver Cromwell, who permitted the readmission.

The synagogue is itself a gem of a building, whose beauty and spiritual preserve has for generations, amidst the hurly burly of the City, provided succour and peace, to both congregants and visitors to the City. This has included, from the poorest of immigrants, to some of the most successful of the City – and even a future Prime Minister.

I do accordingly sincerely hope that when the new Local Plan is drawn up, full consideration will be given towards protecting this unique synagogue.

Yours faithfully,

A black rectangular redaction box covering the signature of Jonathan Djanogly.

Jonathan Djanogly MP

cc: Catherine McGuinness, Carolyn Dwyer, Alasdair Moss, Rabbi Morris, David Arden
Rt Hon Robert Jenrick MP

The FURNITURE HISTORY SOCIETY

c/o Department of Furniture,
Textiles and Fashion,
Victoria & Albert Museum
London SW7 2RL

17 March 2021

The Rt Hon. The Lord Mayor, Alderman William Russell

My Lord,

I am writing on behalf of the Furniture History Society, which was founded in 1964 'to study furniture of all periods, places and kinds, to increase knowledge and appreciation of it, and to assist in the preservation of furniture and its records'. A third of its membership is overseas and it has extended its reach to include interior decoration. The Society publishes a learned journal, *Furniture History*, which is recognised as the international authority on the subject. Its lively and informative newsletters contain reports of the Society's visits to study furniture and historic interiors. The Society was fortunate to have visited Bevis Marks Synagogue in 2018 to study the remarkable survival of its furniture and woodwork in the untouched interior.

The significance of light in the design of Bevis Marks synagogue, which has already been impaired by the development of high-rise buildings in the area, is fundamental both to the architecture and to the appreciation of its historic contents. The proposed structures at 33 Creechurch Lane and at 31 Bury Street will reduce the light considerably within the building and will dwarf both the synagogue and the Rabbi's House. This is a sad example of lack of consideration for the historic environment of the financial centre of the capital.

Happily, by contrast, the seventy-four windows of the monumental Sephardi synagogue in Amsterdam, completed in 1675, whose surviving interior, bathed in light, was painted by Emmanuel de Witte in c.1680, still receive the same amount of daylight as they did in the seventeenth century. The Amsterdam synagogue is of the greatest rarity in terms of its original furniture, some

President: Simon Swynfen Jervis, FSA
Chairman: Christopher Rowell, FSA
Registered Charity No. 251683
www.furniturehistorysociety.org

constructed with exotic woods brought from Brazil. Bevis Marks is the most complete historic synagogue in Britain – its design based on the Amsterdam equivalent – and needs to be treated with the greatest respect as an embodiment of Jewish worship in the City of London following its reconstruction after the Great Fire. The changing light during the day is fundamental not only to the proper appreciation of its historic fittings but plays a part in the spiritual purpose of the building.

Little has changed since the synagogue was inaugurated in 1701 and elements of its design are comparable to the churches built by Sir Christopher Wren. Its furniture includes the oak benches of the previous synagogue in Creechurch Lane, which are now placed in the back rows. Apart from some improvements and additions in 1787 and 1830, the interior is unchanged. The dark oak of the furniture and woodwork is complemented by the brasswork including chandeliers and candelabra, which glitter in the light. The chandeliers are comparable in style to those in the Sephardi synagogue in Amsterdam. The survival *in situ* of all its different elements, which even include the hinged bar behind the choir seats to prevent the ingress of intruders, makes any alteration of its historic ambience undesirable.

The Furniture History Society hopes that the City of London will take its objections into account and protect the Bevis Marks synagogue, a Grade I listed building, from these unsympathetic proposals to create buildings so markedly out of scale with their surroundings.

Yours faithfully

Christopher Rowell, FSA

Chairman

The Furniture History Society

From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: Planning Permissions for 33 Creechurch Lane (18/00305/FULMAJ) and 31 Bury Street (20/00848/FULEIA)
Date: 08 March 2021 12:21:08

From: John Biles [REDACTED]
Sent: 08 March 2021 09:55
To: Barradell, John [REDACTED]
Cc: Charlie Knaggs [REDACTED]
Subject: Planning Permissions for 33 Creechurch Lane (18/00305/FULMAJ) and 31 Bury Street (20/00848/FULEIA)

Dear Mr Barradell,

I am writing on behalf of the Ironmongers' Company to oppose two large buildings seeking Planning Permission in very close proximity to Bevis Marks Synagogue. Your Planning reference numbers are shown in Subject above.

I was shown around this famous Grade 1 Listed Synagogue three years ago and as you are well aware it is the only non-Christian place of worship in the City and has been open for worship since 1701, longer than any other Synagogue in the world. It is a building of huge historical significance and occupies an important place in the Jewish religion in this country.

One application is for a 50-storey building at 31 Bury Street and if this proceeded it would massively reduce the light in the historic courtyard of the Synagogue. The proposed building at 33 Creechurch Lane appears to have 22 storeys above ground and is proposed to be just 4m from the eastern wall of the Synagogue so will completely block all light from the window at that end of the Synagogue for most of the day. This proposed building replaces a 1978 building where the Planning Committee adjusted the proposal to preserve the level of light in the Synagogue. Neither of the proposed developments appears to have taken any account of these issues.

Bevis Marks Synagogue is unique by virtue of its location, history, architecture and its cultural and religious significance. I am told that if these developments proceeded they would impact severely on the continuance of Bevis Marks as a functioning Synagogue. The Ironmongers'

Company urges the Corporation and the Planning Committee to give due consideration to these factors when the proposed developments are discussed and brought forward for a decision.

Your sincerely,

John Biles

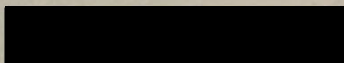
John Biles

Master, The Worshipful Company of Ironmongers

[REDACTED]
[REDACTED]

Dr. W. W. Apedaile MSc PhD CEng MICE FRSA
Chartered Civil Engineer

10, Princess Mary Court
Abbotsford Terrace
Jesmond
Newcastle upon Tyne NE2 3BG



March 10, 2021.

The Town Clerk
City of London Corporation
Guildhall
London EC2P 2EJ

Dear Sir

Proposed buildings adjacent to the Bevis Marks Synagogue

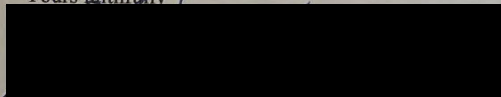
I have learned with utter dismay that plans are under consideration to develop two multi story buildings in very close proximity to the Bevis Marks Synagogue. Should these projects go ahead I would suggest this is tantamount to vandalism on the grand scale.

Some years ago I had the privilege of attending a service at Bevis Marks Synagogue. I am an active Anglican and have to say that Jewish service is a treasured memory among the many great religious events in which I have participated in many countries e.g. singing for Pope John Paul II in the Vatican. It was not just the service in Bevis Marks but the wonderful building itself.

I have travelled widely, lived and worked in different countries where I have been responsible for a lot of building design. Although a northerner I have never doubted that London is my favourite city. However the great treasures of London like the Bevis Marks Synagogue are being steadily submerged under wretched high rise modern rubbish. It was hardly a joke when it was observed that *'the Planners have done more damage than the Luftwaffe'*.

I would like to think your Corporation might see sense and preserve the environs of the Bevis Marks Synagogue so that the Jewish community may continue their three hundred years or more of worship in a wonderful building.

Yours faithfully /



Dr. W.W. Apedaile

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From: [Depala, Bhakti](#)
To: [PLN - Comments](#)
Subject: FW: Bevis Marks Synagogue
Date: 24 March 2021 20:54:51

From: Patricia Wilkey [REDACTED]
Sent: 24 March 2021 09:33

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Bevis Marks Synagogue

Dear Sir,

I am writing to lodge an objection to the proposed 2 huge developments very close to The Bevis Marks Synagogue. I fear that these developments will make a horrendous impact on The Bevis Marks Synagogue.

The Synagogue is a Grade 1 listed building dating from 1701 that we should be celebrating not squeezing and hiding behind 2 huge buildings. Bevis Marks Synagogue has received quite recently funding from the National Lottery Heritage fund which has enabled repairs and help towards a museum and an education/exhibition centre.

I would very much like my objection to be made a note of against these particular developments, I feel more needs to be done to not hide this fabulous place of worship away.

Kindest regards,

Mrs P K Wilkey

21 Winter Folly,
Laindon,
Basildon.
Essex.
SS15 5GL

[REDACTED]

8th February 2021

Bhakti Depala
Principal Planning Officer
Department of the Built Environment
City of London
Guildhall
PO Box 270
London
EC2P 2EJ

edgeplan

16 Upper Woburn Place
London
WC1H 0BS

www.edgeplan.co.uk

Our ref: EP1223
Your ref: 20/00848/FULEIA

Dear Bhakti,

OBJECTIONS TO PLANNING APPLICATION 20/00848/FULEIA - BURY HOUSE, 31 BURY STREET, LONDON, EC3A 5AR

I write further to the above matter and I am submitting this letter of objection on behalf of the London Sephardi Trust (the Trust) and the Spanish & Portuguese Sephardi Community (the Community).

The Trust and the Community are custodians of the Bevis Marks Synagogue which is located approximately 40m to the north of the proposed development on Heneage Lane. The Synagogue is a Grade I listed building of the greatest architectural, spiritual, historical and cultural significance. Its statutory listing is only a partial reflection of the importance this synagogue holds for British and global Jewry.

Bevis Marks has been in daily use for worship and major public civic events since it was constructed in 1701. It is no exaggeration to say that Bevis Marks Synagogue is the most important Jewish site in the UK and one of the most special synagogues in the world. It represents the place of worship in longest continuous use for British Jewry, and in particular for the Spanish and Portuguese Sephardi community, since the readmission of Jews to this country by Oliver Cromwell. This makes it a 'neighbour' of the highest sensitivity in the context of this planning application for what is, in essence, an ordinary tall office building.

The wider Synagogue complex comprises the Main Synagogue Building, Beadle's House (no.2 Heneage Lane) which is the Rabbi's house, the historic courtyard that extends to the north and west of the Synagogue building, the glass roofed extension attached to the south of the Synagogue building and a basement meeting hall which extends under 4 Heneage Lane.

The description of the proposed development at 31 Bury Street is:

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E

offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).

We note that the application was submitted and validated on the 28th October 2020. The representations in this letter are based on the most up to date information provided by the Applicant. We reserve the right to provide further representations should new information become available.

Representatives of the Trust have met with the Applicants and their team a number of times in the Spring and Summer of 2020 prior to the application being submitted and continue to be in correspondence.

Notwithstanding this engagement, the Trust objects to the proposals due to the significant adverse impacts the proposed development will have on various aspects of the historic, cultural and religious significance of this unique Synagogue. Most notably those include:

- a) the impacts on the heritage significance of the synagogue;
- b) the daylight and sunlight impacts on the synagogue building and courtyard;
- c) sense of enclosure and encroachment on the Synagogue courtyard

all of which will compromise religious worship and the reasonable enjoyment of the building by congregants and visitors alike. Each of these points gives rise to conflicts with the development plan and both individually and together justifies refusal of this application. In addition, the Trust raises concerns about servicing and access which will need to be addressed by suitable planning conditions if the development is approved (but without prejudice to the Trust's position that permission should be refused).

The impacts of the proposed development need to be viewed individually but also, critically, they must also be viewed **cumulatively** in conjunction with the impacts of recently approved developments and other proposed developments (whether approved or under consideration including the application for a further tall office building at 33 Creechurch Lane) which are envisaged in the immediate vicinity of the Grade I synagogue. When taken together the impact is even more severe and will encroach upon the synagogue's setting and erode its significance and ability to appreciate this unique heritage asset.

In formulating its representations, the Trust is being advised by independent consultants Caroe Architecture Ltd (heritage), Point2 Surveyors Ltd and Paragon Building Consultancy Ltd whose expert reports are appended to this letter.

The Trust and Community object to the proposed development on the following grounds.

Harm to the heritage significance of the Grade I listed Synagogue complex and its setting

Caroe Architecture Ltd have reviewed the application documents provided. They are concerned that these do not present a full picture of the proposal's impacts on the Synagogue and its setting. In particular, Caroe highlight that more robust 3-dimensional modelling and CGI views are required in order for Officers and Members to appreciate the impact on the north and west facades of the Synagogue and Beadles House from within the courtyard. The Trust considers this further information is required to make a reasonable and informed assessment of the application scheme and requests that this work is done. Caroe's detailed findings are included as Appendix 1 to this letter.

On the basis of what has been provided, the Trust's heritage experts conclude:

- The proposed development will have a significant impact on the heritage significance of the Synagogue and its historic Courtyard setting as well as Beadle's House due to its proximity and scale. The proposal's impact both individually and cumulatively will result in a detrimental impact on the setting and the ability to appreciate the historical significance of the Synagogue complex. Policy D7 of the New London Plan and para.28 of Historic England 'Managing Significance in Decision-Taking in the Historic Environment' both set out the importance of considering the cumulative impacts of development on heritage assets.
- The proposed building will significantly reduce the visible sky in the south-eastern view from inside the Courtyard and detract from the viewer's ability to clearly discern the historic character and aesthetic and architectural qualities of the Synagogue building.
- Caroe consider that given the harm caused by existing development to the setting of the Synagogue, the synagogue's setting cannot withstand further harm and the harm resulting from this proposal is incapable of being justified. The extent and harm caused by previous development has reduced the synagogue's prominence and harmed its setting. Only development that is respectful and sensitive to the Synagogue should now be considered. The current proposal is not that. It will result in additional harm and when considered against the existing context is the straw that will break the camel's back.
- Caroe's view is that we are at the point where the cumulative effects of consented and proposed developments, including those proposed by this application and 33 Creechurch Lane, represent harm at the very upper end of the 'less than substantial harm' spectrum to Bevis Marks Synagogue. Given the extent of cumulative impacts on the synagogue's setting, Caroe's regard there as being a very fine line between the harm that will arise and substantial harm.

Caroe conclude that the proposed development will have a considerable negative impact on the heritage significance of the Synagogue and its historic Courtyard setting due to its proximity and scale. Furthermore it is considered that the cumulative effects of this development together with consented schemes further exacerbates the harm and will add to the degree of less than substantial harm. The harm caused is approaching the point at which substantial harm will be caused.

When one considers the significance of the asset, which is of the very highest significance imaginable, it is clear that the "less than substantial harm" (of whatever degree) but certainly harm at the upper end of that spectrum should be given great weight and creates a strong presumption against the development.

The Applicant has not provided a clear and convincing case to justify the harm to the heritage asset which is a key requirement of New London Plan policy D9 (Tall Buildings). Nor are the public benefits capable of outweighing the harm that will be caused. The public benefits promoted by the applicant are at best minor and are not unique to this development. The scale of development proposed is not necessary to secure public benefits of a similar magnitude. Whilst there is policy support for office space in the City there is already a significant pipeline of offices both under construction and with permission within the City of London. Other benefits of the scheme are private in nature and will only accrue to the developer.

Daylight/sunlight impacts

The Trust's daylight/sunlight consultants Point2Surveyors (Point2) have reviewed the daylight/sunlight and overshadowing impacts of the proposed development on the Synagogue and their

detailed findings are included in Appendix 2. Point2 advise that in accordance with Building Research Establishment (BRE) guidance, the Synagogue as a religious building should have a reasonable expectation of daylight. This is reinforced by Policy DM 10.7 of the City of London Plan that confirms development will be resisted if it *“would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels taking account of the BRE guidelines”*

The starting point is that we are dealing with a Grade I building of acute sensitivity which already experiences poor light levels. The most vulnerable part of the synagogue is the Bimah – the raised platform from which prayers are led. This requires adequate light and the entrance courtyard which currently benefits from adequate sunlight levels which contribute greatly to its amenity.

The natural lighting of the Synagogue has religious significance. As Rabbi Dweck – head of the Spanish and Portuguese community explains:

“There is an important passage in the Talmud that requires a synagogue to have windows as an essential part of a house of worship. It is obviously so that light can enter. and the sense of the world outside is felt. The passage is from (Tractate Berakhot 31a) which has been codified into law:

Rabbi Hiyya bar Abba said: One should always pray in a house with windows, as it is stated regarding Daniel 6:11: “And when Daniel knew that the writing was signed, he went to his house. In his attic there were open windows facing Jerusalem and three times a day he knelt upon his knees and prayed and gave thanks before his G_d”.

It is clear that the windows are meant to allow light in and to have a sense of the world’s beauty rather than being stuck in an enclosed space that causes a feeling of isolation.”

The existing low levels of light within the Synagogue mean that the building cannot withstand further substantial losses of daylight. It is no answer to say this is a non-residential property and that installation of artificial light can overcome the problem. The Synagogue and its worshipers rely on natural daylight, which is how it was designed to be experienced. It is very difficult and intrusive to install electric lighting.

Point2 confirm that the proposed development would reduce the daylight and sunlight available to the Synagogue and the courtyard to levels significantly below BRE guidelines as summarised below.

In respect of daylight Point2 conclude that:

- The windows in the south façade of the Synagogue which face Bury House will experience a noticeable alteration of vertical sky component (VSC). The proposed development will result in reductions of VSC of up to circa 32% to the windows directly facing the development in the south elevation. In the cumulative scenario, where 33 Creechurch Lane is also developed the impacts will be even more severe resulting in VSC reductions of 45%.
- These losses are exacerbated by the fact these windows already receive low levels of light and therefore the light that is currently retained is precious. The existing light is so low that any further reduction in light has a large effect necessitating electric lighting at most times during the day. There is an attritional and incremental loss and the synagogue cannot afford any further loss because the last bits of light are central to the Bimah (raised platform with a reading desk).

- Further reductions will be seriously harmful to the overall light levels received and will force the Synagogue to rely on the use of artificial lighting (which is not easily retro fitted due to the Grade 1 listed nature of the Synagogue) during most times of the day to permit use of the building.
- When no skyline (NSL) is considered in the cumulative scenario the proposed development will result in transgressions to the No Skyline (NSL) and further impacts on the Average Daylight Factor (ADF).

In respect of overshadowing the Trusts concerns relate principally to the courtyard at the entrance of the Synagogue. The Courtyard is a special space which forms part of the Synagogue and its setting and is vital to the appreciation of the Synagogue building's significance. The courtyard is integral to Synagogue's communal functions and religious significance and represents the only place where worshippers of all sexes can gather before and after worship. It is where dignitaries and worshipers alike are welcomed to the sanctuary of the building and where after rituals (e.g. dancing with the Torah scrolls on Simchat Torah) and celebrations such as weddings the community congregates and celebrates. The sunlight to this very important space – the only open-air space in the complex – is vitally important to the function and amenity of this space. An overshadowed courtyard is less inviting, if substantial sunlight losses are permitted, then in combination with the sense of encroachment from the tall buildings, the experience of the Courtyard will be severely diminished making it less usable for congregants and visitors alike and resulting in a real loss of significance to the building.

Point2 conclude in respect of overshadowing that:

- The Courtyard amenity space will experience significant overshadowing as a result of the proposed development in the summer months when the space is most used. The Synagogue's existing courtyard is already poorly lit and receives low levels of sunlight due to the surrounding development. If the proposed development is approved it will suffer even greater reductions of direct sunlight which will harm its usability, its amenity value and its contribution to the setting of the synagogue.
- Based on the transitory overshadowing assessment, all direct sunlight to the Courtyard amenity space from 12:30 to 14:00 in the height of summer will be materially impacted and effectively lost as a result the proposed redevelopment of 31 Bury Street. To understand a more nuanced impact upon the courtyard, the applicant is requested to provide a time in sun study for the equinox and summer months with the existing and proposed cumulative scenarios.
- This significant impact on the amenity of the Courtyard at the time of year when it is most used is further compounded in the cumulative scenarios which take into account the approved development at 100 Leadenhall and the proposed development at 33 Creechurch Lane. When considered cumulatively with those development, the proposed development would result in significant overshadowing of the Courtyard for a large part of the day during the height of summer as set out below:
 - The proposed development at 33 Creechurch Lane will result in over shadowing of the majority of the Courtyard from 09:00-11:30
 - The proposed development at 31 Bury Street will result in over shadowing of the majority of the Courtyard from 12:30-14:00
 - The proposed development at 100 Leadenhall will result in over shadowing of the majority of the Courtyard from 14:00-15:00
 - Thereafter there remains no direct sunlight due to the remaining buildings in the eastern cluster lying to the Courtyards west.

In other words, in the height of summer when the Courtyard should receive the greatest amount of sunlight, there will be effectively a complete loss of sunlight to the courtyard. This will reduce its amenity substantially and coupled with the sense of encroachment and intrusion from the surrounding tall buildings will render this special space unusable save as a functional entrance way to the Synagogue building.

The high-rise nature of 31 Bury Street coupled with its proximity to the Synagogue would result in yet further reductions in ambient light to levels which would be incredibly problematic for the pattern of use of this property. The idea that religious rituals, celebrations and wedding entrances and exits would continue to take place in such a degraded space in light of these cumulative harms is fanciful.

Point 2 conclude that the Synagogue has experienced cumulative degradations in its access to daylight and sunlight over recent years due to the increased density of high-rise properties in the locale. The Synagogue site cannot withstand any further daylight/sunlight losses and increased encroachment and overshadowing. This proposal is, as in the case of the heritage impacts, the straw that would break the camel's back. Point 2's consideration of the submitted information clearly demonstrates the detrimental impact the proposed development will have on the availability of daylight and sunlight within the Synagogue itself and the associated Courtyard.

These losses would compound the existing low daylight and sunlight levels that are currently received. The impact this would have on the use of the Synagogue is significant and the Trust considers this unacceptable and in breach of development plan policies Policy DM10.7(1) of the *City of London Local Plan (2015) and D9 3) a) of the New London Plan*. The Trust asks that the City refuse the development on this ground alone.

Servicing, Deliveries and Access

There are number of aspects of the proposed buildings access and servicing strategies that cause the Trust considerable concern. In general terms the proposed strategies will lead to a significant increase in pedestrian, cycle and vehicular movements along Heneage Lane that would cause noise disturbance to the Synagogue. These impacts, unless properly controlled, would have a detrimental impact on religious services and other activities within the Synagogue.

Access

The proposed layout of the scheme introduces a new pedestrian and cycle route through the application site connecting with Heneage Lane and Bevis Marks to the north. Introducing this through route from Bevis Marks to Bury Street is likely to significantly increase the number of pedestrians and cyclists using Heneage Lane. At present the Lane is a quiet passageway in keeping with the setting of Synagogue which represents something of an oasis within the busy City. By making Heneage Lane a through route this will generate significant additional activity both from the proposed development itself but also from pedestrian and cyclists travelling to destinations to the south of Bury Street. Heneage Lane abuts the eastern wall and windows of the Synagogue and is currently a pedestrianised road that provides the main pedestrian access to the Synagogue.

Heneage Lane is not suitable for the proposed intensification of its use and the increased use particularly by cyclists will cause a danger for members of the Community accessing the Synagogue and particularly those with mobility difficulties.

The proximity of the road to the Synagogue and particularly its proximity to the Synagogue's primary window, beneath which is the Ark holding the sacred and ancient scrolls which are focus of the services, makes any increased noise and disturbance that will occur particularly sensitive and

detrimental. Additional noise disturbance will impact on the religious use of the Synagogue. For this reason, the Trust objects to the layout of the development which would lead to the considerable intensification of the use of Heneage Lane and the resultant noise and disturbance.

Servicing and Deliveries

The proposed development's Servicing Strategy relies on a proposed servicing bay located in the same location as a similar facility which currently serves the existing building occupying the site. The Applicant relies on what they describe as a "legal right of way" which comprises of a vehicular route through an undercroft beneath Valiant House, traditionally known as Heneage Place. The Trust owns the freehold to Valiant House and in turn to the right of way to the service yard within the application site. The trust objects to any intensification of this right of way as proposed by the scheme.

Due to the significant uplift in floor area over the current situation proposed by this development the proposed servicing bay and access to it will also be subject to a significant intensification of its use. The Applicant's Transport Statement suggests that there will be 43 servicing vehicle trips per day made by vehicles of various sizes, the largest being a 7.5T box van. The Applicant relies on 'consolidating servicing' to reduce the proposed servicing vehicle trips by 50%. However, no details are provided with regard to how 'consolidating servicing' would operate. Given the likely multiple tenanted nature of the proposed accommodation and without details relating to how this would work in practice it is considered unrealistic, and overoptimistic, to predict a reduction in the number of servicing vehicles by 50% as set out.

The Trust is concerned therefore that the proposed development will lead to a significant increase in vehicles accessing the service yard via the right of way. Based on the Applicants figures without the unjustified reduction due to consolidation there will be an increase of 33 servicing vehicles per day.

In addition to the trips identified in the Applicant's Transport Assessment it is considered there will be a significant number of 'other deliveries' such as dot com deliveries and other deliveries to individuals working within the building. The Trust is concerned that the significant increase in all deliveries both via the service yard or by vehicles stopping kerbside will lead to significant increases in the level of activity and vehicular movements which will cause a disruption to the activities within and access to the Synagogue. This will be exacerbated by the significant increase in pedestrian and cycle traffic some of which will be concentrated on Heneage Lane itself that will lead to significant increased noise and disruption that will have a detrimental impact on the use and enjoyment of the Synagogue.

Construction impacts

Of significant concern to the Trust and the Community are the impacts associated with the demolition and construction process. The Synagogue is in proximity to the application site and there are significant concerns with regard to how the site will be developed without causing irreversible damage (and therefore substantial harm) to the Grade I listed Synagogue. It is also a significant concern for the Community in respect of how normal Synagogue life will be able to continue whilst construction is ongoing.

Impacts arising from the construction process should planning permission be granted are set out in the Demolition and Construction Review which forms part of the 31 Bury Street Environmental Statement prepared by Trium and the Construction Environmental Management Plan. Both documents have been reviewed by Paragon Building Consultancy Ltd on behalf of the Trust and their comments are set out below.

Due to the fragile nature of the Synagogue, all building operations need to be carried out with upmost caution and assurances with regard to the methods of construction and the associated management of the construction process will need to be secured by planning condition.

We are aware that the construction methodology and the management of its environmental impacts would be the subject of further detailed approval by the City of London including of a Construction and Environmental Management Plan. However, we wish to bring to the early attention of the Applicant and the City of London the important matters raised in Paragon's assessment which include:

- **Ground heave and movement** - due to the delicate nature of the Synagogue there must be no construction activities carried out likely to cause ground movement. Real-time 24-hour monitoring will be required.
- **Vibration** – there is some potential for damage and disturbance from vibration during the works. We would expect to, but have not seen a vibration strategy for keeping the levels to no higher than 1mm per second.
- **Noise** – the submitted Construction Environmental Management Plan confirms the developers intention to work to approved statutory working hours. We will need to secure additional restrictions to ensure there is no noise and disturbance during prayer times and services including weekday mornings before 08.30. Our Rabbi will be providing you with more detailed explanation of this in due course.
- **Dust** – must be managed to ensure no penetration of the internal spaces and no health risk to users of the Courtyard.
- Mace have set out the outline proposals for temporary works sequencing to form the 3 storeys of basements including extensive de-watering using large steel props spanning the complete width of the excavation (known as cross-site propping) and a secant piled perimeter wall. We will need to assess this impact specifically for the Synagogue's structure with such large scale de-watering of the ground on the Bury House site
- Mace have made a separate statement on creating and maintain meaningful neighbourly relations with key stakeholders including the synagogue ensuring 'reasonable demands' are met which includes setting up a working group. Which we welcome.

There are many variables and potential impacts associated with a development project such as this located within a tight urban location surrounded by buildings of various constructions and uses. The Trust is concerned that should the development be approved there will need to be continual liaison both prior to and during construction between the developers and the Synagogue's Consultant Team or an appointed project manager acting on the Trust's behalf.

Cumulative Impacts

Cumulative impacts of development are an issue particularly pertinent to the Synagogue given the magnitude of change which has occurred in the streets immediately surrounding the complex in recent years. Policy D7 of the New London Plan and para.28 of Historic England 'Managing Significance in decision-Taking in the Historic Environment both set out the importance of considering cumulative impacts. The Historic England advice stating that:

"The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting,

consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape"

In terms of sunlight and daylight and heritage considerations the cumulative impact on the Synagogue is particularly acute and has been commented on earlier in this letter. The Applicant's Environmental Statement makes the following comment in respect of cumulative impacts on the Synagogue:

'Permanent Adverse effect interactions in relation to daylight, sunlight and noise amenity to existing non residential property (Bevis Marks Synagogue). The effect interaction is not considered significant on the basis that the individual daylight, sunlight and noise effects are not themselves significant and Operational Noise Management Plans can be implemented to achieve suitable rating noise limits'

Notwithstanding the Applicant's above assertion, it is questionable whether the proposal and others coming forward in the surrounding area would comply with the City of London's own Local Plan policy CS14: Tall Buildings which requires proposals to maintain and enhance the provision of public open space around the building, avoid the creation of building canyons, which have a detrimental impact on amenity, and maintain pedestrian permeability.

The number of tall buildings in the area immediately surrounding the Synagogue including the proposals for 31 Bury Street and others under consideration will lead to all of the detrimental impacts identified by policy CS14 and will leave the Synagogue at the bottom of a 'building canyon' that policy CS14 seeks to avoid.

Clearly and most significantly the proposals for Bury House in combination with other emerging developments will lead to increased noise and disturbance in the area, some of this being focused on Heneage Lane itself. General increases in activity given the high levels of activity common to the City of London would on the whole be indiscernible but where these are focused on Heneage Lane a currently quiet, lesser used route the impact will be severe.

Conclusion

The scale of the proposed development is such that it will have multiple significant adverse impacts on the Synagogue both individually and cumulatively. The uniqueness of the Synagogue as a heritage asset of the greatest significance and greatest sensitivity means that even modest impacts (and many of the impacts in question are in fact significant) of the proposed office building are not acceptable in policy terms. The impacts on the setting, on the daylight and the sense of encroachment and loss of sunlight to the special entrance Courtyard would be overwhelmingly harmful. The balance to be struck is between the harm to a unique asset in the UK versus a serviceable but ordinary office building with limited public benefits. Accordingly, and respectfully, we ask that planning permission be refused.

Yours sincerely,



Chris Maltby BA Hons MRTPI



APPENDIX 1

Heritage Impact of the Proposed Development at 31 Bury Street (Bury House) (9th December 2020)
prepared by Caroe Architecture

Bevis Marks Synagogue - Heritage Impact of Proposed Development at 31 Bury Street (Bury House) (20/00848/FULEIA)

9 December 2020

1. Introduction and Purpose

This report aims to provide advice to the S&P Sephardi Community regarding proposals for a new office building with retail, food and beverage and community use spaces comprising 2 basement, 2 mezzanine, ground, and 48 upper floors, at a total height of just under 198 metres AOD, on the site of the existing five to seven storey Bury House, at 31 Bury Street. The site is approximately 40 metres from Bevis Marks Synagogue (to the south).



Figure 1 – Image from Design and Access Statement by Stiff & Trevillion showing the location of the proposed development with Valiant House and Bevis Marks Synagogue to the north

This paper responds to the developer's proposals submitted to the City of London's Department of the Built Environment as part of the application for planning consent. It will be developed as needed to respond to any additional information from the developers and the S&P Community's other professional advisers.

The S&P Community's main interests from a heritage impact perspective concern the significance of the Grade I listed Bevis Marks Synagogue, and the curtilage listed Courtyard and Beadle's House at Number 2 Heneage Lane, including the ability to appreciate that significance, considering the following factors:

1. The potential impact on the significance of Bevis Marks Synagogue, its historic Courtyard, and the adjoining Beadle's House and on the setting of these heritage assets.
2. The potential impact on views within and from the Synagogue, Annexe building and Courtyard.
3. The potential impact on the fabric of the Synagogue and the experience of worship and visiting inside the Synagogue, Annexe building and Courtyard.
4. The potential impact on the fabric of the Synagogue and the experience of worship and visiting during the construction period.

2. The Statutory Designation and Significance of the Bevis Marks Synagogue, Beadle's House and Courtyard

a) Statutory Designation

Bevis Marks Synagogue is Grade I listed placing it in the highest category of importance (amongst buildings designated as being of national significance). The Synagogue was first listed in 1950 with the entry on the National Heritage List for England (NHLE) subsequently amended in 1977. The brief list entry concludes that its 'little altered state is of exceptional historic interest.'¹

Neither the Beadle's House nor the Courtyard are mentioned in the list entry. However, this does not mean they are not designated heritage assets. It is acknowledged by the City of London in text supporting Policy DM 12.3 of its 2015 Local Plan regarding proposals affecting listed buildings that 'a list description is unlikely to refer to all features of significance...'. Although the list entry for the Synagogue is slightly more than 'minimalist' as defined below, the inadequacy of some of the earlier list descriptions on the NHLE is also acknowledged in a recent report by Matthew Saunders commissioned by Historic England², as follows:

*"Minimalist" descriptions are generally characterised by clipped descriptions, mostly describing the front elevation only with the absence of any explanation of the reason for either the listing itself or defence of the grading chose.'*³

One of the recommendations of the Saunders Report is that:

*'There should always be a freedom in the compilation of listing descriptions but there should be examination of the potential for further codification. ALL listing descriptions should have mastheads clarifying how they are to be interpreted especially those which are likely to remain "minimalist" until their revision can be undertaken. Such mastheads would confirm, inter alia, that Listing covers the exterior and interior, structures that abut or lie in the curtilage and that descriptions cannot be presumed to be definitive.'*⁴

The principle of curtilage listing is established in law. Historic England advice states:

'...the curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building'

And that

'...unless the list entry explicitly says otherwise, the law (Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) says that the listed building includes any ancillary object or

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1064745>

² The purpose of the report is described thus: 'Historic England commissioned Matthew Saunders MBE to consult with the voluntary conservation movement, collate views and report on the present state of, and future strategy for, Listing in England. The overarching purpose of the commission is to advise Historic England on how it might better deliver the delegated legislative function of compiling and maintaining the National Heritage List for England.' See Saunders, Matthew, *Towards a Strategy for the Future of the National Heritage List for England* (1 November 2019), p.1.

³ Ibid., p.4.

⁴ Ibid., p.14.

structure within the curtilage of the building, which forms part of the land and has done so since before 1st July, 1948.’⁵

Although it is for the local planning authority to determine whether or not the Beadle’s House and Courtyard are within the curtilage of the Synagogue, the Beadle’s House and the fabric of the Courtyard including the historic paving and lamp posts may also be considered to be curtilage listed. The late twentieth century Annexe building does not meet the criterion of having formed part of the land since before 1 July, 1948.

Historic England guidance further notes:

‘A building within the curtilage may have its own special architectural or historic interest or may contribute to the special interest in the principal building as part of the group’.⁶

The Beadle’s House certainly meets both of these criteria.

In practice, the S&P Community’s current proposals for works to the Courtyard including a new ticketing booth and security shelter plus demountable Sukkah as part of a National Heritage Lottery Fund development project, were included in an application for listed building consent (as well as a planning application) submitted to the City of London in March 2019. A review of the planning history for the Synagogue site available on the City of London’s planning portal (going back to 1996) also shows that consent for previous proposed works to the Courtyard have been subject to a Listed Building Consent application.

The heritage impact of the proposed development at 31 Bury Street on the Synagogue, Beadle’s House and Courtyard – all three highly important historic survivals – and their setting, should therefore, be given due consideration.

a) Significance

Caroe Architecture Ltd’s *Bevis Marks Synagogue Conservation Plan* (January 2019) written with Jeremy Musson (author and architectural historian) was commissioned by the S&P Sephardi Community as part of the NLHF funded project. Recognising the importance conferred upon the Synagogue by its Grade I listing, based on a detailed understanding of the history and development of the Synagogue, the Conservation Plan (CP) assesses the significance of the Synagogue, Beadle’s House and Courtyard based on their evidential (archaeological), historical, aesthetic and communal heritage values (in line with Historic England definitions and guidance⁷). The following excerpts are from the assessments pertaining to the Courtyard and Beadle’s House whose significance have not been acknowledged in the heritage impact assessments provided in support of the proposed development at 31 Bury Street:

⁵ Historic England, *Listed Buildings and Curtilage: Historic England Advice Note 10* (February 2018), pp.4 & 5. Bevis Marks Synagogue was first listed on 4 January 1950. Historic England note that the law that refers to curtilage only came into effect on 1 January 1969 and ‘the most logical way of dealing with buildings listed before 1969 would be to consider the position at 1 January 1969, and apply a three part assessment of the facts to that situation: the physical layout of the listed building and the structure; their ownership, both historically and at the date of listing; and the use or function of the relevant buildings, again both historically and at the date of listing...’.

⁶ Ibid.

⁷ Set out in Historic England, *Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment* (2008).

'The courtyard is the immediate setting to the Synagogue building and an intrinsic part of the Bevis Marks complex and historic built ensemble; and to some extent, an extension of the Synagogue itself. It is also a key contributor to the historic character of the Synagogue building, a point of departure from the modern, built environment and entry to what is palpably an historic place: all of which contribute to its illustrative historical and aesthetic heritage values. Views across and out of the courtyard, as well as visibility of the sky are important contributors to the setting of the Synagogue, as well as the courtyard's amenity value.'

The courtyard is also a place of communal significance where people gather before and after services for social and religious discussions, in anticipation of weddings and for weddings (weather permitting), for social events and in preparation for tours. In many respects it is where community itself is built.

OVERALL SIGNIFICANCE OF THE COURTYARD: HIGH [defined as considered to be of national importance or value].'

With regard to the Beadle's House:

'It was designed by Davis & Emanuel, an architectural practice of good historical standing who also designed the synagogue at Lauderdale Road and buildings such as the former City of London School on Victoria Embankment (1880-2). The Beadle's House is of less architectural and historical significance than the Synagogue but it is one of the last remaining intact vestiges of the buildings constructed to support the life of the Synagogue and the S&P Community. It also illustrates a pivotal point in the history of the S&P Community and the Synagogue, namely the outcome of the consolidation and downscaling of the S&P Community's assets at Bevis Marks following the proposed (and opposed) 1880s demolition of the Synagogue.'

There are no surviving historic interior decorative schemes and there have been some alterations to the nineteenth century layout, however, the significance of the building derives primarily from its group aesthetic heritage value and its illustrative historical and communal value as the only surviving intact community building associated with the Synagogue. This significance is expressed in its built form (including its surviving first phase domestic floorplan centred around a prominent staircase). For these reasons, we have assessed the Beadle's House to be of High (National) Significance overall.'

As noted in the assessments above, the Courtyard and Beadle's House have significance in their own right as important parts of the surviving historic fabric and an intrinsic part of the Bevis Marks complex. The Beadle's House is the Rabbi's home and the Courtyard fulfils many vital functions. For worshippers, as well as being the immediate setting of the Synagogue building, the Courtyard is used for the celebration of festivals and Holy Days. BBQs, lectures, and the weeklong outdoor festival of Tabernacles take place in the temporary booth which is erected in the Courtyard annually. As an historically and aesthetically significant part of the original designed ensemble, the Courtyard can be considered an extension of the Synagogue itself.

3. The setting of Bevis Marks Synagogue and the contribution made to heritage significance and the ability to appreciate it

In line with Historic England's advice on the setting of heritage assets⁸ which recommends a staged approach to decision taking, it is important to consider the degree to which the setting of the

⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition, December 2017), p.4.

Synagogue makes a contribution to its heritage significance, to assess the effects of the proposed development on the significance or the ability to appreciate it, before exploring ways to maximise enhancement and avoid or minimise harm.

We must start by defining 'setting'. The glossary of the National Planning Policy Framework (NPPF, February, 2019) defines the setting of a heritage asset as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. (NPPF, Annex 2: Glossary).

Historic England advise:

*'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*⁹

We suggest that in the case of Bevis Marks, setting should be considered in terms of:

- a) the Courtyard as the immediate setting to the Synagogue and Beadle's House; and also
- b) the wider setting of the Courtyard, Synagogue and Beadle's House as a group of designated heritage assets.

As well as being the immediate setting to the Synagogue and Beadle's House, the wider setting of Synagogue, house and Courtyard, are most directly and readily experienced from within the Courtyard. This experience includes (but is not exclusively derived from) views within, across, upwards and outwards from the Courtyard. To a lesser extent it is also possible to appreciate the immediate and wider setting from within the Synagogue, Annexe building and Beadle's House themselves.

The Courtyard, is the only place where the visitor may stand back and gain a longer view of the Synagogue building from the outside, with sufficient space to understand and appreciate its relationship with the Beadle's House, to drink in the historic character, and imagine the early life of the buildings and the resettled Jewish community. Therefore, aside from being inside the Synagogue building itself, it is the only other place from which the significance of the Synagogue can be appreciated. As the CP points out, the Courtyard is also 'a key contributor to the historic character of the Synagogue building, a point of departure from the modern, built environment and entry to what is palpably an historic place.'

The experience of being in the Courtyard and the ability to appreciate the historic character and aesthetic qualities of the historic ensemble of Courtyard, Synagogue and Beadle's House is directly influenced by the sky space visible when looking upwards and outwards, and, as a consequence, indirectly by the amount of street space beyond the Courtyard and the degree to which other buildings are 'set back' around it. Experiencing that 'point of departure from the modern, built environment' is enhanced by the clear sky views which allows the viewer greater scope for imagining and appreciating the palpably historic nature of this site. The Courtyard setting does not and should not be considered to exist in an 'intimate' or 'tucked away' vacuum whereby it is unaffected by changes in the wider setting. This is plainly not the case.

⁹ Ibid., p.2.

We assert that particularly given the previous high level of change to the surroundings of Bevis Marks Synagogue, Beadle's House and Courtyard (including poor quality development at No 10-16 Bevis Marks which directly abuts the Courtyard), and the resultant fragility of the historic character of the Courtyard, Synagogue and Beadle's House, **the Courtyard as the immediate setting enhances the significance of the heritage assets and the ability to appreciate them. It has a high sensitivity, and a low capacity, to accommodate further change, and is key to revealing their significance.**

The wider setting has a strong visual relationship with, and influence upon the clear sky views experienced within, the immediate setting. **This means that proposed developments in the wider setting of the Courtyard, Synagogue and Beadle's House that have an impact on the experience of the immediate setting, must also be carefully considered.**

4. Information considered in this assessment

The proposed development is set out in the *Design and Access Statement* by architects Stiff + Trevillion (October 2020) and Montagu Evans have provided a *Townscape Built Heritage and Visual Impact Assessment* (Volume 2 of the Environmental Statement, October 2020) which includes some discussion of the heritage impact on Bevis Marks Synagogue. Montagu Evans have also prepared a separate Heritage Impact Assessment report, but this focuses solely on the potential impacts on the Tower of London World Heritage Site (WHS).

We have also reviewed the existing and proposed plan and elevation drawings by architects Stiff + Trevillion.

Historic England (HE) have been consulted on the proposed development as submitted for planning consent (on 12 November 2020) but no response has been published as yet. At pre-application stage in July 2020, HE's concerns (as reported by Montagu Evans) were with harm to the Outstanding Universal Value of the Tower of London WHS in terms of the visual impact in the view from the North Bastion of Tower Bridge (London Views Management Framework View 10A.1). HE considered that clear and convincing justification for the proposed development that outweighed the harm, had not been provided. They recommended a significant reduction in height so that the proposals would no longer affect the setting of the WHS.¹⁰

In their pre-application response in August 2020, Historic Royal Palaces suggested 'a different approach might see a lower, broader building that is not so intrusive in local views and would not extend the eastern shoulder [of the Eastern Cluster] so definitively, providing that it would not rise above the turrets of the White Tower in LVMF View 10A.1.'¹¹

We defer to the S&P Community's other specialist advisers on the potential impacts of reductions in daylight and sunlight, and increased overshadowing arising from the proposed development. Similarly we have not considered the Wind Microclimate information provided in the planning application, but note from work carried out in assessing the impacts of the proposed development at 33 Creechurch Lane, that the Synagogue roof structure was not designed 'to take into account large downward wind-induced forces'.¹²

¹⁰ Montagu Evans, *31 Bury Street: Environmental Statement Volume 2: Townscape, Built Heritage and Visual Impact Assessment* (October 2020), p.56.

¹¹ Ibid. p.57.

¹² BRE, *Wind Advice Concerning Effects of Proposed 33 Creechurch Lane Development Upon Bevis Marks Synagogue* (30th November 2020), p.2

5. Assessment

The following assessment is provided in response to the *Townscape, Built Heritage and Visual Impact Assessment (October 2020)* by Montagu Evans.

TBHVIA Executive Summary

In their Executive Summary Montagu Evans (ME) state:

'At a local level the proposed development does not adversely impact on the other heritage assets in the immediate area, including Holland House, and the Bevis Marks Synagogue. The proposed development would preserve the significance of these assets.....'

And

*'In all instances, the heritage assessment finds that the proposals would satisfy the statutory duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant parts of the Statutory Development Plan relating to heritage assets i.e. the significance of those assets would be preserved.'*¹³

We disagree with both of these statements because the assessment does not take into account the contribution to significance that the Courtyard makes as the setting to the Grade I listed Synagogue, and Beadle's House within its curtilage, and the ability to appreciate their significance.

Baseline: Built Heritage

In Section 5 of the TBHVIA (Baseline: Built Heritage) ME discuss the contribution of the setting to the heritage value of Bevis Marks Synagogue as follows:

'5.32 The original setting of the synagogue has been changed. Over the last 300 years, this part of the City has seen much change. During the late 19th century and early 20th century, large Victorian and Edwardian commercial developments replaced the small-scale historic fabric that had re-emerged after the Great Fire of London of 1666. War destructions cleared the way for the reorganisation of the immediate neighbourhood. Bevis Marks turned into a broad thoroughfare for motor vehicles and from the 1970s, modern office blocks were constructed, culminating in the Swiss Re Building at 30 St Mary Axe, completed in 2004.'

*5.33 Located in the Eastern Cluster, most buildings in the immediate context of the synagogue are much taller than this historic building. Valiant House on Heneage Lane separates the synagogue from the Site.'*¹⁴

Thus there is no acknowledgement here of the Courtyard as the immediate setting to the Synagogue and Beadle's House, let alone what contribution this setting makes to their significance, and the ability to appreciate that significance.

Assessment: Visual

In Section 2 (Methodology) of the TBHVIA, ME set out their approach to assessing the impact of the proposed development. In terms of Townscape and Visual impact, they acknowledge:

'Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would

¹³ Ibid., p.4.

¹⁴ Ibid. p.37.

*receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have.*¹⁵

We agree that two-dimensional representation cannot convey the complexity of the visual experience and for this reason, find the rendered proposed and cumulative views provided from the Bevis Marks Courtyard in TBHVIA Section 10 'Assessment: Visual', inadequate in conveying the impact of encroachment and reduced sky space to the south and east of the Synagogue building.

The existing, proposed and cumulative views (View 45, shown below in Figure 3) are provided from a viewpoint which does not convey the viewer's ability to appreciate the full extent of the north and west facades of the Synagogue and the Beadle's House from within the Courtyard. Figure 2 below (a photograph taken before the construction of One Creechurch Place) shows the extent to which it is possible for the viewer to step back and appreciate these against a clear sky backdrop.



The rendered views are also closely cropped and do not allow the viewer to appreciate the full enormity of 31 Bury Street, either alone or in concert with other consented and proposed schemes including that at 33 Creechurch Lane. These effects might only be adequately represented and understood by the use of a three-dimensional model, the development of which a proposed scheme on this scale would warrant.

Figure 2 View from the Courtyard entrance on which proposed developments at 31 Bury Street and 33 Creechurch Lane will have a significant detrimental impact (John Salmon, geograph.org.uk)

¹⁵ Ibid., p.15.

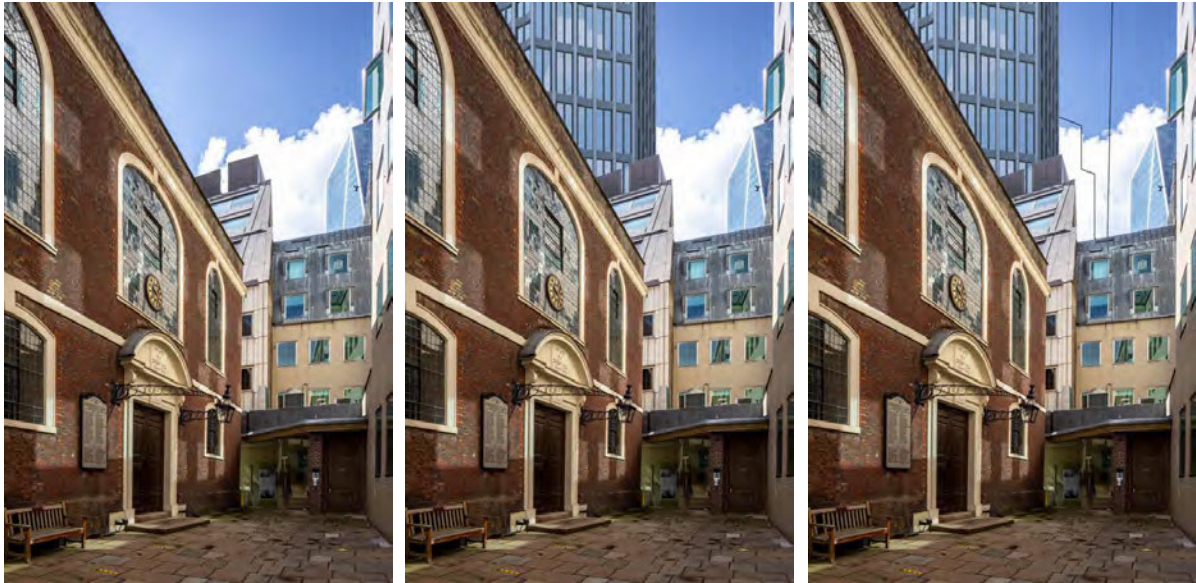


Figure 3 Existing, Proposed and Cumulative closely cropped views (View 45) facing south (Montagu Evans)

In order to appreciate the full scale and impact of the proposals, and their cumulative impact alongside other consented schemes, the images above should be re-cropped to show the *full* height of the new development. To only present this closely-cropped view is misleading as it does not demonstrate the extent of ‘sky view’ around and over the Synagogue, that is important to its setting; and that will be lost if the proposed scheme were to be constructed.

Baseline: Townscape and Visual

In Section 6 of the TBHVIA (Baseline: Townscape and Visual), ME have identified two Character Areas:

- Character Area 1: Traditional Urban Blocks – in which the development site and Bevis Marks Synagogue are located
- Character Area 2: Existing Tall buildings

ME further state:

‘6.4 London and the City in particular are developing a new kind of urban form. There are areas with a more settled traditional character such as Character Area 1, while others have been already redeveloped and intensified with tall buildings (Character Area 2). Both areas sit within the Eastern Cluster. The juxtaposition of old and new, low and tall contributes to the special character of this part of the City. Quality of design has an important role to play in this process of change and to create a successful whole.’¹⁶

We agree with the characterisation of Area 1 and note ME’s further observations that it is a part of the City ‘where clearly defined street blocks, street frontages and a datum line of between six and eight storeys dominate’¹⁷. This begs the question why a building of such a height in the proposed location is considered to be in keeping with the prevailing character (a character that is sympathetic to the scale and form of Bevis Marks Synagogue) of its surroundings? Clearly it is not appropriate.

¹⁶ Ibid., p.52.

¹⁷ Ibid., p.54.

The impact of the proposed development on the Townscape is assessed in Section 9 of the TBHVIA (Assessment: Townscape) – see further below.

Assessment: Heritage

In Section 8 of the TVBHIA (Assessment: Heritage) ME set out their assessment of heritage impact and consider the direct and indirect effects on heritage receptors including Bevis Marks Synagogue. The impacts are considered during the demolition and construction phase, once the proposed development has been completed (described as the operational phase) and in light of other consented development schemes (described as the cumulative phase).

During the demolition and construction phase, ME acknowledge that the following indirect effects may affect heritage receptors as follows, and that the heritage sites most likely to be affected by these are Holland House and Bevis Marks Synagogue:

- An effect on heritage value arising from a change to the setting
- The noise, dust and vibration associated with the demolition and construction activity;
- Visibility of equipment associated with construction (cranes, hoarding, etc.); and/or
- The potential increase in activity affecting the local road network.

ME conclude:

'8.22 There would be no change to the ability to appreciate its heritage value arising from dust or vibration associated with the Development. The noise and increased traffic movements associated with demolition and construction activities would have a limited effect on the appreciation of its heritage value because its setting already includes the influence of modern noise including traffic and construction noise from adjoining sites.

8.23 This effect would be indirect and short term.

[Heritage] Value: High

Susceptibility: Medium

Sensitivity: Moderate/High

Magnitude of Impact: Low

*Significance of Effect: **Minor Adverse**'¹⁸*

We defer to other professional advisers to the S&P Community on the likely effects of dust and vibration arising from construction on Bevis Marks Synagogue, but as articulated in our reports relating to 33 Creechurch Place, the fragility of the historic fabric, interior and fittings of the Synagogue (not least of all the Ark (*Echal*)) and the potential for irreparable damage and loss must be a paramount consideration in the construction strategy for a tall building development in such close proximity.

Once the proposed development is constructed, ME propose that the heritage impact on Bevis Marks Synagogue will be as follows:

'8.50 The building is set in a tightly enclosed courtyard, immediately to the northeast of the Site. The immediately surrounding buildings are twentieth-century and not particularly attractive or interesting. The wider setting of the synagogue is also modern in character, including both large Edwardian office buildings such as 38 St Mary Axe and Holland House at the beginning of the 20th century and more recent buildings, including 30 St Mary Axe, One Creechurch Lane and many others.

¹⁸ Ibid., p.60.

8.51 Constant change is part of the City's history. Wartime bombing, post-war rebuilding and road widening have almost entirely removed the historic setting of the synagogue. Many of the nearest buildings are of little architectural merit, built during the post-war decades. Many of those buildings have reached the end of their life time and are in need of refurbishment. In recent years, tall buildings forming the Eastern Cluster have been completed in close proximity to the listed building, further altering its setting.'

As above, although this acknowledges the Synagogue is set in the Courtyard it does not consider the significance of the Courtyard nor the contribution this setting makes to the significance of the Synagogue and Beadle's House, and the ability to appreciate that significance. As with the development proposals for 33 Creechurch Lane, previous development which has adversely impacted on the setting and significance of the Bevis Marks complex is used here as a justification for new development which will do nothing to reveal or enhance significance.

This reliance on previous and even very recent change as a justification for the proposed development at 31 Bury Street ignores Historic England's good practice advice, which is that if the setting of a heritage asset has been compromised by what has happened previously this does not mean further impact from new development should not be considered harmful, and opportunities should be taken to improve the setting of the heritage asset:

*'Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it.'*¹⁹

The City of London must determine planning applications in accordance with paragraphs 193-196 of the NPPF, and its own 2015 Local Plan policies including *Development Management Policy DM12.1 Managing change affecting all heritage assets and spaces* including:

- '1. To sustain and enhance heritage assets, their settings and significance' and*
- 4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.'*²⁰

Relevant policies set out in the Mayor of London's *London Plan* (2016) must also be considered. These include:

'7.7 Location and Design of Tall and Large Buildings which states that '...tall buildings should not affect their surroundings adversely in terms of ...overshadowing...' and

7.8 Heritage Assets and Archaeology which states amongst other things that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'

Both the City and Mayor of London's policies place an emphasis on development being sympathetic to the character and scale of heritage assets and their settings. The existence of surrounding buildings and other consented schemes of a greater mass and scale are not a justification for further developments of this height in such close proximity to Bevis Marks.

¹⁹ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition, December 2017), p.4.

²⁰ City of London, *Local Plan January 2015*, p.109.

In the current planning enquiry relating to the proposed development at 20 Bury Street (known as the Tulip), in his cross examination of Mr Gwynn Richards of the City of London Department of the Built Environment, barrister Mr Hereward Philpott QC noted the above advice from HE and quoted from our report to the S&P Sephardi Community regarding the visual dominance and overhanging of the proposed structure in north and west views from the Courtyard. Mr Philpott put it to Mr Richards that just because the setting of Bevis Marks Synagogue had changed in the past and is characterised by tall buildings, this did not mean that no further harm to the setting could occur, nor did it mean that a new 'eye catching' tall building appearing in the Courtyard view could not distract viewers' attention when in the Courtyard. Mr Richards agreed this was the case.

ME continue:

'8.52 The receptor has a High value and has a Medium susceptibility to change given the low quality of the surrounding buildings in the courtyard, giving it a Moderate/High sensitivity.'

Our view is that the Synagogue complex has a High susceptibility and High sensitivity to change, not least of all because of the extent, and cumulative effects of, previous development, including the building at 10-16 Bevis Marks directly abutting the Courtyard. Again, previous harm from buildings of an inappropriate scale and proximity, or buildings of poor quality design and materials should not be used as justification for further development which will do nothing to reveal significance or enhance the setting. With each encroachment upon the Courtyard setting, the remaining sky-view, particularly as a backdrop to the Synagogue as one approaches the main entrance in contemplation of entering the sacred space, becomes even more valuable.

'8.53 The Proposed Development stands in the wider setting of the synagogue, about 40 m to the south, and will be visible in conjunction with it from within the courtyard. The Proposed Development appears behind the synagogue, creating a new, high quality backdrop. The careful elevational treatment with the channelled curved terracotta panels is an appropriate addition to this view.'

8.54 The viewer's ability to appreciate the historic character of the synagogue in its courtyard setting is not compromised by the Proposed Development. While much taller than the existing buildings surrounding the synagogue, the Proposed Development does not change the appreciation of the heritage asset. The synagogue remains hidden from the street, highlighting 18th century building regulations, which did not allow synagogues to be located on the high streets. The Proposed Development will be visible from within the courtyard in association with the tall buildings of the Eastern Cluster.'

We disagree that the new building will create a 'high quality backdrop' or that the viewer's ability to appreciate the historic character of the Synagogue in its courtyard setting will not be compromised. It is difficult to imagine a higher quality backdrop than clear sky which allows the form, materials and simple, elegant lines of the Synagogue to be easily discerned and appreciated. This assessment gives no consideration to the importance of sky space above the Courtyard in allowing appreciation of its historic character and significance as set out under heading 3. The setting of Bevis Marks Synagogue, above.

ME go on to state:

'8.55 The Proposed Development also has the potential to make a positive contribution to the wider area. It introduces an active ground floor with attractive public space surrounding it which will help uplift the quality of the streetscape around Bury Street, Creechurch Street, Heneage Lane and Bevis'

Marks. The uplift in activity and additional footfall in the immediate area around the synagogue will have a positive impact its setting.

8.56 Overall, the magnitude will be Negligible. It will still be possible to recognise and appreciate the synagogue and its historic character in what is already a very changed, urban setting.

8.57 The significance of effect will be Negligible and Neutral. The effect will be indirect and long-term and national in scale.

Value: High

Susceptibility: Medium

*Sensitivity: **Moderate/High***

*Magnitude of Impact: **Negligible***

Significance of Effect: Negligible Neutral'²¹

Whilst we agree there is room for improvement to the quality of the public space and streetscape in the area around the current building, we do not believe this need can only be satisfied through the proposed tall building development. For the reasons set out above, we do not agree that the significance of effect on heritage significance will be Negligible or Neutral nor that this is demonstrated by Montagu Evans in their analysis.

In the cumulative phase, regarding the heritage impact on Bevis Marks Synagogue, ME state:

'Although now surrounded by modern buildings the secluded enclave character of the court survives. The tops of 30 St Mary Axe and Heron Tower already appear within the wider setting of the listed building and do not diminish its significance. These buildings do not contribute to the significance of the synagogue but have created an established contrasting modern setting. The tall modern character of its setting to the south-west would not be altered and the elements of setting which contribute to the synagogue's heritage significance would not be altered.'

We acknowledge the presence of 30 St Mary Axe and the Heron tower in Courtyard views to the southwest but strongly disagree that the elements of setting which contribute to the Synagogue's heritage significance would be unaltered by this proposal. Closely cropped as they are, it is clear from the rendered proposed and cumulative views (View 45) that 31 Bury Street, in concert with other consented schemes (and, although not shown, no doubt also the proposal for 33 Creechurch Lane) will markedly detract from the historic character of the Courtyard setting; and diminish the contribution made by that setting to the significance of the Synagogue and Beadle's House. With the proposed and consented schemes in place, the Synagogue and Beadle's House will be almost entirely enclosed by tall buildings in their backdrop with no opportunity to experience these now diminutive historic assets against a clear sky view.

'8.109 The Proposed Development will be recognised within the context of emerging tall buildings within the Eastern Cluster. Its slender profile would be attractive and will help reduce the overall 'sky grab' of development in this area identified for significant growth. The architectural articulation, composition, elevational treatment, materials and detailing achieve the high design quality required for a tall building in this location.'

From the perspective of Bevis Marks Synagogue, this proposal does nothing to reduce the 'sky grab' of development in this area, indeed it will have the very opposite effect.

²¹ Ibid., pp.62-3.

Assessment: Townscape

In terms of ME's assessment of impact on the Townscape (Section 9 of the TBHVIA), we do not refute that there is room for improvement upon the appearance of the current building, to improve access to Heneage Lane and to re-instate the historic link between Bury Street and Heneage Lane. However, there would be many ways of delivering these outcomes without the harm to heritage significance that a building of the height proposed will cause. Indeed the height of the proposed development on this site at 31 Bury Street is completely irrelevant to the delivery of street-level townscape improvements.

6. Conclusion

Stiff + Trevillion set out 16 key benefits of the proposed scheme, of which the following may be considered to be public benefits. This is based on government guidance on enhancing and conserving the historic environment which describes a public benefit as 'anything that delivers economic, social or environmental objectives', but which it also says should be 'of a nature or scale to be of benefit to the public at large and not just...a private benefit'²²:

- Reinstatement of an historic route through the City via a new covered Heneage Arcade, 'assisting in enhancing permeability and pedestrian movement in the immediate area'
- A new pocket park
- Prioritisation of pedestrian and cycle accessibility
- Provision of small and flexible retail space
- High quality public realm, and street level spaces including those to show local artists' work; and 'internal publicly accessible connected space....expressly for the benefit of local workers, visitors and residents'
- Dedicated community space within the building for local groups including schools, charities and cultural/art groups
- Enhanced local biodiversity through extensive greening of a brownfield site.

We do not consider that these benefits offer the clear and convincing justification required by the NPPF for the harm this proposal will cause to the heritage significance and setting of the Synagogue, Courtyard and Beadle's House, nor do most of these benefits actually require a building of such excessive height in order to deliver them.

Harm in this case should be considered in terms of:

- i) Harm caused to the significance and setting of Bevis Marks Synagogue, Beadle's House and Courtyard by the proposed development at 31 Bury Street
- ii) The cumulative effects and harm to the significance and setting of Bevis Marks Synagogue, Beadle's House and Courtyard by the proposed development and other consented schemes
- iii) The cumulative effects and harm to the significance and setting of Bevis Marks Synagogue, Beadle's House and Courtyard of the proposed development and other proposed schemes;

and possibly:

- iv) Harm to significance as a consequence of physical damage to the historic building fabric caused by excessive wind loading generated by the proposed building once completed.

²² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

The proposed development will have a considerable negative impact on the heritage significance of the Synagogue and its historic Courtyard setting as well as the Beadle's House, due to its proximity and scale. The existing, proposed and cumulative views (even cropped as they have been) confirm the detrimental impact on the setting and the ability to appreciate the significance of this historic ensemble and its place in the City of London.

The new building will significantly reduce the visible sky in the southeastern view from inside the Courtyard and detract from the viewer's ability to clearly discern the historic character and aesthetic and architectural qualities of the Synagogue building in particular.

Having carefully considered whether this proposal constitutes less than substantial harm or substantial harm, we conclude that this proposal does not constitute substantial harm as that term is understood following the 2012 case of Bedford Borough Council v the Secretary of State for Communities and Local Government, Luon (UK) Ltd. The proposal does, however, in our view represent a high degree of less than substantial harm.

Paragraphs 194 and 196 of the NPPF say that:

'194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.' and

*'196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*²³

The degree of previous change to the setting of the Synagogue complex, nor indeed determinations by the City of London that other consented tall building developments (including that at 24 Bevis Marks noted in the officers report to be in 'the immediate vicinity of the Synagogue') are not considered to harm the setting of the Synagogue should not dictate that no new proposal may be considered harmful nor indeed that the cumulative effects of such developments may not be considered to represent harm. We are of the view that previous consents for development proposals may not have adequately considered the setting of Bevis Marks nor given sufficient weight to the contribution it makes to significance, and the ability to appreciate that significance.

It is our view that the cumulative effects of this development in concert with consented schemes including 100 Leadenhall, One Undershaft and 24 Bevis Marks represent harm *at the very upper end* of the scale of 'less than substantial harm' to Bevis Marks Synagogue and its historic Courtyard setting.

The developer in this case has provided no modelling of the Courtyard views that takes into account the impact of this proposed scheme in concert with the proposed building at 33 Creechurch Lane. The developer should be asked to model the Courtyard views to show the effects of both proposed and consented schemes, including from a position where it is possible for the viewer to appreciate the full extent of the north and west elevations of the Synagogue in their historic Courtyard setting. We are of the view that the cumulative effects of these proposals will only add further to the degree of less than substantial harm.

²³ Ministry of Housing, Communities & Local Government, *The National Planning Policy Framework* (2019), pp.55-6.

If the development is assessed by others to risk physical damage to the Synagogue roof structure due to the effects of wind microclimate, there is potential for this to constitute substantial harm until otherwise proven.

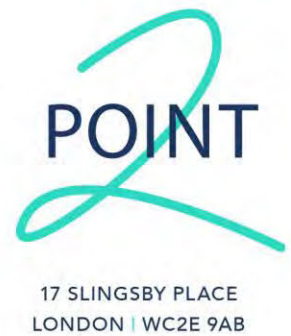
The developer has thus far failed to provide the clear and convincing justification for any harm to the significance and setting of Bevis Marks Synagogue, Beadle's House and Courtyard. It is our view that while the overall harm is less than substantial harm, it is incapable of being outweighed by any of the stated public benefits.

APPENDIX 2

Bevis Marks Synagogue – Impact of 31 Bury Street development - Daylight and Sunlight concerns as a result of the redevelopment of 31 Bury Street (27th November 2020) prepared by Point 2 Surveyors

27 November 2020

Chris Maltby
Edge Plan
16 Upper Woburn Place
Euston
London WC1H 0BS



Dear Chris,

RE: BEVIS MARKS SYNAGOGUE – IMPACT OF 31 BURY STREET DEVELOPMENT

Daylight and Sunlight concerns as a result of the redevelopment of 31 Bury Street

We have reviewed the proposal (20/00848/FULEIA) for the redevelopment of 31 Bury Street to understand the daylight & sunlight and overshadowing impacts to Bevis Marks Synagogue.

A number of scenarios have been tested by the developer's daylight and sunlight consultant, including the cumulative impact of buildings approved for planning. The assessments by the consultant are very thorough and provide most of the data required in order to make an assessment of the impacts of the development; the methodology is also sound.

The Synagogue is served by flank elevation windows which face onto 31 Bury Street and due to its use has a reasonable expectation of daylight. In addition, due to its listed status there is a limited ability to provide supplementary electrical lighting, thus there is a reliance on natural daylighting.

The courtyard surrounding the synagogue provides valuable amenity space primarily used for ceremonial purposes during the summer months therefore also needs to be considered.

Daylight

The synagogue is served by 23 windows arranged over each of the 4 sides with the north and south facades providing the bulk of the natural daylight.

The windows facing the site, on the south façade, are the most impacted and experience noticeable alterations of VSC of up to circa 32% in the existing scenario and 45% in the proposed scenario with 33 Creechurch Lane developed. BRE guidance provides that reductions of up to 20% will be unnoticeable, therefore the values serve to demonstrate that the reductions will be noticeable in neither scenario. The existing VSC values for these windows are already very low due to the attritional loss of direct skylight over the years due to numerous developments, this loss therefore serves to emphasise how precious light is to this property and how further reductions are detrimental to the overall light levels. When NSL is considered within this property, the synagogue experiences noticeable losses in the cumulative scenario only whilst there are, consequently, further impacts on the Average Daylight Factor within this property.

It should be noted that this building has been constructed in order to maximise the level of light received and there are therefore no compromises in its design, such as side returns, which would serve to reduce the level of light that this building receives.

Overshadowing

The amenity space, which is primarily used in the summer months, also experiences significant overshadowing as a result of the development. The BRE guidance recognises sunlight has an important impact on the overall appearance and ambience of a property.

BRE guidance states that at least half of an amenity area should receive at least 2 hours of sunlight per day on 21 March to appear adequately sunlit, and if this is not met and the area which can receive 2 hours of sun on 21 March is less than 0.8 times its former value (a reduction of 20%) then the loss is likely to be noticeable.

Although the BRE normally recommends that this test is conducted at the equinox (21 March/21 September) for spaces used all year round, as the amenity space is not used for religious purposes all of the year, the test at that time is largely irrelevant and the amenity space should be reviewed at a time of year when it is used – at the height of summer.

Regardless of the scenario assessed, the courtyard is poorly lit and suffers greater reductions of direct sunlight as a result of the development. The BRE provides that further loss of light as a result of a development should be kept to a minimum, however the overshadowing of the amenity space following the transitory overshadowing assessment demonstrates that all direct sunlight from 12:30 to 14:00 will be materially impacted which is significant considering the neighbouring property at 33 Creechurch Lane is assessed to take away direct sunlight throughout the morning until 11:30 and 100 Leadenhall from 14:00 to 15:00.

In order to understand a more nuanced impact upon the courtyard, a time in sun study is requested for the equinox and summer months with the existing and proposed cumulative scenarios.

Conclusion

The submitted data finds that daylight and sunlight reductions are noticeable and we assess that impact the amenity area will occur where it is most required.

This property has experienced cumulative degradations in its access to daylight over the years due to the increased density of high-rise properties in the locale. The high-rise nature of 31 Bury Street coupled with its proximity to the synagogue serve to provide further reductions in ambient light to levels which are considered problematic for the pattern of use of this property.

We consider daylight and sunlight amenity to this place of worship, where reading of detailed text and a well-lit daylight ambience is essential to the synagogue's use, will be detrimentally impacted.

Yours sincerely,



Nicholas Ealey

Senior Surveyor

For and on behalf of Point 2 Surveyors Ltd.



12th February 2021

Bhakti Depala
Principal Planning Officer
Department of the Built Environment
City of London
Guildhall
PO Box 270
London
EC2P 2EJ

edgeplan

16 Upper Woburn Place
London
WC1H 0BS

Our ref: EP1223
Your ref: 20/00848/FULEIA

Dear Bhakti,

OBJECTIONS TO PLANNING APPLICATION 20/00848/FULEIA - BURY HOUSE, 31 BURY STREET, LONDON, EC3A 5AR

I write further to the above matter and I am submitting this letter of objection on behalf of the London Sephardi Trust (the Trust) and the Spanish & Portuguese Sephardi Community (the Community).

The Trust and the Community are custodians of the Bevis Marks Synagogue which is located approximately 40m to the north of the proposed development on Heneage Lane. The Synagogue is a Grade I listed building of the greatest architectural, spiritual, historical and cultural significance. Its statutory listing is only a partial reflection of the importance this synagogue holds for British and global Jewry.

Bevis Marks has been in daily use for worship and major public civic events since it was constructed in 1701. It is no exaggeration to say that Bevis Marks Synagogue is the most important Jewish site in the UK and one of the most special synagogues in the world. It represents the place of worship in longest continuous use for British Jewry, and in particular for the Spanish and Portuguese Sephardi community, since the readmission of Jews to this country by Oliver Cromwell. This makes it a 'neighbour' of the highest sensitivity in the context of this planning application for what is, in essence, an ordinary tall office building.

The wider Synagogue complex comprises the Main Synagogue Building, Beadle's House (no.2 Heneage Lane) which is the Rabbi's house, the historic courtyard that extends to the north and west of the Synagogue building, the glass roofed extension attached to the south of the Synagogue building and a basement meeting hall which extends under 4 Heneage Lane.

The description of the proposed development at 31 Bury Street is:

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E

offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).

We note that the application was submitted and validated on the 28th October 2020. The representations in this letter are based on the most up to date information provided by the Applicant. We reserve the right to provide further representations should new information become available.

Representatives of the Trust have met with the Applicants and their team a number of times in the Spring and Summer of 2020 prior to the application being submitted and continue to be in correspondence. The meetings have been helpful, and the applicants have sought to listen and engage proactively and positively with the Trust and their representatives. The Applicant's have also kindly agreed to cover the costs of the Trusts professional team in reviewing the detail of their proposals.

Notwithstanding this engagement, the Trust objects to the proposals due to the significant adverse impacts the proposed development will have on various aspects of the historic, cultural and religious significance of this unique Synagogue. Most notably those include:

- a) the impacts on the heritage significance of the synagogue;
- b) the daylight and sunlight impacts on the synagogue building and courtyard;
- c) sense of enclosure and encroachment on the Synagogue courtyard

all of which will compromise religious worship and the reasonable enjoyment of the building by congregants and visitors alike. Each of these points gives rise to conflicts with the development plan and both individually and together justifies refusal of this application. In addition, the Trust raises concerns about servicing and access which will need to be addressed by suitable planning conditions if the development is approved (but without prejudice to the Trust's position that permission should be refused).

The impacts of the proposed development need to be viewed individually but also, critically, they must also be viewed **cumulatively** in conjunction with the impacts of recently approved developments and other proposed developments (whether approved or under consideration including the application for a further tall office building at 33 Creechurch Lane) which are envisaged in the immediate vicinity of the Grade I synagogue. When taken together the impact is even more severe and will encroach upon the synagogue's setting and erode its significance and ability to appreciate this unique heritage asset.

In formulating its representations, the Trust is being advised by independent consultants Caroe Architecture Ltd (heritage), Point2 Surveyors Ltd and Paragon Building Consultancy Ltd whose expert reports are appended to this letter.

The Trust and Community object to the proposed development on the following grounds.

Harm to the heritage significance of the Grade I listed Synagogue complex and its setting

Caroe Architecture Ltd have reviewed the application documents provided. They are concerned that these do not present a full picture of the proposal's impacts on the Synagogue and its setting. In particular, Caroe highlight that more robust 3-dimensional modelling and CGI views are required in order for Officers and Members to appreciate the impact on the north and west facades of the Synagogue and Beadles House from within the courtyard. The Trust considers this further information is required to make a reasonable and informed assessment of the application scheme and requests that this work is done. Caroe's detailed findings are included as Appendix 1 to this letter.

On the basis of what has been provided, the Trust's heritage experts conclude:

- The proposed development will have a significant impact on the heritage significance of the Synagogue and its historic Courtyard setting as well as Beadle's House due to its proximity and scale. The proposal's impact both individually and cumulatively will result in a detrimental impact on the setting and the ability to appreciate the historical significance of the Synagogue complex. Policy D7 of the New London Plan and para.28 of Historic England 'Managing Significance in Decision-Taking in the Historic Environment' both set out the importance of considering the cumulative impacts of development on heritage assets.
- The proposed building will significantly reduce the visible sky in the south-eastern view from inside the Courtyard and detract from the viewer's ability to clearly discern the historic character and aesthetic and architectural qualities of the Synagogue building.
- Caroe consider that given the harm caused by existing development to the setting of the Synagogue, the synagogue's setting cannot withstand further harm and the harm resulting from this proposal is incapable of being justified. The extent and harm caused by previous development has reduced the synagogue's prominence and harmed its setting. Only development that is respectful and sensitive to the Synagogue should now be considered. The current proposal is not that. It will result in additional harm and when considered against the existing context is the straw that will break the camel's back.
- Caroe's view is that we are at the point where the cumulative effects of consented and proposed developments, including those proposed by this application and 33 Creechurch Lane, represent harm at the very upper end of the 'less than substantial harm' spectrum to Bevis Marks Synagogue. Given the extent of cumulative impacts on the synagogue's setting, Caroe's regard there as being a very fine line between the harm that will arise and substantial harm.

Caroe conclude that the proposed development will have a considerable negative impact on the heritage significance of the Synagogue and its historic Courtyard setting due to its proximity and scale. Furthermore it is considered that the cumulative effects of this development together with consented schemes further exacerbates the harm and will add to the degree of less than substantial harm. The harm caused is approaching the point at which substantial harm will be caused.

When one considers the significance of the asset, which is of the very highest significance imaginable, it is clear that the "less than substantial harm" (of whatever degree) but certainly harm at the upper end of that spectrum should be given great weight and creates a strong presumption against the development.

The Applicant has not provided a clear and convincing case to justify the harm to the heritage asset which is a key requirement of New London Plan policy D9 (Tall Buildings). Nor are the public benefits capable of outweighing the harm that will be caused. The public benefits promoted by the applicant are at best minor and are not unique to this development. The scale of development proposed is not necessary to secure public benefits of a similar magnitude. Whilst there is policy support for office space in the City there is already a significant pipeline of offices both under construction and with permission within the City of London. Other benefits of the scheme are private in nature and will only accrue to the developer.

Daylight/sunlight impacts

The Trust's daylight/sunlight consultants Point2Surveyors (Point2) have reviewed the daylight/sunlight and overshadowing impacts of the proposed development on the Synagogue and their detailed findings are included in Appendix 2. Point2 advise that in accordance with Building Research Establishment (BRE) guidance, the Synagogue as a religious building should have a reasonable expectation of daylight. This is reinforced by Policy DM 10.7 of the City of London Plan that confirms development will be resisted if it *"would reduce noticeably the daylight and sunlight available to nearby dwellings and open spaces to unacceptable levels taking account of the BRE guidelines"*

The starting point is that we are dealing with a Grade I building of acute sensitivity which already experiences poor light levels. The most vulnerable part of the synagogue is the Bimah – the raised platform from which prayers are led. This requires adequate light and the entrance courtyard which currently benefits from adequate sunlight levels which contribute greatly to its amenity.

The natural lighting of the Synagogue has religious significance. As Rabbi Dweck – head of the Spanish and Portuguese community explains:

"There is an important passage in the Talmud that requires a synagogue to have windows as an essential part of a house of worship. It is obviously so that light can enter. and the sense of the world outside is felt. The passage is from (Tractate Berakhot 31a) which has been codified into law:

Rabbi Hiyya bar Abba said: One should always pray in a house with windows, as it is stated regarding Daniel 6:11: "And when Daniel knew that the writing was signed, he went to his house. In his attic there were open windows facing Jerusalem and three times a day he knelt upon his knees and prayed and gave thanks before his G_d".

It is clear that the windows are meant to allow light in and to have a sense of the world's beauty rather than being stuck in an enclosed space that causes a feeling of isolation."

The existing low levels of light within the Synagogue mean that the building cannot withstand further substantial losses of daylight. It is no answer to say this is a non-residential property and that installation of artificial light can overcome the problem. The Synagogue and its worshipers rely on natural daylight, which is how it was designed to be experienced. It is very difficult and intrusive to install electric lighting.

Point2 confirm that the proposed development would reduce the daylight and sunlight available to the Synagogue and the courtyard to levels significantly below BRE guidelines as summarised below.

In respect of daylight Point2 conclude that:

- The windows in the south façade of the Synagogue which face Bury House will experience a noticeable alteration of vertical sky component (VSC). The proposed development will result in reductions of VSC of up to circa 32% to the windows directly facing the development in the south elevation. In the cumulative scenario, where 33 Creechurch Lane is also developed the impacts will be even more severe resulting in VSC reductions of 45%.
- These losses are exacerbated by the fact these windows already receive low levels of light and therefore the light that is currently retained is precious. The existing light is so low that any further reduction in light has a large effect necessitating electric lighting at most times during the day. There is an attritional and incremental loss and the synagogue cannot afford any further loss because the last bits of light are central to the Bimah (raised platform with a reading desk).

- Further reductions will be seriously harmful to the overall light levels received and will force the Synagogue to rely on the use of artificial lighting (which is not easily retro fitted due to the Grade 1 listed nature of the Synagogue) during most times of the day to permit use of the building.
- When no skyline (NSL) is considered in the cumulative scenario the proposed development will result in transgressions to the No Skyline (NSL) and further impacts on the Average Daylight Factor (ADF).

In respect of overshadowing the Trusts concerns relate principally to the courtyard at the entrance of the Synagogue. The Courtyard is a special space which forms part of the Synagogue and its setting and is vital to the appreciation of the Synagogue building's significance. The courtyard is integral to Synagogue's communal functions and religious significance and represents the only place where worshippers of all sexes can gather before and after worship. It is where dignitaries and worshipers alike are welcomed to the sanctuary of the building and where after rituals (e.g. dancing with the Torah scrolls on Simchat Torah) and celebrations such as weddings the community congregates and celebrates. The sunlight to this very important space – the only open-air space in the complex – is vitally important to the function and amenity of this space. An overshadowed courtyard is less inviting, if substantial sunlight losses are permitted, then in combination with the sense of encroachment from the tall buildings, the experience of the Courtyard will be severely diminished making it less usable for congregants and visitors alike and resulting in a real loss of significance to the building.

Point2 conclude in respect of overshadowing that:

- The Courtyard amenity space will experience significant overshadowing as a result of the proposed development in the summer months when the space is most used. The Synagogue's existing courtyard is already poorly lit and receives low levels of sunlight due to the surrounding development. If the proposed development is approved it will suffer even greater reductions of direct sunlight which will harm its usability, its amenity value and its contribution to the setting of the synagogue.
- Based on the transitory overshadowing assessment, all direct sunlight to the Courtyard amenity space from 12:30 to 14:00 in the height of summer will be materially impacted and effectively lost as a result the proposed redevelopment of 31 Bury Street. To understand a more nuanced impact upon the courtyard, the applicant is requested to provide a time in sun study for the equinox and summer months with the existing and proposed cumulative scenarios.
- This significant impact on the amenity of the Courtyard at the time of year when it is most used is further compounded in the cumulative scenarios which take into account the approved development at 100 Leadenhall and the proposed development at 33 Creechurch Lane. When considered cumulatively with those development, the proposed development would result in significant overshadowing of the Courtyard for a large part of the day during the height of summer as set out below:
 - The proposed development at 33 Creechurch Lane will result in over shadowing of the majority of the Courtyard from 09:00-11:30
 - The proposed development at 31 Bury Street will result in over shadowing of the majority of the Courtyard from 12:30-14:00
 - The proposed development at 100 Leadenhall will result in over shadowing of the majority of the Courtyard from 14:00-15:00

- Thereafter there remains no direct sunlight due to the remaining buildings in the eastern cluster lying to the Courtyards west.

In other words, in the height of summer when the Courtyard should receive the greatest amount of sunlight, there will be effectively a complete loss of sunlight to the courtyard. This will reduce its amenity substantially and coupled with the sense of encroachment and intrusion from the surrounding tall buildings will render this special space unusable save as a functional entrance way to the Synagogue building.

The high-rise nature of 31 Bury Street coupled with its proximity to the Synagogue would result in yet further reductions in ambient light to levels which would be incredibly problematic for the pattern of use of this property. The idea that religious rituals, celebrations and wedding entrances and exits would continue to take place in such a degraded space in light of these cumulative harms is fanciful.

Point 2 conclude that the Synagogue has experienced cumulative degradations in its access to daylight and sunlight over recent years due to the increased density of high-rise properties in the locale. The Synagogue site cannot withstand any further daylight/sunlight losses and increased encroachment and overshadowing. This proposal is, as in the case of the heritage impacts, the straw that would break the camel's back. Point 2's consideration of the submitted information clearly demonstrates the detrimental impact the proposed development will have on the availability of daylight and sunlight within the Synagogue itself and the associated Courtyard.

These losses would compound the existing low daylight and sunlight levels that are currently received. The impact this would have on the use of the Synagogue is significant and the Trust considers this unacceptable and in breach of development plan policies Policy DM10.7(1) of the *City of London Local Plan (2015)* and D9 3) a) of the *New London Plan*. The Trust asks that the City refuse the development on this ground alone.

Servicing, Deliveries and Access

There are number of aspects of the proposed buildings access and servicing strategies that cause the Trust considerable concern. In general terms the proposed strategies will lead to a significant increase in pedestrian, cycle and vehicular movements along Heneage Lane that would cause noise disturbance to the Synagogue. These impacts, unless properly controlled, would have a detrimental impact on religious services and other activities within the Synagogue.

Access

The proposed layout of the scheme introduces a new pedestrian and cycle route through the application site connecting with Heneage Lane and Bevis Marks to the north. Introducing this through route from Bevis Marks to Bury Street is likely to significantly increase the number of pedestrians and cyclists using Heneage Lane. At present the Lane is a quiet passageway in keeping with the setting of Synagogue which represents something of an oasis within the busy City. By making Heneage Lane a through route this will generate significant additional activity both from the proposed development itself but also from pedestrian and cyclists travelling to destinations to the south of Bury Street. Heneage Lane abuts the eastern wall and windows of the Synagogue and is currently a pedestrianised road that provides the main pedestrian access to the Synagogue.

Heneage Lane is not suitable for the proposed intensification of its use and the increased use particularly by cyclists will cause a danger for members of the Community accessing the Synagogue and particularly those with mobility difficulties.

The proximity of the road to the Synagogue and particularly its proximity to the Synagogue's primary window, beneath which is the Ark holding the sacred and ancient scrolls which are focus of the services, makes any increased noise and disturbance that will occur particularly sensitive and detrimental. Additional noise disturbance will impact on the religious use of the Synagogue. For this reason, the Trust objects to the layout of the development which would lead to the considerable intensification of the use of Heneage Lane and the resultant noise and disturbance.

Servicing and Deliveries

The proposed development's Servicing Strategy relies on a proposed servicing bay located in the same location as a similar facility which currently serves the existing building occupying the site. The Applicant relies on what they describe as a "legal right of way" which comprises of a vehicular route through an undercroft beneath Valiant House, traditionally known as Heneage Place. The Trust owns the freehold to Valiant House and in turn to the right of way to the service yard within the application site. The trust objects to any intensification of this right of way as proposed by the scheme.

Due to the significant uplift in floor area over the current situation proposed by this development the proposed servicing bay and access to it will also be subject to a significant intensification of its use. The Applicant's Transport Statement suggests that there will be 43 servicing vehicle trips per day made by vehicles of various sizes, the largest being a 7.5T box van. The Applicant relies on 'consolidating servicing' to reduce the proposed servicing vehicle trips by 50%. However, no details are provided with regard to how 'consolidating servicing' would operate. Given the likely multiple tenanted nature of the proposed accommodation and without details relating to how this would work in practice it is considered unrealistic, and overoptimistic, to predict a reduction in the number of servicing vehicles by 50% as set out.

The Trust is concerned therefore that the proposed development will lead to a significant increase in vehicles accessing the service yard via the right of way. Based on the Applicants figures without the unjustified reduction due to consolidation there will be an increase of 33 servicing vehicles per day.

In addition to the trips identified in the Applicant's Transport Assessment it is considered there will be a significant number of 'other deliveries' such as dot com deliveries and other deliveries to individuals working within the building. The Trust is concerned that the significant increase in all deliveries both via the service yard or by vehicles stopping kerbside will lead to significant increases in the level of activity and vehicular movements which will cause a disruption to the activities within and access to the Synagogue. This will be exacerbated by the significant increase in pedestrian and cycle traffic some of which will be concentrated on Heneage Lane itself that will lead to significant increased noise and disruption that will have a detrimental impact on the use and enjoyment of the Synagogue.

Construction impacts

Of significant concern to the Trust and the Community are the impacts associated with the demolition and construction process. The Synagogue is in proximity to the application site and there are significant concerns with regard to how the site will be developed without causing irreversible damage (and therefore substantial harm) to the Grade I listed Synagogue. It is also a significant concern for the Community in respect of how normal Synagogue life will be able to continue whilst construction is ongoing.

Impacts arising from the construction process should planning permission be granted are set out in the Demolition and Construction Review which forms part of the 31 Bury Street Environmental Statement prepared by Trium and the Construction Environmental Management Plan. Both documents have been reviewed by Paragon Building Consultancy Ltd on behalf of the Trust and their comments are set out below.

Due to the fragile nature of the Synagogue, all building operations need to be carried out with upmost caution and assurances with regard to the methods of construction and the associated management of the construction process will need to be secured by planning condition.

We are aware that the construction methodology and the management of its environmental impacts would be the subject of further detailed approval by the City of London including of a Construction and Environmental Management Plan. However, we wish to bring to the early attention of the Applicant and the City of London the important matters raised in Paragon's assessment which include:

- **Ground heave and movement** - due to the delicate nature of the Synagogue there must be no construction activities carried out likely to cause ground movement. Real-time 24-hour monitoring will be required.
- **Vibration** – there is some potential for damage and disturbance from vibration during the works. We would expect to, but have not seen a vibration strategy for keeping the levels to no higher than 1mm per second.
- **Noise** – the submitted Construction Environmental Management Plan confirms the developers intention to work to approved statutory working hours. We will need to secure additional restrictions to ensure there is no noise and disturbance during prayer times and services including weekday mornings before 08.30. Our Rabbi will be providing you with more detailed explanation of this in due course.
- **Dust** – must be managed to ensure no penetration of the internal spaces and no health risk to users of the Courtyard.
- Mace have set out the outline proposals for temporary works sequencing to form the 3 storeys of basements including extensive de-watering using large steel props spanning the complete width of the excavation (known as cross-site propping) and a secant piled perimeter wall. We will need to assess this impact specifically for the Synagogue's structure with such large scale de-watering of the ground on the Bury House site
- Mace have made a separate statement on creating and maintain meaningful neighbourly relations with key stakeholders including the synagogue ensuring 'reasonable demands' are met which includes setting up a working group. Which we welcome.

There are many variables and potential impacts associated with a development project such as this located within a tight urban location surrounded by buildings of various constructions and uses. The Trust is concerned that should the development be approved there will need to be continual liaison both prior to and during construction between the developers and the Synagogue's Consultant Team or an appointed project manager acting on the Trust's behalf.

Cumulative Impacts

Cumulative impacts of development are an issue particularly pertinent to the Synagogue given the magnitude of change which has occurred in the streets immediately surrounding the complex in recent years. Policy D7 of the New London Plan and para.28 of Historic England 'Managing Significance in decision-Taking in the Historic Environment both set out the importance of considering cumulative impacts. The Historic England advice stating that:

"The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset

has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies. Negative change could include severing the last link to part of the history of an asset or between the asset and its original setting. Conversely, positive change could include the restoration of a building's plan form or an original designed landscape"

In terms of sunlight and daylight and heritage considerations the cumulative impact on the Synagogue is particularly acute and has been commented on earlier in this letter. The Applicant's Environmental Statement makes the following comment in respect of cumulative impacts on the Synagogue:

'Permanent Adverse effect interactions in relation to daylight, sunlight and noise amenity to existing non residential property (Bevis Marks Synagogue). The effect interaction is not considered significant on the basis that the individual daylight, sunlight and noise effects are not themselves significant and Operational Noise Management Plans can be implemented to achieve suitable rating noise limits'

Notwithstanding the Applicant's above assertion, it is questionable whether the proposal and others coming forward in the surrounding area would comply with the City of London's own Local Plan policy CS14: Tall Buildings which requires proposals to maintain and enhance the provision of public open space around the building, avoid the creation of building canyons, which have a detrimental impact on amenity, and maintain pedestrian permeability.

The number of tall buildings in the area immediately surrounding the Synagogue including the proposals for 31 Bury Street and others under consideration will lead to all of the detrimental impacts identified by policy CS14 and will leave the Synagogue at the bottom of a 'building canyon' that policy CS14 seeks to avoid.

Clearly and most significantly the proposals for Bury House in combination with other emerging developments will lead to increased noise and disturbance in the area, some of this being focused on Heneage Lane itself. General increases in activity given the high levels of activity common to the City of London would on the whole be indiscernible but where these are focused on Heneage Lane a currently quiet, lesser used route the impact will be severe.

Conclusion

The scale of the proposed development is such that it will have multiple significant adverse impacts on the Synagogue both individually and cumulatively. The uniqueness of the Synagogue as a heritage asset of the greatest significance and greatest sensitivity means that even modest impacts (and many of the impacts in question are in fact significant) of the proposed office building are not acceptable in policy terms. The impacts on the setting, on the daylight and the sense of encroachment and loss of sunlight to the special entrance Courtyard would be overwhelmingly harmful. The balance to be struck is between the harm to a unique asset in the UK versus a serviceable but ordinary office building with limited public benefits. Accordingly, and respectfully, we ask that planning permission be refused.

Yours sincerely,

[Redacted Signature]

Chris Maltby BA Hons MRTPI

[Redacted Contact Information]

APPENDIX 1

Heritage Impact of the Proposed Development at 31 Bury Street (Bury House) (9th December 2020)
prepared by Caroe Architecture

APPENDIX 2

Bevis Marks Synagogue – Impact of 31 Bury Street development - Daylight and Sunlight concerns as a result of the redevelopment of 31 Bury Street (27th November 2020) prepared by Point 2 Surveyors

12th March 2021

Bhakti Depala
Principal Planning Officer
Department of the Built Environment
City of London
Guildhall
PO Box 270
London
EC2P 2EJ

edgeplan

16 Upper Woburn Place
London
WC1H 0BS



Our ref: EP1223
Your ref: 20/00848/FULEIA

Dear Bhakti,

PLANNING APPLICATION 20/00848/FULEIA - BURY HOUSE, 31 BURY STREET, LONDON, EC3A 5AR

I write further to the above matter on behalf of the London Sephardi Trust (the Trust) and the Spanish & Portuguese Sephardi Community (the Community). Specifically, the first part of this letter addresses the Applicant's letter dated 17th February 2021 prepared by DP9 which in turn responded specifically to our letter of objection dated 12th February 2021. The second part of the letter responds to the additional documents submitted by the Applicant to the City of London on the 22nd February 2021.

Whilst we appreciate the effort that has been put into the response and additional information it does not address the concerns we have previously raised and therefore we maintain our objections to the proposals for the reasons detailed in our previous letter.

In summary the concerns remain as follows:

Heritage Significance - The Bevis Marks Synagogue is a heritage asset of the very highest significance; the proposed development will cause demonstrable harm to the Synagogue and its setting and the applicant has still failed to present a convincing case to justify the harm.

Daylight and sunlight impacts - The proposed development will result in the loss of daylight to important spaces within the Synagogue, these losses are exacerbated by the fact that the Synagogue already receives low levels of light. The proposed development will therefore seriously impact overall light levels affecting adversely the day to day use of the Synagogue. The proposed development will also lead to significant overshadowing of the Synagogue Courtyard resulting in further loss of direct sunlight from the courtyard during the middle of the day.

Servicing, Deliveries and Access – The general increase in activity but particularly that associated with the increased intensity of the use of the service yard and the increased use of Heneage Lane that will be encouraged by the proposed development will cause significant increase in noise and disturbance that will adversely affect religious services and festivals at the Synagogue.

Construction Impacts – as previously described the Trust and Community has significant concerns associated with the demolition and construction process and specifically the impact this will have on

the fragile fabric of the Synagogue but also the impact the construction will have on everyday life within the Synagogue.

These concerns are all fully documented in our letter dated 12th February 2021. Having reviewed the Applicant's response with the Trust our concerns with regard to the adverse impacts that the development will cause remain. We are particularly concerned by the Applicant's general assertion that because the Synagogue is located in the 'Eastern Cluster', has been subject to significant change since it was first constructed and is already surrounded by a range of tall and modern buildings that the Synagogue and its setting has a high capacity for further change. This is not accepted; it is due to the previous extent of change that any further change particularly of the magnitude proposed by the redevelopment of Bury House will be overwhelmingly detrimental in respect of all of the key areas of concern noted above.

It is also disappointing to note that the Applicant has sought to discredit the level of objection that has been made in respect of the planning application. The fact that concerns are repeated by many of those objecting only shows how significant those concerns are and how clear they are to all those who objected. The Applicant has noted the fact that the objections come from a wider geographical area than the EC3A postcode. This goes to show how deeply people care about the Synagogue and demonstrates how significant it is to British and International Jewry and therefore that this isn't just a matter between neighbours but a much larger matter affecting the national and international Jewish Community. To dismiss the objections in this way shows a lack of understanding of the spiritual and cultural significance of this building to the Jewish community and therefore a lack of compassion in respect of the very real concerns that have been described by those objecting.

The Trust's professional advisers have reviewed the Applicant's detailed response to the Trust's Letter and provide the further additional thoughts.

Heritage Significance

The response provided by the applicant provides no new or additional information with regard to Heritage Impact. The Applicant's argument is that the Synagogue and its immediate courtyard setting are not affected or harmed by surrounding development – they say that 'the historic site is experienced as a feature apart from the surroundings, like so many of the historic churches in the Eastern Cluster' which is a distinct townscape type. The assertion being that it is necessary to look up in order to see out of the Courtyard but that visitors to the Synagogue and Courtyard do not look up, but rather focus their attention on the listed building and the lower part of the backs of the surrounding buildings. To suggest that a building of this scale will have no impact on the viewer and will not alter the experience of viewing the Synagogue is inconceivable and is at odds with Historic England who note the importance of views of the Synagogue from within the Courtyard in appreciating and understanding the listed building.

As previously set out the proposed redevelopment of Bury House will have an overbearing impact on the synagogue harmful to the significance of the heritage asset and its setting.

Daylight and Sunlight Impacts

The fundamental concern in respect of sunlight and daylight is the fact that the Synagogue and its courtyard already receive very little. We have agreed with the applicant the degree of the loss of light that will occur, but we do not agree that the losses will be insignificant based on the fact that the overall losses to the synagogue are a concern based on daylight loss through attrition. As an example, taking away a sliver of light in the courtyard is trivial if the courtyard is considered very well-lit, however when that sliver is all that is left, that sliver becomes all the more important. The same goes for the losses within the synagogue.

Both daylight to the Synagogue and sunlight to the courtyard are important for the day-to-day operation and use of the Synagogue and the proposed development would lead to further losses that would compound an already poor situation.

It is clear that attritional losses have not been considered by the Applicant and there is a distinct lack of understanding that light is both in very short supply and is also very precious to the Synagogue. In this respect our concerns have not been addressed and our objections remain.

Servicing, Deliveries and Access

Again no additional information has been provided to address the concerns previously set out. The response sets out a number of unsubstantiated statements leading the applicant to conclude that the number of vehicles expected each day at the site will be less than the existing number. The proposed development will result in an uplift in floor area of some 280,000sq.ft, it is therefore inconceivable even with the removal of the basement car parking that the vehicles expected at the site each day will be less than the current situation.

No further evidence has been submitted to demonstrate or justify the reduction in servicing trips associated with the proposed off site consolidation arrangements. It is also suggested personal deliveries will not be permitted but no information is provided to set out how this would be enforced.

We remain unconvinced that the vehicle trips likely to be generated by the proposed development will not have a significant adverse impact on the Synagogue from an operational and noise and disturbance perspective.

Construction Impacts

We welcome the additional information provided in respect of construction impacts and we welcome in the event planning permission is granted liaison with the Applicant's Contractors Community Liaison Team. Of critical importance to the Synagogue will be ensuring construction activities do not impact services on Shabbat and festivals and the applicants understanding in this respect is essential.

Applicants Additional Information (submitted to CoL 22nd February 2022)

A number of additional documents have been submitted by the Applicant to respond to concerns raised by various parties. Many of these additional reports have informed the DP9 letter dated 17th February 2021 and we have therefore provided our comments above. Other comments on the additional information submitted by the Applicant where relevant to our concerns are set out below:

Public Benefits Statement (PBS) – The Applicant has set out in the PBS a number of matters that they consider to be public benefits that would be delivered by the scheme and that weigh in favour of the proposed development. Whilst we accept that there are a range of public benefits that could be secured if the development went ahead it is clear the vast majority of these are not unique to this development and could be delivered by a more complementary, less harmful scheme. Therefore the public benefits described in no way justify the harm that would be caused by the proposed development.

31 Bury Street Equality Statement – The Trust and Community have prepared the 'Bevis Marks Synagogue Significance and Community Impact Study' that sets out in details of how the proposed development will adversely impact on the Community and therefore responds to the Applicant's Equality Statement. The Applicant's Statement recognises the Jewish community could experience equality related impacts and these impacts are significant and wide ranging as set out in the Communities own statement. Whilst some of these impacts are capable of being mitigated through

further engagement others as set out in the first part of this letter are not and therefore the proposed development will lead to permanent equality related impacts.

Conclusion

As set out in this letter we still have significant concerns with the proposals for the redevelopment of Bury House, 31 Bury Street and the additional information and response still leaves many aspects unanswered. We therefore wish to confirm that we maintain our objections to these proposals as set out in our letter dated 12th February 2021. Please take our concerns as well as those of the 500+ objections into account in considering these proposals and take very seriously the significant irreversible harm that will be caused as a result of this proposed development to the Grade I listed Bevis Marks Synagogue.

Yours sincerely,



Chris Maltby BA Hons MRTPI



CC.

David Ereira and Michael Keats (on behalf of London Sephardi Trust and the Spanish & Portuguese Sephardi Community)

Peter Twemlow (DP9, on behalf of WELPUT)

Ms Beverley Bush
Principal Planning Officer
Department of the Built Environment
City of London
PO Box 270,
Guildhall,
London EC2P 2EJ

10th March 2021

By email to: PLNComments@cityoflondon.gov.uk & beverley.bush@cityoflondon.gov.uk

Dear Ms Bush,
Planning Application: 18/00305/FULMAJ - 33 Creechurch Lane London EC3A 5EB.

We wish to object most strongly to this application and its various amendments.

This huge development will cause substantial harm to the setting and significance of the grade I listed Bevis Marks Synagogue. This is a building of international importance and as its listing states- it was "*the second synagogue erected in England after the resettlement of 1656 and in its little altered state is of exceptional historic interest*".

Any public benefits and justifications put forward for the scheme do not outweigh the harm that will be done.

For these reasons we call on the Local Planning Authority to refuse planning permission.

It cannot have escaped the Corporation's notice that you are steadily eroding the significance of the City's heritage, but it is incredibly sad to see yet another example being put before you.

Will you allow such buildings to appear beside all your Grade 1 City Churches??

Look what your Corporation's money has done to Norton Folgate – effectively erased it – all within a conservation area.


Oliver Leigh-Wood
Chairman

St Mary Abchurch, Abchurch Lane, London EC4N 7BA


Registered charity number 1155049

From: PLN - Comments
Subject: FW: 33 Creechurch Lane, London EC3A 5EB (18/00305/FULMAJ) & 31 Bury Street, London EC3A 5AR (20/00848/FULEIA)

18/00305/FULMAJ 33 Creechurch Lane, London EC3A 5EB
20/00848/FULEIA 31 Bury Street, London EC3A 5AR

33 Creechurch Lane

Further to our response of 1st March 2019 to the previous application for 33 Creechurch Lane, we wish to register our objection to the revised scheme.

Having reviewed the changes to the proposal in detail, and while welcoming the additional greening of the scheme, we remain concerned that the scale and proximity of this new building will cause considerable harm to the setting and significance of the Grade I listed Bevis Marks Synagogue. Grade I listed buildings are the most nationally important historic buildings with a presumption that any harm requires careful consideration and justification. The Synagogue is little altered in over 300 years and continues with its original religious and community use. It is the oldest synagogue in the United Kingdom and the only non-Christian place of worship in the City of London.

We acknowledge the recognition of the high communal value held by the Synagogue in the Heritage Assessments, which has been underlined by the public responses to the consultation, but regret that the proposals do not respond to this in a meaningful way. We note that the 2018 Heritage Townscape and Visual Impact Assessment dated 8 November 2018 (HIA) says that the proposed development will be 'partially visible within the sky space to the east of Bevis Marks Synagogue' and that the Synagogue is 'already surrounded by buildings of a greater mass and scale'. We do not accept this as an argument for the current height of the building which we consider will adversely affect the setting of the Synagogue. Neither do we accept the argument that the compromise to the setting already effected by the building at One Creechurch Lane provides a rationale for this development, as that building sits further away from the Synagogue, whereas the 33 Creechurch Lane site is adjacent.

The changes to the north façade in the revised proposals are intended to soften the impact on the setting of the Synagogue. However, we consider that contrasting the new facade with the 'hard line' of the current building is somewhat disingenuous. The current building may be uninspiring in design with its lack of connection to the Synagogue, but the new façade treatment will only slightly lessen the adverse effect of the overall scale and massing of the new building.

The HIA says that 'in regards to the height of the new proposal, given that the synagogue is already surrounded by buildings of a greater mass and scale, it is not considered that additional height would cause harm to its setting'. We disagree. Although the Synagogue is surrounded by other tall buildings, the proximity of 33 Creechurch is such that a building of this height and scale will dominate the Synagogue.

31 Bury Street

We note that Historic England have commented extensively on the proposal for 31 Bury Street. In their letter of 11th December 2020, they say that:

the cumulative wireline assessment indicates that consented tall buildings within the Eastern Cluster already present a significant impact on the setting of Bevis Marks, and the proposed scheme will appear as part of that cluster in this view. Nonetheless, the proposed development would be closer to the synagogue and would therefore further diminish the sense of seclusion within the courtyard, causing a small degree of incremental harm to the listed building in our opinion

In our view the cumulative impact of the two developments on the Synagogue will amount to serious harm.

Policy

The Tall Buildings policy D9 of the new London Plan concerning the impacts of Tall Buildings states that:

1 (d) proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm.

Policy HC1C (Heritage, conservation and growth) states that:

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In addition, paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

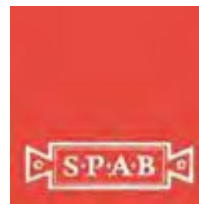
Conclusion

As the proposals currently stand, we believe that these new buildings will cause considerable harm to the setting and significance of the Synagogue and as such, they do not meet the planning requirements set out above. As a result, we do not feel able to support them.

With best wishes

Christina Emerson
Head of Casework

The Society for the Protection of Ancient Buildings
37 Spital Square, London E1 6DY
[Support the SPAB, become a member | spab.org.uk](https://spab.org.uk)



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Registered in Ireland 20158736 Company no: 5743962

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Case Officer: Bhakti Depala

Customer Details

Name: Mr Edward Waller

Address: 6 Fitzroy Square Fitzrovia London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: 08/12/20

Applications:

- 31 Bury Street, London, EC3A 5AR: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).

- 33 Creechurch Lane, London, EC3A 5EB: Demolition of the existing building and redevelopment of the site to provide an office building (Class B1) and a retail unit comprising basement, ground floor, mezzanine and 19 upper floors, together with cycle parking and associated works.

LPA IDs: 18/00305/FULMAJ & 20/00848/FULEIA

Addresses: Bury House 31 Bury Street London EC3A 5AR & 33 Creechurch Lane London EC3A 5EB

Dear Ms Depala & Ms Bush,

The Georgian Group have been informed of the above applications for Planning Permission. On the basis of the information available to date, the Group offers the following advice to assist your local authority in determining this application.

Significance of Surrounding Assets

The Georgian Group's main concern in relation to the above two applications is the harmful impact that will be caused to the Bevis Marks Synagogue. The Bevis Marks Synagogue is a grade I designated heritage asset constructed in 1701 and is the oldest surviving synagogue in the United Kingdom. The only substantial works undertaken to the synagogue in its lifespan was the repairing of the roof in 1749. The building is rectangular and constructed in red brick with Portland stone dressings with two tiers of windows, with the below segmentally arched and round-arched above. The significance of the building is the sum of the heritage interests that are present, these in regard to the Bevis Marks Synagogue relate to the archaeological, architectural and artistic, and historic interests as set out within the planning practice guidance for the historic environment. On top of this and set out with Historic England's Conservation Principles, the Bevis Marks Synagogue has a high communal value both locally and nationally; and is the only synagogue in Europe which has held regular services continuously for more than 300 years.

Wrapped around the synagogue is a courtyard which forms the immediate setting and is a part of the Bevis Marks complex, playing a vital function in the practices of the synagogue; It is used for the celebration of festivals and holy days. The courtyard makes a strong contribution to the significance of the synagogue and has a high sensitivity, and a low capacity for change.

To the north-east of the synagogue is Beadle's House - home to the Rabbi of Bevis Marks Synagogue - which is of interest as a part of the surrounding complex which your local authority needs to state if it is curtilage listed and therefore under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is included within the listing of the Bevis Marks

Synagogue.

Proposals

20/00848/FULEIA: This application proposes to construct a building comprising 2 basements, 2 mezzanine, ground and 48 upper floors, with a height of just under 198 metres located to the South of the Bevis Marks Synagogue where Bury House is located. The proposed development is 40 metres to the south of the grade I designated Bevis Marks Synagogue.

18/00305/FULMAJ: This application is for the construction of a building comprising basement, ground, mezzanine and 19 upper floors, with a height of just over 93 metres, located to the East of Bevis Marks Synagogue.

The Georgian Group Advice

Considerable harm would be caused to the setting and potentially the fabric of the Bevis Marks Synagogue by the two applications for Planning Permission. The courtyard is an intrinsic part of the Bevis Marks Complex which is alluded to above and makes a strong contribution to the significance of the synagogue whilst also playing a crucial role in the on-going practices taking place on-site. The scale and massing of the two proposed structures would harm the setting of the synagogue and the courtyard, whilst also having the potential to cause substantial harm to the historic fabric from the subsequent construction and environmental conditions created by the two tall buildings within close proximity.

The cumulative harm of the two developments, along with proposed and consented schemes in the area must be considered when assessing the harm to the significance of Bevis Marks Synagogue. The extent of change to the setting of the synagogue and that to the surrounding built environment is not a justification for further encroaching development - a matter referred to within the NPPF and that published by Historic England which will be cited in the following section.

Recommendation

The Georgian Group objects to this application on heritage grounds due to cumulative harm that would be caused by the scale and massing of the two applications to the setting and therefore the significance of the Bevis Marks Synagogue.

The Group wishes to echo the concerns raised by Caroe Architecture in relation to the potential impact that any proposed development within close proximity could have on the physical fabric of the synagogue. If any damage was to occur to the synagogue then this could amount to substantial harm and therefore paragraph 195 of the NPPF would be directly relevant. More information on this matter will be available in the report which is to be produced by Arcaero.

Paragraph 193 of the NPPF directs that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the level of harm. The more important the asset, the greater the weight should be (paragraph 193). Paragraph 194 of the NPPF stipulates that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification....'

Your Local Authority should be minded to abide by the policies set out within the London Plan - especially policy 7.7 Location and Design of Tall and Large Buildings which states that '...tall buildings should not affect their surroundings adversely in terms of ...overshadowing...' and 7.8 Heritage Assets and Archaeology which states amongst other things that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'

Furthermore, the following advice from the section of the planning practice guidance accompanying the NPPF entitled 'What is the setting of a heritage asset and how can it be taken into account?' is directly relevant: 'When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change'. Additionally, Historic England's guidance on the setting of heritage assets states: 'Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building's original designed landscape or the removal of structures impairing key views of it.'

The historic environment section of the planning practice guidance additionally states: 'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell, and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each'.

Finally, in determining this application special regard should be given to the desirability of preserving a building or its setting in line with section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Your Authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact

us.

Yours sincerely,

Edward Waller (Conservation Adviser for South East England and London)

Begum, Shupi

From: Rabbi Shalom Morris [REDACTED]
Sent: 02 February 2021 01:23
To: PLN - Comments
Subject: 31 Bury St - Reference 20/00848/FULEIA.

To Whom it May Concern,

I am the rabbi of Bevis Marks Synagogue and am a PhD candidate in British History at King's College London. Over these past months I've spent a considerable amount of time studying this building plan, and speaking with congregants, specialists and City of London representatives. The result of these efforts has led me to determine that the proposed building at 31 Bury St would cause irreparable damage to the life of our historic Jewish community. My objection will therefore attempt to place that assertion in context in the hope that the Planning Committee will appreciate that they have no choice but to reject this submission. I hope they will see that doing so will not only serve the interests our synagogue, but also those of the City of London.

Bevis Marks Synagogue is not just another Grade 1 Listed building. It may sound flippant to speak so casually about a designation of such significance, but the importance of Bevis Marks Synagogue goes way beyond 'just another' historic building. It is significant in so many ways - to the extent that one could characterise it as a site of National Importance, and if such an official designation existed - a World Jewish Heritage Site.

Bevis Marks Synagogue is:

1. A Grade 1 listed building
2. One of the best surviving examples of an intact Wren style City church with original interior
3. The only non-Christian house of worship in the City of London
4. The oldest synagogue in the United Kingdom
5. The 'Cathedral Synagogue' of British Jewry akin to St Paul's for Christians
6. The only synagogue in the world to have held continuous worship since the time of its construction in 1701

As a result of the above, the significance of Bevis Marks Synagogue is of paramount importance to the history and integrity of the City of London, the United Kingdom, British Jewry, and World Jewry. I dare say that without Bevis Marks Synagogue, none of the above would be the same. Indeed, what is so important about Bevis Marks Synagogue is not the integrity of its building, but its function, historically and until today, as a place of worship, national commemorations, personal celebrations, and interfaith understanding.

It should therefore cause alarm to know that the construction of this building places all of that at risk. Allow me to explain:

1. 31 Bury St, with its 50+ storeys just to the south of the synagogue, would create a new backdrop to Bevis Marks Synagogue immediately upon entering our courtyard from the north off of the street, forever framing with its facade a house of worship which has been framed by the heavens since its inception. The very Hebrew name of Bevis Marks Synagogue is 'Sha'ar Hashamayim' which means 'Gate of Heaven.' How sad and painful it would be for that meaningful symbolism to be lost, the heavens obscured by steel and glass.
2. Furthermore, this proposed building, with its hundreds of windows peering down, will erase the sense of escape and tranquility which currently pervades the synagogue courtyard, a place where our community shares special private moments, celebrates Jewish festivals, and takes iconic photographs at weddings. I can't imagine what the outdoor festival of Succot (Booths) or wedding receptions would feel like in such an exposing setting.
3. The increased noise from footfall and cycling down the currently quiet Heneage Lane, along our eastern wall, the direction of our prayers, would disrupt the meditative experience of our silent prayers, and ruin the sublime beauty of our cantor's song.

4. And most destructively, the building's height would further diminish the light entering into the synagogue, making an already challenging situation worse - risking our very ability to read our prayers, especially for our more elderly members. On a Sabbath morning we typically read over 150 pages of prayer, and many more on days like Yom Kippur, the Day of Atonement.
5. Finally, Jewish worship is intertwined with the daily course of the sun, as the sun's position going from east to west over the southern horizon determines the times of our prayers, and is the inspiration for much of our liturgy. Blocking out the sun is therefore a form religious vandalism, forcing us to dislocate our worship from its original meaning and setting.

The City of London's local plan states that it will consider the impact of tall buildings on Heritage sites and their settings. If this current circumstance is not the situation which the City Plan envisioned and protected against I can't imagine what else it could have had in mind. Indeed, I'd say this proposed situation already goes way beyond that. Surely then, no proposed amount of public amenity space could possibly undo and override the public harm and detriment that this building would do to a house of worship of such profound meaning and significance to the Jewish community, the City of London and the Nation itself.

Furthermore, Bevis Marks Synagogue with its soon coming NLHF supported Heritage Centre with patronage from HRH the Prince of Wales, is set to welcome people of all faiths and none, school groups and adults, and British and International visitors, to learn about the City of London, Bevis Marks Synagogue, Judaism, and diversity - bringing in 40k+ visitors a year to the synagogue and the City of London. These visitors will patronise local shops, stay in local hotels, and contribute to the future vitality of the City of London. At a time when the City of London is concerned with how the hospitality sector will be able to generate enough income to support the needs of the city's workforce, with a likely decrease in the number of days that workers will attend their offices in person, it is a site like Bevis Marks Synagogue which could help to alleviate these pressures. Why harm our site when we are trying to do so much? To privilege an office block over a Heritage site of our significance would be short-sighted to say the least.

Bevis Marks Synagogue has been a City of London institution for over three centuries. Built in the years after the Great Fire when the City of London was residential, and remaining open throughout to when it became a major financial centre, Bevis Marks Synagogue and the Jewish community have always done their part to contribute to the vitality and prosperity of the City. We therefore only ask that as we set out to continue this story with you, that you don't do anything to undermine that ability, or our faith in the City. We need your care to be able to be an active, thriving place of faith and friendship - and to contribute as we always have to the City of London and society.

On a personal note, as a City of London resident at 2 Heneage Lane (where I also work), the impact of this building on my personal life and that of my family will be profoundly detrimental and harmful, with increased noise along Heneage lane, and with loss of privacy in our garden in the synagogue courtyard.

I therefore ask that you see the bigger picture, one which looks to the past and to the future, and values the lives of individuals and communities, and withhold planning permission from 31 Bury St.

Thank you.

Yours Truly,

Rabbi Shalom Morris

the
S&PHARDI
community Bevis Marks

Rabbi Shalom Morris

t: [REDACTED]
e: [REDACTED] | w: www.bevismarks.org.uk
a: 4 Heneage Lane, London, EC3A 5DQ



Bevis Marks Synagogue is a National Trust Partner
Registered Charity no. 212517

Begum, Shupi

From: Peter Rose [REDACTED]
Sent: 01 March 2021 20:34
To: PLN - Comments
Subject: Bury House 31 Bury Street London EC3A 5AR

Dear Sir/Madam

As a local resident I consider that this proposal would be another instance of serious overdevelopment in a small area which has already suffered from a concentration of tall office developments.

This is putting an unreasonable stress on the provision of utilities and all forms of transportation and amenities. It is also damaging an attractive and historic environment.

Yours faithfully,

Peter Rose

Jamaica Buildings
St Michael's Alley
London, EC3V 9DS

5 Christchurch Road

Winchester

SO239SR

3 March 2021

Dear Lord Mayor

I write as a Jew who has visited Bevis Marks Synagogue many times.

It is the Cathedral of Anglo-Jewry and a spiritual place.

The proposed developments in its vicinity will damage it through considerable light reduction for many hours each day, both into the synagogue and its courtyard.

The sheer likely volume of bicycle traffic using the thoroughfare immediately outside will also irrevocably change the atmosphere.

I believe in prosperity but not at the cost of damaging the soul. Plunging Bevis Marks synagogue into gloom and noise will be a cultural and religious mistake indicating profound philistinism.

Yours sincerely

William Carver

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.
(The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.
FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.
Case Officer: Bhakti Depala

Customer Details

Name: Mr Leon Meyer

Address: 43 Hurstwood Road LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed building in Bury Street is wholly detrimental to the unique amenity of the unique Grade I Listed building and heritage site of Bevis Marks Synagogue.

The Synagogue has survived for over 300 years, and is in constant use for religious services. Would such a tall building be allowed to be constructed adjacent to a Wren church or St Paul's Cathedral.

Furthermore pertinent questions have to be raised in the light of the Covid-19 pandemic as to the future needs of office accommodation in this precise area of the City of London, and also shopping and cafes premises in the vicinity, where so many have closed down this past year.

The cityscape of the eastern part of the City of London (namely the Bishopsgate and Leadenhall Steet areas) has already been ruined over the past decade by the vastly overscaled and crowded tall and bulky developments.

Perhaps in the meantime there should be a moratorium by the City Planning Department on ALL new office building applications, until a fair assessment can be made on the future needs of this office space.

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Ms Eileen Hauptman

Address: Flat 42 Young Court, 175 Willesden Lane, London NW6 7YX

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Traffic or Highways

Comment: I express dismay that in contrast to what happened I believe over 40 years ago when other businesses were considering to be constructed great consideration was taken into account regarding the Historic and Grade 1 listed building The Bevis Marks Synagogue does not seem to be regarded with the same consideration. Your proposed construction appears to obliterate the view and ignore the importance of this building.

I would be obliged if you would answer with your comments. Unlike a Church which invariably has

a Spire The Bevis Marks Synagogue in accord with its character and traditions is not a high building and it is important that it can be easily seen.

It cannot be obscured from sight and not have its environment blocked. It needs to have easy visual and physical entryI would

I would like to know if you have a model of your proposed construction so that I would be able to view this prior to construction.

Thank you

Eileen Hauptman

Comments for Planning Application 20/00848/FULEIA

Application Summary

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Kenneth Robinson

Address: 49 Brigadie Ave Ballymena

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I am very concerned about the major impact that the development would have on the historic setting of the Bevis Marks Synagogue along with the reductions in daylight and sunlight into the Synagogue and the courtyard. The proposed construction will change this unique place of worship and threaten the atmosphere of the Synagogue and its immediate surroundings. I live in Northern Ireland but visit Bevis Marks and churches in this area whenever I come to London. It never fails to astonish me how churches and other unique buildings can be treated with such disdain in London and in Northern Ireland, where commerce, business and construction, masquerading as development, is always seen as the right way forward. I have watched this area of London being destroyed, tramped upon and anonymised by construction that dwarfs and blights

earlier buildings, buildings which have helped shaped the character of the City and East London. I object from across the Irish Sea.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

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Case Officer: Bhakti Depala

Customer Details

Name: Mr Stanley Roth

Address: 34 Western Road Sutton

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Construction may cause damage to Bevis Marks Synagogue which is Grade 1 listed building.

Comments for Planning Application 20/00848/FULEIA

Application Summary

Application Number: 20/00848/FULEIA

Address: Bury House 31 Bury Street London EC3A 5AR

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Case Officer: Bhakti Depala

Customer Details

Name: Mrs Caroline MacDonald-Haig

Address: 32 Emanuel Avenue London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: An outrageously tall development in an historically very rich part of the City: do we really need any more monstrously tall buildings in the City, especially with the experience of Lock down and the likely hood of people not wanting to come to their offices 5 days a week. Think the proposal should be shunted to one side until we see the pattern of work emerging after lock down.

Bhakti Depala
Development Division
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Date: 11 March 2021
Your ref: 20/00848/FULEIA
Our ref: 303118-000016

By Email to PLNComments@cityoflondon.gov.uk and by Special Delivery

Dear Sirs

Planning Application 20/00848/FULEIA – Bury House, 31 Bury Street London EC3A 5AR

1. Introduction

1.1 We are instructed by The Wardens and Society of the Mystery or Art of the Leathersellers of the City of London to advise in relation to the above planning application.

1.2 We are writing in response to your consultation letter issued on 25 February 2021.

1.3 Our client owns a number of substantial property holdings in the City, including the following freehold interests within the immediate vicinity of the application site:

- (a) 3, 5, 6, 7, 15, 16 and 17 St Helen's Place;
- (b) 33 Great St Helens;
- (c) 52-68 and 88 Bishopsgate;
- (d) 12/20 Camomile Street; and
- (e) 25-51 and 61 St Mary Axe.

1.4 We have undertaken a review of the available information relating to the above planning application and we have substantive concerns as to the potentially adverse effect the proposed development could have on the levels of available light to the above properties. It is also the case that we have further concerns that the amenity and natural light at these properties will be prejudiced. Our client has yet to conclude its detailed impact assessment of the scheme and reserves its position in relation to these issues.

1.5 We also have concerns regarding the planning merits of the proposed development and the potentially adverse impact it could have on surrounding built environment, important heritage assets and public services. These concerns are set out below.

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Eversheds Sutherland (International) LLP is part of a global legal practice, operating through various separate and distinct legal entities under Eversheds Sutherland. For a full description of the structure and a list of offices, please visit www.eversheds-sutherland.com.

2. Impact on **the St Helen's** Place Conservation Area and the setting of nearby heritage sites and listed buildings

- 2.1 As the applicants makes clear the City Council is under an important statutory duty to have regard to the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 (the "**Act**") in determination of this application. The principle statutory tests of relevance within the Act are:

Section 66(1) which states that:

"in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

and

Section 72(1) which states that:

"in the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 2.2 Paragraphs 193 to 197 of the NPPF explain how the Act is expected to work in practice and makes clear that the City Council must consider the impact of the proposed development on the significance of the designated heritage asset and that *"great weigh to should be given to the asset's conservation"*.
- 2.3 In this context, any substantial harm should lead to the refusal of planning consent in the absence of substantial public benefit (paragraph 195) and where there is likely to be less than substantial harm a *"balanced judgement will be required having regard to the scale of the harm or loss and the significance of the heritage asset"* (paragraph 197).
- 2.4 As is made clear in the Court of Appeal decision in *Catesby Estates Ltd -v- Peter Steer and Secretary of State for Communities and Local Government [2018] EWCA Civ 1697*, this assessment of harm requires careful consideration having regard to the particular facts and circumstances of each case. This is reflected at paragraph 29 of the judgement which indicated that:
- "Under current national planning policy and guidance in England, in the NPPF and the PPG, the decision-maker has to concentrate on the "surroundings in which [the heritage] asset is experienced", keeping in mind that those "surroundings" may change over time, and also that the way in which a heritage asset can be "experienced" is not limited only to the sense of sight. The "surroundings" of the heritage asset are its physical surroundings, and the relevant "experience", whatever it is, will be of the heritage asset itself in that physical place."*
- 2.5 As the Townscape, Built Heritage and Visual Impact Assessment (dated October 2020) makes clear the proposed development has a direct impact upon the setting of a series of significant heritage assets within the immediate vicinity of the application site and, more particularly, in respect of the scheme's relationship with the Tower of London World Heritage Site (ToWWHS). The importance and sensitivity of this relationship is reflected in the more specific supplemental report entitled 'Tower of London Heritage Impact Assessment' (dated October 2020) and in the emphasis and language used in both submissions. In the former submission it is noted that the application site is within 550m of the ToWWHS and that the development would be visible from the assessment point. The assessment (on page

3 in respect of River prospect 10A.1)) recognises the "*fine*" consideration needed in assessment the impact of a proposal that adds to the existing cluster and moves it closer to the White Tower. It is, in this context, that the assessment emphasises the efforts have been made to shape and "*reduce the scale impact*" of the building to lessen this impact on the ToWWHS.

- 2.6 Importantly, the subtlety of that assessment is not supported by the judgement of Historic England in their correspondence of 11 December 2020 in which it is made clear that:

"The development would also erode the appreciation of the Tower of London's strategic siting on the River Thames set apart from the mercantile City of London by blocking part of the skyline between the Eastern Cluster and the White Tower. In our view this would result in harm to an attribute of the Tower of London World Heritage Site's Outstanding Universal Value."

- 2.7 This submission is reinforced and summarised in the concluding remarks of Historic England that:

"On the basis of the information provided we consider that the development would cause a high level of harm to a designation of outstanding significance, principally due to the impact on the Tower of London, particularly evident in LVMF View 10A.1. We therefore object to this application, and continue to strongly recommend that a reduction in height of the proposed development is explored in order to avoid this harm."

- 2.8 Historic England raise further concerns as to the assessment of the impact of the proposed development upon heritage assets within the more immediate vicinity of the application site and place particular emphasis on the relationship with the Grade I listed Bevis Marks Synagogue. The assessment made by Historic England identifies a:

"major juxtaposition in scale between Bevis Marks and the proposed development which encroaches on the secluded courtyard setting of the synagogue" and that "the proposed development would be closer to the synagogue and would therefore further diminish the sense of seclusion within the courtyard, causing a small degree of incremental harm to the listed building in our opinion."

- 2.9 Further concerns are raised by Historic England in response to the relationship of the proposed development with the Grade II* listed Holland House and, here again, the Government's advisors on heritage matters concludes that:

"The proposed development would be highly visible in both views, and would rise up directly behind Holland House in View 43, breaking its clear roofline. We consider that this would diminish the appreciation of the striking architectural form of the building, therefore causing some harm to its significance."

- 2.10 We are, in this context, unable to agree with the findings of the Townscape, Built Heritage and Visual Impact Assessment and have serious concerns that the balanced and objective consideration of the findings of the assessment cannot reasonably conclude that the application proposal "*would be at the low end of less than substantial harm under the terms of paragraph 196 of the NPPF*" (page 276).

3. Daylight and Sunlight Impacts

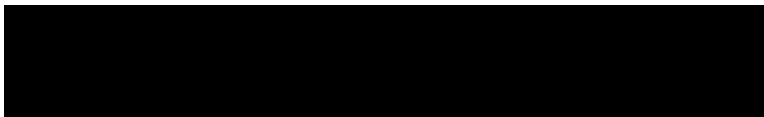
- 3.1 Our client's property at 15 and 16 St Helen's Place, 12/20 Camomile Street and 61 St Mary Axe have been identified in the baseline for assessment purposes "*owing to their proximity and orientation to the Site/surrounding receptors*" at paragraph 10.142 of Chapter 10 (Daylight, Sunlight, Overshadowing, Light Intrusion and Solar Glare) of the Environmental Statement submitted with the application. Notably, none

of these properties are the subject of any detailed sensitivity assessment for daylight/sunlight impacts, overshadowing, solar glare or light intrusion.

- 3.2 The basis upon which these properties are identified in the baseline assessment and are then the subject of no further analysis or assessment is not explained in the Environmental Statement. The absence of any explanation of this approach leaves us in doubt that the assessment is complete for the purposes of the relevant Building Research Establishment Guidelines and the requirement of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. We must, in the circumstances, reserve our position to make further submissions in response to this inconclusive approach.
- 3.3 We have yet to conclude our detailed impact assessment of the proposed development and reserves our position in relation to these issues. We do, however, have serious concerns that 15 and 16 St Helen's Place, 12/20 Camomile Street and 61 St Mary Axe will experience a significant adverse impact as a result of the construction of another tall building in this area.

For the reasons set out above, our client objects to the planning application and would ask that these concerns are brought to the attention of the relevant Planning Committee.

Yours faithfully



EVERSHEDS SUTHERLAND (INTERNATIONAL) LLP



Historic England

LONDON OFFICE

Ms Bhakti Depala
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Direct Dial: 020 7973 3763

Our ref: P01305330

11 December 2020

Dear Ms Depala

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**BURY HOUSE 31 BURY STREET LONDON EC3A 5AR
Application No. 20/00848/FULEIA**

Thank you for your letter of 12 November 2020 regarding the proposed redevelopment of Bury House subject to planning permission. Historic England was briefly involved in pre-application discussions regarding these proposals earlier this year, and I attach a copy of our advice at that stage for your information. I repeat the main points set out in that letter here for completeness.

Historic England Advice

Summary

The development of a building of the height proposed at Bury House would cause harm to the Outstanding Universal Value of the Tower of London World Heritage Site in our opinion. This is principally because of the visual impact presented by the proposed development in the view from the North Bastion of Tower Bridge (LVMF View 10A.1) which would reduce the ability to appreciate the Tower of London's strategic and dominant position along the river, set apart from the mercantile City.

We have not seen clear and convincing justification for this harm or evidence that the harm would be outweighed by public benefits, and we therefore cannot support the proposals. We are disappointed that the concerns we raised at pre-application stage have not been addressed. We continue to recommend that a significant reduction in height is explored so that the proposals would no longer affect the setting of the World Heritage Site from this viewpoint, avoiding the harm identified.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA
Telephone 020 7973 3700
HistoricEngland.org.uk



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Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.



LONDON OFFICE

Significance of the Historic Environment

Bury House is a modern office building located at 31 Bury Street in the City of London. The building is not listed or in a conservation area; however it is physically attached to the Grade II* listed Holland House – a progressive steel-framed office building of 1914 designed by renowned Dutch architect Hendrik Petrus Berlage. It is a very rare and important example of Berlage's work in England.

The building is also located very close to the Grade I Bevis Marks Synagogue (1699-1701) which is the oldest synagogue in England in continuous use. The synagogue is located at the eastern fringe of the City of London near Aldgate, and accessed via a secluded courtyard. The deliberately enclosed surroundings contribute to the setting and therefore significance of the listed building. However, the courtyard has been encroached upon by recent tall building development in the area which has caused some harm to the significance of Bevis Marks through development within its setting.

The Tower of London World Heritage Site (WHS) is located approximately 550 metres south-east of the development site. The Tower of London is a monument of exceptional historic and architectural importance as reflected in its multi-designation as a World Heritage Site, Scheduled Monument, collection of listed buildings, and conservation area.

At its centre is the White Tower – an example *par excellence* of a Norman castle, standing as a symbol to the successful invasion of England and illustrating the architectural innovation of the era. With its layers of later defences and associated palace buildings, the Tower of London is also a major reference for the history of European military and royal architecture.

The UNESCO inscription explains that the Outstanding Universal Value (OUV) of the WHS is partially derived from the Tower of London's strategic and landmark siting on the River Thames to protect and control the City of London. Sited strategically at a bend in the River Thames, it has been a crucial demarcation point between the power of the developing City of London, and the power of the monarchy.

Today this juxtaposition continues in the Tower's physical relationship to both the River Thames and the evolving City of London, as a fortress and gateway to the capital. The inscription does, however, acknowledge that "the Tower's physical relationship to both the River Thames and the City of London, as fortress and gateway to the capital, and its immediate and wider setting, including long views, will continue to be threatened by proposals for new development that is inappropriate to the context. It explains that "such development could limit the ability to perceive the



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LONDON OFFICE

Tower as being slightly apart from the City, or have an adverse impact on its skyline as viewed from the river.”

The site is within the City of London’s local plan policy area of the Eastern Cluster defined for tall buildings and a number of existing and consented tall buildings are located in the vicinity including The Gherkin (194.90 metres AOD) and 100 Leadenhall Street (263.4m AOD) which was approved in 2018. If approved, the “Tulip” development site (Land Adjacent to 20 Bury Street London EC3A 5AX, application ref: 18/01213/FULEIA) would be located approximately 50 metres to the north-west. The proposals for that site are subject to a live public inquiry at which Historic England has recently attended as a Rule 6 Party opposing that development.

The Proposals and their Impact

The proposals by Stiff + Trevillion Architects seek to replace Bury House with a tall, two-tiered, office building rising to a height of 197.94 metres AOD (ground plus 48 storeys). The building would be slender in its form with orderly fenestration and vertically ribbed cladding.

The submitted Townscape, Built Heritage and Visual Impact Assessment (Montagu Evans, October 2020) assesses the impact of the proposed development on a wide range of heritage assets. It concludes that no harmful impacts to any heritage asset in the study area would result from these proposals. However, on the basis of this assessment, we disagree with this conclusion.

The proposed development would be particularly noticeable in View 9: LVMF 10A.1 Tower Bridge: upstream (p114-117). In this view the proposed tall building would diminish the visual dominance of the Tower by significantly exceeding the height of its corner turrets. The development would also erode the appreciation of the Tower of London’s strategic siting on the River Thames set apart from the mercantile City of London by blocking part of the skyline between the Eastern Cluster and the White Tower. In our view this would result in harm to an attribute of the Tower of London World Heritage Site’s Outstanding Universal Value.

The proposals would also appear also appear in cross-river views of the Tower of London, in particular LVMF 25A.1, 25A.2 and 25A.3 (Views 16-18, p142-153) from the Queens Walk at City Hall. In these views, the development’s height and form would appear as a more coherent part of the developing Eastern Cluster in relation to the Tower of London. Whilst the development of a prominent tall building in this location would present further encroachment on the strategic riverside setting of the Tower of London, we consider the harm to be relatively minor in this view.



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The proposed development would also be visible within the Tower of London Inner Ward. It would be particularly noticeable in the view towards the Grade I listed Chapel Royal of St. Peter ad Vincula as set out in View 23 of the submitted views assessment (p170-173). In this view, the proposed development would appear above the roofline of the Chapel, adding to the modern visual intrusions of various tall building developments within the Eastern Cluster.

The appearance of modern tall buildings above this roofline is undesirable as it further diminishes the self-contained ensemble of historic buildings. Although not a pristine view, further encroachment contributes to a diminution of the impact of the sense of history in this special place and its separation from the modern city beyond. We therefore consider that a degree of cumulative harm would result from these proposals.

Following our pre-application advice, visualisations have now been prepared in the report in relation to the impact on the Grade I listed Bevis Marks Synagogue (View 45 from within the courtyard, p258-261) and the Grade II* listed Holland House (View 42 from Bury Street and View 43 from Bury Court, p246-253).

View 45 as proposed illustrates a major juxtaposition in scale between Bevis Marks and the proposed development which encroaches on the secluded courtyard setting of the synagogue. However, the cumulative wireline assessment indicates that consented tall buildings within the Eastern Cluster already present a significant impact on the setting of Bevis Marks, and the proposed scheme will appear as part of that cluster in this view. Nonetheless, the proposed development would be closer to the synagogue and would therefore further diminish the sense of seclusion within the courtyard, causing a small degree of incremental harm to the listed building in our opinion.

Views 42 and 43 demonstrate that Burlage's sleek and progressive steel-framed west elevation of Holland House can be appreciated against a clear skyline. The proposed development would be highly visible in both views, and would rise up directly behind Holland House in View 43, breaking its clear roofline. We consider that this would diminish the appreciation of the striking architectural form of the building, therefore causing some harm to its significance. We do, however, consider this harm to be low due to the wider tall building context in the area.

Policy

Sections 16 and 66 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** impose a statutory duty on planning authorities to consider the impact of proposals upon listed buildings and their settings.



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Government guidance on how to carry out this duty is found in the **National Planning Policy Framework** (NPPF, February 2019). At the heart of the framework is a presumption in favour of 'sustainable development' where protecting and enhancing the built and historic environment forms part of one of the three overarching interdependent objectives (economic, social and environmental).

Section 16 of the NPPF sets out how the historic environment should be conserved and enhanced, and makes it clear at Paragraph 193 that when considering the impact of a proposed development on a heritage asset (which includes its setting), local planning authorities should give 'great weight' to preserving the asset's significance. Any harm or loss should require clear and convincing justification and substantial harm or total loss should be exceptional. In the case of Grade II* or Grade I listed or registered assets or World Heritage Sites, substantial harm or loss should be wholly exceptional (Para 194).

In considering applications, local planning authorities should also require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para 189).

Where harm is caused to a heritage asset, the NPPF requires decision makers to determine whether the harm is substantial, or less than substantial. If the harm is deemed to be less than substantial, Paragraph 196 of the NPPF requires that harm to be weighed against the public benefits of the proposals.

The draft New **London Plan** (2019) has robust policies to protect London's WHSs. Draft policy HC2 states that "development proposals in WHSs and their settings ... should conserve, promote and enhance their OUV, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their OUV, or the authenticity and integrity of their attributes (Intend to Publish Version [clean], p326).

This approach to WHSs is also evident in draft policy D9 (Tall Buildings). This requires that "buildings in the setting of a WHS must preserve, and not harm, the OUV of the WHS, and the ability to appreciate it" (p150).

The Tower is identified in the new London Plan as one of three Strategically-Important Landmarks for London, and the importance of managing its setting is recognised in the strategic views policies HC3 and HC4, and the **London View Management Framework** (LVMF SPG, Mayor of London, 2012).



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Of the views identified in the London Plan, river prospect view 10A.1 from the North Bastion of Tower Bridge, and view 25A.1-3 from the Queen's Walk are most relevant. While these do not capture all elements of the Tower's setting, they are two of the best locations to appreciate the Tower and its relationship with its setting. The LVMF provides management guidance for both views relevant to the development of tall buildings in the City.

The LVMF requires that new development in the views "should be of appropriate height" and "should safeguard the setting of landmarks [including WHSs] and, where tall, should ideally contribute to the development or consolidation of clusters of tall buildings that contribute positively to the cityscape (Para 57). It reinforces that "new development should not harm a viewer's ability to appreciate the OUV of a WHS" (Para 57).

For view 10A paragraphs 183, 186 and 187 of LVMF are crucial for protecting the OUV of the WHS. They state that "the Tower of London should not be dominated by new development close to it" and that "some visual separation should be retained between the upper parts of the White Tower and the emerging cluster of tall buildings in the background" (Paras 183 and 186). While noting that the City Cluster will be 'consolidated' paragraph 187 states that "any proposed building which would add to the skyline, must take account of the way it relates to existing skyline features.

For view 25A, the LVMF states that all "new development in the setting of the Tower of London should be of appropriate height, scale, massing and materials" and "should respect the setting of the Tower of London and should not dominate the WHS" (Para 414-415).

The **Tower of London World Heritage Site Management Plan** (WHSMP, Historic Royal Palaces, 2016) seeks to ensure the effective management of the WHS. It states that "the greatest challenge to the WHS... remains the impact on its setting of development and tall buildings" (p4). Key elements of the Tower's setting that are sensitive for the management of its OUV are highlighted in paragraphs 7.3.17-18 (p99) and 7.3.27 (p101), namely the potential of new development to change the relative scale of the Tower in views, and the degree to which the Tower's relationship with the City can be understood by the sky space around the White Tower.

The WHSMP acknowledges the expansion of the cluster has "reinforced its identity, verticality and scale and begun to change its relationship with the Tower" (p100), with tall new buildings in the eastern part of the City eroding the OUV of the Tower to some extent (p37). The WHSMP states that to effectively manage this part of the Tower's setting, proposals "will continue to need to consider their effect on the



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established eastern cluster, the space between it and the Tower and the effect on the ability to recognise, understand and appreciate the OUV of the Tower” (p101).

Underpinning the WHSMP is the **Local Setting Study** (2010), which supports the management of the Tower’s local setting, identifying key views of and from the Tower. Representative views include the freely accessible LVMF views from Tower Bridge and the Queen’s Walk, and from within the Tower’s Inner Ward.

The development site falls within the Eastern Cluster area as set out in the **City of London Local Plan** (2015, p72). The vision for this area is to “provide a cluster of attractive, sustainably designed tall office buildings, providing an iconic image of London that will help to attract significant global investment” (p22). Tall buildings in this area are supported where they would “support the City’s reputation as an international financial and business centre” p26-7). However, the Local Plan also aims to resist proposals that “detract from heritage assets and their settings, or adversely affect significant views, especially of the Tower of London” (p23).

Historic England’s advice note on Tall Buildings (HEAN 4, 2015) advises that “in a successful plan-led system, the location and design of tall buildings will reflect the local vision for an area, and a positive, managed approach to development, rather than a reaction to speculative development applications” (p4).

In relation to clusters of tall buildings it states that “where a proposal is promoted as part of a cluster, a successful design will have a positive relationship within the cluster; the altered impact of a cluster itself needs to be considered” (p8).

Historic England’s advice on The Setting of Heritage Assets (GPA3, 2017) sets out guidance, against the background of the NPPF and PPG, on managing change within the settings of heritage assets. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

Notwithstanding the policy and guidance framework described above, it should be noted that the World Heritage Committee and its cultural heritage advisor ICOMOS (the international body based in Paris) interpret the World Heritage Convention in a way that places great weight on the need to avoid any harm to OUV. Only if it is clear that proposed development is essential and cannot occur without harm to OUV does ICOMOS concede in its 2011 Guidance on Heritage Impact Assessment that balancing harm against benefit is acceptable.



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Position

Historic England's guidance recognises that city skylines evolve and that tall building development can make a positive contribution to urban life as part of a planned approach. The Tower of London WHSMP also acknowledges the expansion of the Eastern Cluster and provides guidance for its future development. We therefore accept the redevelopment of the site with a building of increased height in principle as part of the established and evolving Eastern Cluster area. We also have no in-principle issue with the proposed design of the building, in terms of its architectural approach and materiality.

However, and from our perspective, more importantly, the policies and guidance set out in this letter, including those relating to further expansion of the Eastern Cluster in the City of London Local Plan are clear that new development should avoid harm to designated heritage assets. For the purposes of this scheme this principally relates to the Tower of London – one of the world's great historic monuments. The WHS-specific policies and guidance set out in London Plan, the LVMF and the Tower of London WHSMP, make clear that new development should preserve or enhance the ability to appreciate the OUV of a WHS, which reflects the heritage-related policies of the NPPF.

As set out in this letter, the OUV of the Tower of London as a World Heritage Site is partly derived from its strategic and dominant position along the river, set apart from the mercantile City, and LVMF Views 10A.1 and 25A.3 are two of the best locations to appreciate this aspect of OUV.

For the reasons set out in this letter, we consider that these proposals would cause harm to this aspect of OUV due to the impact as demonstrated in the visual assessment of LVMF View 10A.1 (View 9), and to a small degree LVMF Views 25A.1-25A.3 (Views 16-18 in the visual assessment). As previously expressed, some incremental harm to the Tower of London would also result from the impact presented in View 23 from the Inner Ward.

In our view, this scheme is an example of the type of development proposal highlighted in the inscription of the WHS that threatens the ability to perceive the Tower of London as being slightly apart from the City. This impact is also at odds with the guidance in the LVMF SPG and The Tower of London WHS Management Plan as set out in this letter.

A small degree of additional harm would also result from these proposals to the significance of the Grade I Bevis Marks Synagogue and the Grade II* Holland House as previously set out.



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The Planning Act 1990 and the NPPF indicate that heritage assets as significant as a WHS or a Grade I listed building, should be afforded the greatest weight in terms of their conservation. The NPPF also states that any harm to the significance of a designated heritage asset should require clear and convincing justification, and that any harm should be weighed against the public benefits of a proposal. In light of the extraordinary significance attributed to the Tower of London as set out in this letter, we are unconvinced that this harm has been justified or demonstrably outweighed by public benefits. We are therefore unable to support these proposals in their current form.

Please note that due to the physical connections to Holland House, the works are very likely to require listed building consent. The City of London would be required to consult us on any such application. Further details of the work affecting Holland House should be provided at an early stage.

Recommendation

On the basis of the information provided we consider that the development would cause a high level of harm to a designation of outstanding significance, principally due to the impact on the Tower of London, particularly evident in LVMF View 10A.1. We therefore object to this application, and continue to strongly recommend that a reduction in height of the proposed development is explored in order to avoid this harm.

As we have identified harm to a World Heritage Site, your Authority is required to notify State Parties (DCMS in this case) who will make a decision on whether to notify the World Heritage Centre.

Finally, we note from the submitted documents that an associated listed building consent application will be submitted for the underpinning of the adjoining wall to the Grade II* listed Holland House. These works would be subject to Historic England's authorisation and so we await consultation in due course.

I hope this advice is helpful but I would be happy to clarify any of the points raised with you. Please note that this letter does not cover any potential impact on unscheduled archaeology. Please contact your Council archaeologist directly regarding these matters.

Yours sincerely

Alasdair Young
Inspector of Historic Buildings and Areas

[Redacted signature]



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GREATER **LONDON** AUTHORITY

Good Growth

Bhakti Depala
City of London Corporation
Development Management
Department of the Built Environment
EC2P 2EJ

Our ref: GLA/2020/6850/S1
Your ref: 20/00848/FULEIA
Date: 15 February 2021

By email

Dear Bhakti

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Bury House, 31 Bury Street, London
Local Planning Authority reference: 20/00848/FULEIA

I refer to the copy of the above planning application, which was received from you on 1 December 2020. On 15 February 2021 the Mayor considered a report on this proposal, reference GLA/2020/6850/S1. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not fully comply with the London Plan and Publication London Plan for the reasons set out in paragraph 156 of the above-mentioned report; but that the possible remedies set out in that report could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged; or direct the Council under Article 6 to refuse the application; or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send the Mayor a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Emily Hindle, e-mail [REDACTED]

Yours sincerely



John Finlayson

Head of Development Management

cc Unmesh Desai, London Assembly Constituency Member
 Andrew Boff, Chair of London Assembly Planning Committee
 National Planning Casework Unit, MHCLG
 Danny Calver, TfL
 Peter Twemlow, DP9, 100 Pall Mall, St. James', London SW1Y 5NQ

planning report GLA/6850/S1

15 February 2021

Bury House, 31 Bury Street, London

in the City of London

planning application no. 20/00848/FULEIA

Strategic planning application stage 1 referral

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008.

The proposal

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys including office use, flexible retail/café use, publicly accessible amenity space and community space; new and improved public realm; ancillary basement cycle parking, servicing and plant; and other works and highway improvements associated with the development.

The applicant

The applicant is **BentallGreenOak** and the architects are **Stiff + Trevillion**.

Strategic issues summary

Principle of development: The redevelopment of the site for an office-led development within the CAZ, recognising its importance as an internationally and nationally significant office location is supported in principle. Further discussions are required regarding affordable workspace and how the proposed mezzanine space and pocket park would operate in synergy as a legible and functional public space.

Historic Environment: The development would compromise the ability to appreciate the Outstanding Universal Value and setting of the Tower of London World Heritage Site and would cause less than substantial harm to the significance of a number of Listed Buildings and Conservation Areas. The Heritage Impact Assessment does not include a number of heritage assets that will be impacted, and the Townscape, Built Heritage and Visual Impact Assessment lacks sufficient detail to enable a comprehensive assessment of the heritage impacts of the proposal. Further information is required to enable GLA officers to consider the impact of the proposals upon the historic environment prior to Stage 2 and to carry out the required planning balance.

Design: A tall building is acceptable in principle given the site is located within the Eastern Cluster but requires a sensitive design approach given its location in the setting of a number of heritage assets and the Tower of London WHS - in particular the materiality of the upper part of the building should be reconsidered to ensure the building reads as being familial to the Eastern Cluster and more different from the WHS. The applicant should also ensure that active frontages are achieved on Creechurch Lane and consider the height and proportions of the arcade, ensuring that the retail/café frontage is not perceived as an internalised lobby.

Strategic views: The height, scale and appearance of the proposed development within LVMF view 10A.1 would cause harm to this strategic view.

Transport: Proposed car and cycle parking is acceptable. Future impacts on station capacity and crowding should be considered. Widening of footways should be secured via s278 or s106 agreement to ensure pedestrian comfort levels are acceptable. Access through Heneage Lane should be conditioned. The applicant should consider how cyclists would be segregated from servicing vehicles using the same street. A contribution of £220,000 has been requested for a new Cycle Hire station. A full Travel Plan, Delivery and Servicing Plan and full Construction Logistics Plan should be secured by condition.

Further information is required in relation to **Heritage, LVMF views, Energy, Whole Lifecycle Carbon, and Circular Economy**.

Recommendation

That City of London Corporation be advised that the application does not fully comply with the London Plan and the Publication London Plan, for the reasons set out in paragraph 156 of this report; however, the possible remedies set out in that paragraph could lead to the application becoming acceptable in strategic planning terms.

Context

1 On 1 December 2020, the Mayor of London received documents from City of London Corporation notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008, the Mayor has to provide the Corporation with a statement setting out whether he considers that the application complies with the London Plan and the Publication London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

2 The application is referable under category 1C(b) of the Schedule to the 2008 Order:

Category 1C(b): Development which comprises or includes the erection of a building that is more than 150 metres high and is in the City of London.

3 Once City of London Corporation has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

4 The Mayor of London's statement on this case will be made available on the GLA website: www.london.gov.uk.

Site description

5 The site measures 0.1 ha and currently comprises Bury House, a seven-storey office building along with areas of public highway, parts of Heneage Place and footways north, south and east of Bury House. It is located within the Central Activities Zone (CAZ) and identified within the City Local Plan as part of the Eastern Cluster. The site is bound by Creechurch Lane to the east, Bury Street to the south and west, and built form to the north. Heneage Lane is located on the site's boundary to the north east.

6 The surrounding area is predominantly in office use, comprising tall buildings including 30 St Mary Axe (ground plus 40-storeys), 122 Leadenhall Street (ground plus 51-storeys), 110 Bishopsgate (ground plus 45-storeys), 52 Lime Street (ground plus 38-storeys) and 22 Bishopsgate (ground plus 61 storeys). There are a number of buildings that are under construction, have recently been granted planning permission or have a resolution to grant planning permission. These include, 150 Bishopsgate (ground plus 40-storeys), 1 Undershaft (ground plus 72-storeys), 6-8 Bishopsgate (ground plus 51-storeys), and 100, 106 and 107 Leadenhall Street (ground plus 56 storeys).

7 Bury House is not listed, however immediately adjacent to the site lies Holland House, a Grade II* Listed Building. Bevis Marks Synagogue situated approximately 30 metres north of the site, Church of St Katherine Cree, Church of St Botolph and Church of St Andrew Undershaft are all Grade I Listed Buildings. 2-6 Creechurch Lane and 38 St Mary Axe are both Grade II Listed Buildings located within 100 metres of the site. There are a number of other Listed Buildings in the surrounding area.

8 The site is not situated within a conservation area, however there are a number of conservation areas located in the surrounding area. These include Lloyd's Avenue Conservation Area and St Helen's Conservation Area located within 250 metres of the site. Bank Conservation Area, Bishopsgate Conservation Area, Leadenhall Conservation Area, and Fenchurch Street Conservation Area are also located close to the site. The site is also in close proximity to the Tower of London World Heritage Site (WHS) which contains a number of highly graded Listed Buildings and is a designated conservation area.

9 The PTAL rating of the site is 6a, on a scale of 0-6b where 6b is the most accessible. The A10 Bishopsgate is the nearest section of the Transport for London Road Network (TLRN) approximately 300 metres northwest of the site. The nearest part of the Strategic Road Network is Bevis Marks approximately 50 metres north of the site. Aldgate is the nearest London Underground Station, 300 metres from the site and is served by the Circle and metropolitan lines. Liverpool Street Station is located approximately 400 metres north west of the site providing access to the Central, Circle, Hammersmith & City and Metropolitan lines, TfL Rail and national rail services. It will also be served by the Elizabeth Line in future. The nearest bus stops are on Leadenhall Street, Bevis Marks and Bishopsgate. The nearest Cycle Hire docking stations are at St Mary Axe, Aldgate, Houndsditch, and Jewry Aldgate. Cycle Superhighway 2 is located 175 metres from the site on Whitechapel High Street.

Details of the proposal

10 The proposal would involve the demolition of the existing building and construction of a new building to provide office floorspace, flexible retail/café, a publicly accessible amenity space and community space, new and improved public realm and other associated works.

11 The breakdown of the proposed floorspace is as follows:

Use	GIA (sq.m.)	GEA (sq.m.)	Comparison to existing (GIA) (sq.m.)
Office (Class E)	25,460 sq.m.	27,815 sq.m.	+ 22,202 sq.m.
Retail/café (Class E)	60 sq.m.	62 sq.m.	+ 60 sq.m.
Publicly accessible amenity (Sui Generis)	421 sq.m.	460 sq.m.	+ 421 sq.m.
Community (Sui Generis)	507 sq.m.	546 sq.m.	+ 507 sq.m.
Ancillary (Basement/BoH)	3,722 sq.m.	4,596 sq.m.	+ 2,937 sq.m.
Total Floorspace	30,170 sq.m.	33,479 sq.m.	+ 26,126 sq.m.

Case history

12 On 3 September 2020, a pre-application meeting was held with GLA officers which discussed proposals for the redevelopment of the site to provide an office-led redevelopment of the site, including publicly accessible amenity space, community space and improvements to the public realm.

Strategic planning issues and relevant policies and guidance

13 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area is made up of the City of London Local Plan (2015) and the 2016 London Plan (consolidated with alterations since 2011).

14 The Report of the Examination in Public of the draft London Plan was published in October 2019, and the Intend to publish London Plan version (December 2019) was subsequently submitted to the Secretary of State. On the 13th March and 10th December 2020, the Secretary of State issued the Mayor with directions under Section 337 of the Greater London Authority Act 1999.

15 On 21 December 2020 the Mayor submitted to the Secretary of State his Publication London Plan with amendments designed to address these directions. This is the most up to date version of the Mayor's London Plan and should be given significant weight in the consideration of this application.

16 On 29 January 2021 a letter from the Secretary of State to the Mayor of London formally confirmed that the version of the London Plan that was sent to him on 21 December 2020 contains the modifications necessary to conform with all the previously issued directions under section 337 of the GLA Act 1999.

17 The following are also relevant material considerations:

- The National Planning Policy Framework;
- National Planning Practice Guidance;
- London View Management Framework SPG;
- Tower of London World Heritage Site Management Plan; and
- Tower of London Local Setting Study: An Assessment of the Local Setting of the Tower of London and Guidelines for its Management (August 2010).

18 The relevant issues and corresponding policies are as follows:

• Central Activities Zone	<i>London Plan; Publication London Plan;</i>
• Economy	<i>London Plan; Publication London Plan;</i>
• Office	<i>London Plan; Publication London Plan;</i>
• Urban design	<i>London Plan; Publication London Plan;</i> <i>Shaping Neighbourhoods: Character and Context SPG;</i>

- Strategic views *London Plan; Publication London Plan; London View Management Framework SPG;*
- Heritage *London Plan; Publication London Plan; World Heritage Sites SPG;*
- Inclusive design *London Plan; Publication London Plan; Accessible London: achieving an inclusive environment SPG;*
- Transport and parking *London Plan; Publication London Plan; Mayor's Transport Strategy.*
- Sustainable development *London Plan; Publication London Plan; Sustainable Design and Construction SPG; London Environment Strategy;*

Principle of development

Offices

19 London Plan Policy 4.2 encourages the renewal and modernisation of existing office stock in viable locations to improve quality and flexibility and seeks to meet the distinct needs of the central London market, recognising the dynamic clusters of specialist functions and business functions of a 'world city'. Similarly, Policy E1 of the Publication London Plan supports improvements to quality, flexibility and adaptability of office space of different sizes, and highlights the specialist functions of the central London office market including the Central Activities Zone (CAZ).

20 Publication London Plan Policy E1 supports increases in London's office stock where there is evidence of sustained demand. Table 6.1 demonstrates that demand for offices will remain highest in the CAZ with 59% growth in demand expected between 2016-2041. Development proposals for large office development (over 2,500 sq.m. of new office floorspace) should consider the scope to provide flexible workspace or smaller units for micro, small and medium-sized enterprises in accordance with Policy E2. In accordance with Policy E3, consideration should be given to the need for affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose.

21 The significance of the CAZ is recognised in London Plan Policy 2.10 and Publication London Plan Policy SD4. The nationally and internationally significant functions of the CAZ should be supported and enhanced, meeting demand for a range of office occupiers. At a local level, the site is located in the Eastern Cluster where, according to the City's Local Plan (2015), 50-60% of the City's office floorspace is to be distributed. Policy CS7 of the City Local Plan encourages the provision of high-quality office floorspace in the Eastern Cluster, promoting it as a location for inward investment and enhancing the area's public realm.

22 The proposals would provide 25,460 sq.m. of office floorspace, an uplift of 22,202 sq.m. on the existing provision. This would comprise smaller floorplates of approximately 300 to 500 sq.m. to cater for small and medium sized enterprises. Space of this type is not usually found in the Eastern Cluster and would complement the existing offer of this part of the City. The proposed development would include

642 sq.m. of affordable workspace to be made available as incubator space intended for small and predominantly local start-ups. This would be offered for a period of 10 years and at 50% of market rents. This is welcomed as a starting point but the applicant is encouraged to increase the covenant period and further discussions are required to ensure that the offer would meet the needs of SMEs in terms of affordability and management.

23 The principle of an office-led mixed-use redevelopment of the site, providing an uplift of some 22,202 sq.m. of office floorspace in the CAZ, is supported in principle, subject to addressing the issues set out below. Provision of flexible, affordable workspace in line with policies E1 and E2 of the Publication London Plan is welcomed.

Other commercial uses

24 Policy HC5 of the Publication London Plan encourages large scale mixed-use proposals to include new cultural venues and/or facilities and spaces for outdoor cultural events. Furthermore, Policy SD4 of the Publication London Plan seeks to enhance and promote the unique concentration and diversity of cultural, arts, entertainment, night-time economy and tourism functions in the CAZ.

25 The proposals include provision of retail and community uses, designed for office tenants and the local community. These uses would activate the ground and first floors of the building together with provision of an arcade, pocket park and new pedestrian routes traversing the site.

26 The applicant has engaged with community groups, key stakeholder within the City of London, neighbouring boroughs and the GLA's Culture team which is welcomed. The proposals would include cultural space on the first floor to accommodate a range of uses and functions from charity events, to cultural talks/lectures, to education functions to rehearsal space. The applicants' community outreach programme has identified specific organisations to help ensure local groups can make the best use of this space. The Statement of Community Involvement (SCI) states that this would be secured via a series of bespoke Community Use Agreements.

Public access

27 London Plan Policy 7.7 and Policy D9 of the Publication London Plan require free to enter publicly accessible areas to be incorporated into tall buildings, particularly those that are more prominent such as the proposed development. The proposed development would provide public spaces at lower levels, including the public realm at street level, internal public amenity space, at mezzanine level and community space at level one. The applicant considers that this, together with the extant provision of high-level viewing galleries in the Eastern Cluster would comprise a better offer and is more appropriate to the development.

28 The proposed development includes the creation of a new pocket park and pedestrian route through the site measuring 321 sq.m. These areas have been designed to be accessible and activated and are also proposed to be used to present local artists' work.

29 The proposals would provide 421 sq.m. of internal publicly accessible amenity space at the mezzanine level, as an extension to the public realm. This would be located above the newly created pedestrian route through the site with a dedicated entrance from the ground floor off Creechurch Lane.

30 Community space provided on level one would measure 507 sq.m. and would be made available to community groups, schools, cultural/arts groups and charities. It would have capacity for up to approximately 480 people but has been designed flexibility to accommodate a range of uses and functions. The applicant has confirmed that this space would be available for use, free of charge, for specific community-based groups between 10:00 and 21:00 daily on weekdays, and between 09:00 and 17:00 on Saturdays and will be secured via s106.

31 In order to accord with the above policies, the proposals should include free to enter publicly accessible viewing spaces that provide panoramic views. Part D of Publication London Plan Policy D9 makes clear that such provision should normally be made at the top of buildings, where the opportunities for views are typically greatest. However, this has not been proposed in this case - given the relatively tight nature of the site and compact footprint of the building, and the usable floorspace impact of delivering an additional publicly accessible lift core up to the top floor of the building. Instead, the applicant proposes the abovementioned 421 sq.m. of internal publicly accessible amenity space at mezzanine level, as an extension to the 321 sq.m. pocket park at ground floor level. Whilst GLA officers acknowledge that there are challenges with delivering a publicly accessible rooftop viewing space in this case, further information is sought on how the proposed mezzanine space and pocket park would operate in synergy as a legible and functional public space. A full understanding of this public space offer, and the public benefit that would be derived from it, is crucial before the weight of this provision can be determined and balanced against the presumption for rooftop viewing space within part D of Publication London Plan Policy D9.

Urban design

32 London Plan Policies 7.1 and 7.4 and Publication London Plan Policies D1 and D2 seek to ensure that new developments are well-designed and fit into the local character of an area. New buildings and spaces should respond to the form, style and appearance to successfully integrate into the local character of an area, with a positive relationship with the natural environment and respect and enhance the historic environment. London Plan Policy 3.4 and Publication London Plan Policy D3 also seek to optimise the potential of sites, having regard to local context, design principles, public transport accessibility, and capacity of existing and future transport services.

Public realm

33 Publication London Plan Policy SD4 states that the attractiveness and inclusiveness of the CAZ should be enhanced, including through public realm improvements.

34 As set out above, the applicant is proposing to provide a range of improvements to the public realm, including a pocket park and activation of the ground floor with an

arcade, which is welcomed. In addition, Heneage Lane would be re-instated with priority given to pedestrian movement.

35 The site's CAZ location in the Eastern Cluster means that footfall in the area is particularly dense, and these measures would help to alleviate pressure on the surrounding streets, increasing permeability to, from and within the site. Whilst this is considered a positive aspect of the proposals, the applicant should ensure that active frontage onto Creechurch Lane would not be limited. In addition, the northern end of the arcade would open onto the egress/entry to the loading bay. The applicant should ensure that this arrangement would not pose pedestrian conflict.

Heights and massing

36 Building heights within the surrounding area vary significantly ranging from 4/6 storeys to tall towers. The proposed development would provide 48 floors, increasing the height on this site by some 42 storeys. Given the site's location in the CAZ and the Eastern Cluster together with the City of London's identification of the site and its surrounding area suitable for tall buildings as set out in Policy CS7 of the City's Local Plan, a tall building in this location is acceptable in principle, subject to the highest architectural quality, a rigorous townscape and heritage assessment and meeting the other associated criteria within London Plan Policy 7.7 and Publication London Plan Policy D9.

37 The relatively small footprint creates a slender building form and a potentially elegant addition to the cluster and wider skyline. However, given the site's location at the eastern edge of the Eastern Cluster, it is important that an appropriate balance is struck to ensure the building reads as an integral part of the cluster and not an 'outlier' building. This is particularly critical in the most heritage sensitive views (LVMF 10A and 25A). As proposed, the tower's height and slender form create an awkward relationship with 30 St Mary Axe and the WHS in these views, stepping up in scale between the two, rather than terminating the edge of the cluster and tapering down towards the WHS. It is also noted that the relative proportions and solidity of proposed materials clash with those of the White Tower's turrets in these views. Alternative heights and massing arrangements should therefore be tested with the aim of achieving a more successful composition that addresses the form of the wider cluster and is sensitive to the setting of the WHS. This process should also include further consideration of the materials palette of the upper portion of the building, to ensure the building reads as being familial to the cluster, and more different from the WHS.

Layout

38 The proposed internal open plan layouts are rational and functional, well-proportioned and allow for flexibility of uses which is welcomed. However, the height and proportions of the arcade appear constrained in some of the street level views and a double height space would be more generous and inviting. In addition, the retail/café frontage appears limited such that it may be perceived as an internalised lobby serving the office space. The applicant should consider a further refinement of the arcade space to address these concerns.

39 The proposed development would provide community space with associated external space which appears legible and easily accessible from street level; which is welcomed.

Materiality

40 Policy D9 of the Publication London Plan considers tall buildings and their impacts and requires architectural quality and materials that are of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained throughout its lifespan.

41 The location of the proposed building on the edge of, and detached from, the Eastern Cluster and within the setting of the WHS of Tower of London, requires a sensitive design approach. As proposed, the design and articulation of the building is of high quality and responds well to its immediate context. The lower portion of the building meets the ground successfully and responds well to the character of existing streetscape and neighbouring heritage assets. As detailed above, in longer range views, particularly LVMF 10A and 25A, the solidity of facades is less successful and risks clashing with the predominant character of the cluster, while also setting up an awkward visual relationship with the White Tower's turrets. The mid-level 'shoulder' setback provides an opportunity to introduce a contrasting material treatment to the upper portion of the building that is more aligned with the glazed/faceted character of the cluster and less intrusive/heavy on the skyline. The applicant should explore alternative materials and façade compositions to achieve a more successful and appropriate composition.

Fire safety

42 A fire safety strategy has been submitted. The applicant should confirm that this has been prepared by a suitably qualified third-party assessor in accordance with Policy D12 of the Publication London Plan.

Inclusive design

43 London Plan Policy 7.2 and Policy D5 of the Publication London Plan seek to ensure that proposals achieve the highest standards of accessible and inclusive design. Any application should ensure that the development can be entered and used safely, easily and with dignity by all; is convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment; and is designed to incorporate safe and dignified emergency evacuation for all building users.

Future Occupiers

44 With regards to overshadowing, the assessment acknowledges that the proposed development would result in negligible and minor adverse effects overall. The assessment highlights that given the tightly constrained existing context, effects are likely but that absolute changes are very small and/or relate to parts of areas that do not appear to be able to utilise sunlight amenity. In addition, the assessment states that any additional overshadowing would be limited and fleeting – confined to

1 to 2 hours in the morning or afternoon – with much of the area left unaffected for the majority of the day. The Corporation will need to ensure that the proposed development would not give rise to unacceptable adverse impacts relating to overshadowing.

Strategic views

45 The site is not within any strategic viewing corridors, however, given the scale of the proposals, the building would be visible in a number of strategic view panoramas, river prospects and townscape views defined within the London View Management Framework SPG. As part of the environmental statement that accompanies the scheme, the applicant has presented a wide range of verified view studies (including visualisations of the proposal from LVMF views 1A.1, 1A.2, 2A.1, 3A.1, 4A.1, 5A.2, 6A.1, 10A.1, 11B.2, 15B.1, 16B.1, 17B.1, 19A.1, 25A.1, 25A.2, 25A.3, and 26A.1).

46 With respect to strategic views, London Plan Policies 7.11 and 7.12 and Policies HC3 and HC4 of the Publication London Plan identify strategically important views of the Tower of London WHS and state that development should not harm and seek to make a positive contribution to the characteristics, composition and landmark elements of these views.

LVMF panoramas

47 The proposals would be visible in a number of LVMF London Panoramas. These include Parliament Hill, assessment point 2A.1; Kenwood 3A.1; Primrose Hill 4A.1; Greenwich Park 5A.2; and Blackheath Point 6A.1. From the majority of these distant viewing points, the proposed building would appear alongside or be largely occluded by existing and consented buildings and would be perceived as part of an established grouping of tall buildings within the City of London's Eastern Cluster. However, the building would be visible from View 6A.1, within the foreground and rising above 30 St Mary Axe and therefore altering the existing skyline. As such, the proposed building would largely preserve the ability to appreciate the various strategic landmarks identified within the LVMF SPG and the Views 2A.1, 3A.1, 4A.1 and 5A.2 but would be perceptible and have an impact on the view from Blackheath Point.

LVMF river prospects

48 The proposals are shown in the context of a number of LVMF River Prospects. These include Tower Bridge upstream 10 A.1; London Bridge downstream 11B.2; Waterloo Bridge downstream 15B.1; The Southbank Gabriel's Wharf viewing platform 16B.1; Golden Jubilee/Hungerford Footbridges downstream 17B.1; and Lambeth Bridge downstream 19A.1. In the majority of the views, the proposed buildings would be occluded by or sit within, the cluster of existing and consented buildings in the Eastern Cluster, however the applicant should provide a winter view of 19A.1 from Lambeth Bridge downstream to allow for a more comprehensive assessment to be undertaken. More detailed analysis of View 10A.1 is set out in the following paragraphs.

LVMF View 10A.1

49 This is an upstream view from the Grade I Listed North Bastion of Tower Bridge, adjacent to the Tower of London World Heritage Site (WHS). The location enables the fine details and layers of history of the Tower of London to be readily understood.

50 The WHS Management Plan Setting Study notes that views from this area *‘exemplify many of the cultural qualities that give the Tower its OUV, particularly its landmark siting alongside the River Thames and in relation to the City beyond, its representation of Norman Power in the White Tower and its association with State institutions by the presence of the Wakefield Tower and Traitor’s Gate.’*

51 From this viewing location, the free sky space around the White Tower is important to the understanding and appreciation of the Tower. The view also includes the relationship between the Tower of London and the City in the background. Despite existing development in the City, the Tower of London has retained its landmark value and to a large extent, a high level of visual dominance on the skyline.

52 The Tower of London is located in the foreground of the view and is in close proximity to the viewer, allowing the detail of the building to be clearly visible; the White Tower appears as a stand-alone element due to the retention of clear sky behind its distinctive corner towers and retention of a clear gap between its west elevation and the cluster of existing and consented taller buildings within the City of London and; the solid stone elevations of the Tower of London contrast with the emerging glazed and faceted form of the modern buildings within the emerging City of London cluster.

Impact of the proposals on View 10A.1

53 The applicants’ TBHVIA states that the building’s architectural articulation, elevational design and materiality make it very clearly part of the composition of the Eastern Cluster, however, GLA officers consider that, its proximity to the Tower would alter the appreciation of the landmark in this view. Paragraph 186 of the LVMF SPG clearly states that *‘development should not breach the skyline of the four towers of the White Tower or its castellations’*. In addition, *‘some visual separation should be retained between the upper parts of the White Tower and the emerging cluster of tall buildings in the background.’*

54 The proposed building would be a distinct feature in the skyline by reason of its separation from the rest of the Eastern Cluster and its use of contrasting materials compared to most of its other tall neighbours. Visible to the left of the White Tower, the proposal would rise above the turrets of the White Tower and reduce the visual dominance of the World Heritage Site, contrary to the visual management guidance set out in the LVMF SPG which states that the *‘Tower of London should not be dominated by new development close to it’*, and the aims of the WHS Management Plan Setting Study which seeks to *‘create views in which the Tower of London is perceived as a riverside gateway to the City, lying at the edge of the City, not ‘lost’ in the City; views in which the White Tower appears more prominent than the buildings surrounding it; and views in which the military architecture of the Tower and its defences can be appreciated.’* The proposed development would detract from the appreciation and understanding of the WHS OUV.

LVMF townscape views

55 The proposals are shown in the context of two townscape views; The Queen's Walk to Tower of London; 25A.1, 25A.2 and 25A.3 and St. James' Park 26A.1. The images illustrate that the proposed building would be highly visible in views 25A.1, 25A.2 and 25A.3, appearing in the context and setting of the Tower of London WHS. The proposals would not be visible from view 26A.1. More detailed analysis of Views 25A.1, 25A.2 and 25A.3 is set out in the following paragraphs.

LVMF Views 25A.1, 25A.2 and 25A.3

56 This collection of views encompasses a series of viewing locations on the south bank of the River Thames close to two areas of public open space either side of City Hall. These locations provide good views of the Tower of London with a relatively clear background setting to the White Tower.

57 The WHS Management Plan Setting Study notes that views from these locations *'exemplify many of the cultural qualities that give the Tower its OUV, including its landmark siting on the River Thames, its representation of Norman power (represented in this view by the dominance of the White Tower) as an outstanding survival of Norman keep architecture in England and as a model example of a medieval fortress palace (including the Inner and Outer Curtain Walls and the Wakefield and St. Thomas' Towers), and its association with State institutions by the presence of the White Tower, Wakefield Tower and Traitor's Gate.'*

58 The juxtaposition of the WHS with the modern city is the central characteristic of this view which includes a rich variety of landmark elements such as 30 St Mary Axe, Tower 42, Heron Tower and the former Port of London Authority building. A key objective of the Tower of London WHS Management Plan is to maintain clear sky behind the White Tower – a protected silhouette – from 25A.1 so that White Tower remains distinct and legible in the view. The Management Plan is clear, that developers *'respect the ability to recognise and appreciate the strategic landmark and contribute to its legibility.'*

59 As set out in the WHS Management Plan Setting Study, its aim with regards to the view from Queen's Walk is to *'create views in which the White Tower appears dominant in its setting as a recognisable landmark and symbol of national identity; is seen to lie at the edge of the City, not 'lost' in the City and as an outstanding example of concentric castle design; and whose defences are visible.'*

Impact of the proposals on Views 25A.1, 25A.2 and 25A.3

60 From this view, the proposed building would appear to the west of the White Tower, increasing the building height on the edge of the Eastern Cluster from that currently set by 30 St Mary Axe, immediately west of the proposal. The proposal would be visible from this view, would maintain a separation distance and be perceived as part of the Eastern Cluster.

61 The view is further altered by cumulative development within the Eastern Cluster particularly 1 Undershaft and 100 Leadenhall. The proposed development would assist in reducing the stark variation in heights on the edge of the Eastern Cluster in the consented position, stepping down towards the Tower of London from 100 Leadenhall. Any townscape benefit however is only considered against the Eastern Cluster itself

and on the basis of the consented position. In the existing situation, the proposal would rise above the Gherkin, however, only marginally when considered from this view. On balance, the proposal would not have a harmful impact on this view.

62 The proposal would not have a detrimental impact on the White Tower when seen from this view. The clear sky is maintained behind the protected silhouette of the White Tower retaining the distinct and legible view as set out in the WHS Management Plan. The Management Plan also requires developers to '*respect the ability to recognise and appreciate the strategic landmark and contribute to its legibility.*'. The proposal is not considered to have an impact upon the ability to recognise the Tower as a strategic landmark, but it also does not make a positive contribution to the legibility of the Tower of London. This because of the visual prominence of the building and its position in close proximity to the White Tower and the WHS as an ensemble in this view.

63 The White Tower would remain a dominant feature of the skyline from these views which are considered some of the best places from which to see the Tower of London in its riverside context and to understand the complex historic relationship between the Tower of London and the City of London. In the consented position the stepping up of heights to 1 Undershaft would be respected and in the existing situation the proposal would only be marginally higher than the Gherkin. On balance, the proposal would not result in a detrimental impact on view 25A.

Heritage

64 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, planning decisions "should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". The NPPF defines the setting of a heritage assets as the surroundings in which a heritage asset is experienced, where its extent is not fixed and may change as the asset and its surroundings evolve, and that elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

65 The NPPF states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and, the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Significance is defined within the NPPF as the value of the heritage asset, to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

66 Where a proposed development will lead to 'substantial harm' to or total loss of the significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a

development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

67 London Plan Policy 7.7 and Policy D9 of the Publication London Plan state that tall buildings, such as the proposal, should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternative have been explored and there are clear public benefits that outweigh that harm.

68 With respect to heritage assets, London Plan Policy 7.8 and Policy HC1 of the Publication London Plan require that developments affecting the setting of heritage assets - including conservation areas, listed buildings, scheduled monuments and WHS - should conserve their significance. London Plan Policy 7.10 and Policy HC2 of the Publication London Plan state that development should not cause adverse impacts on WHS or their settings, and, in particular, should not compromise the ability to appreciate Outstanding Universal Value (OUV), integrity, authenticity or significance.

69 The submitted Townscape, Built Heritage and Visual Impact Assessment (TBHVIA) sets out to consider the impact of the proposal on the WHS and its OUV, as well as a number of other designated heritage assets in close proximity to the application site. However, the document is limited in terms of the views and heritage assets that are assessed and a number of findings within the document, particularly with respect to the impact on the setting of the WHS are queried, as discussed further below.

70 Furthermore, it is not clear that the applicant has sought to explore other alternatives for the site or mitigate the current harm by reducing the height of the building. The applicant should consider alternative heights, massing and materials as set out in paragraph 37 above. It is noted that Historic England have advised the applicant that the proposed development would cause harm, however it appears that no consideration has yet been given to establish whether their concerns can be addressed. This matter requires further justification having regard to Policy HC1 of the Publication LP which requires that "development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."

World Heritage Sites

71 The verified views within the TBHVIA demonstrate that the proposal may be seen in the wider setting of Maritime Greenwich WHS, however, its impact is most significant on the Tower of London WHS which is situated approximately 550 metres to the southeast of the application site.

72 The Tower of London is one of London's four WHS, and its history, development and significance are widely recognised and form the basis of the site's Outstanding Universal Value (OUV). This OUV is derived from several attributes which include but are not limited to; the Tower of London's status as an internationally famous monument; its strategic and landmark siting, built as a demonstration and symbol of Norman power; the physical dominance of the 11th century Norman White Tower at of centre of the site; the concentric defences around the site; the surviving 11th to 16th century ruins at the site and their symbolism of royal power; and the site's historical

association with the institutions of the state. The WHS Management Plan sets out the OUV for each of the cultural qualities, forms part of the site's significance and is relevant to the consideration of this application.

73 View 10 of the TBHVIA is of the WHS from Tower Bridge, however the view is obscured by a tree. Other viewpoints have not been assessed that would allow for a better appreciation and understanding of the WHS, its setting and OUV, particularly moving from the bridge northwards. The applicant should provide additional viewpoints from various aspects and approaches to the site to enable a comprehensive assessment of the proposals' impacts on the relevant attributes of the OUV of the WHS.

74 View 6 is from Greenwich Park – the General Wolfe Statue to St Paul's Cathedral and is also a strategic view within the LVMF (viewpoint 5A.2). Its visibility from this view is limited given the distance, however, it would result in incremental change of the view, increasing the built form within the Eastern Cluster. Its impact on the WHS however is not considered significant.

Heritage impact from within the Tower of London

75 The setting of the Tower of London is assessed as part of the applicants' TBHVIA. The proposals would be visible in views 23 (Tower of London, the Inner Ward, 24 (Tower of London – southern side of the Inner Ward), 25 (Tower of London, Inner Wall, East of Devereux Tower), 26 (Tower of London View 2 Inner Curtain Wall (North)), 27 (Tower of London View 4 – Inner Curtain Wall (south)), and 28 (Tower of London, Byward Tower entrance) and as discussed above these are not the only important views when considering the impact.

76 The proposed development would be visible above the roofline of the Royal Chapel of St Peter ad Vincula. Also visible are 22 Bishopsgate, 52 Lime Street and 122 Leadenhall which are seen collectively within the Eastern Cluster. Notwithstanding future proposed development coming forward, including 1 Undershaft and 100 Leadenhall, the proposal would be seen to stand apart from the Eastern Cluster in a number of views, causing a detrimental impact on the Chapel.

77 The proposal would also be visible over the roof of No.2 Tower Green, however, because the views provided by the applicant are taken in the summer months, trees obscure the view of the proposed development. The applicant should provide a view of the proposal from this viewpoint in the winter months to allow a better understanding of the building's impacts upon the WHS. Taking into consideration the proposed developments coming forward in the Eastern Cluster, it is likely that the development subject of this application would have a lesser impact on this asset, however this cannot be fully assessed against the views currently submitted.

78 From TVBHIA viewpoint 25, the proposals would be appreciated as being more part of the cluster compared to other views. Its impact on the WHS however, would be considered as having a cumulative, negative effect from this view.

79 Views from the Inner Curtain Wall looking north towards the City of London would also be impacted. The proposed development would be viewed adjacent to 30 St Mary Axe as a separate group from the existing Eastern Cluster and although the proposed

development becomes more part of the cluster in the consented position, the proposal is still considered to have a cumulative, negative impact on the WHS.

80 In views from the Inner Curtain Wall, located to the south of the White Tower, the proposed development would be read together with 30 St Mary Axe and separate to the existing Eastern Cluster but would appear to be more consolidated with the cluster in the consented position. The proposal would be clearly visible from these views and would be a distracting element to some degree particularly in the extant position. As such, the proposal would have a cumulative negative impact.

81 From views from the Byward Tower Entrance looking towards the City, the proposed development would appear between the Port of London Authority building and 30 St Mary Axe and would be a prominent feature in the skyline from this view. The proposed development is considered to have a cumulative negative impact on the WHS.

82 The above assessment is not exhaustive. Additional views are requested, and further discussions are required with the applicant, City Corporation and GLA to ensure a thorough assessment of impact on the Tower of London WHS takes place.

Other heritage assets

83 The HIA considers a number of heritage assets in the surrounding area which are set out in the following paragraphs. This is not an exhaustive list and consideration should also be given to the heritage assets identified in paragraph 92 below.

Church of St. Botolph

84 The first church on the site of the Church of St Botolph is thought to have been founded sometime in the 10th-11th centuries and was gifted to the Holy Trinity Priory in 1115. It was rebuilt in 1741-1744 to designs by George Dance Elder. The churchyard was converted into a public garden in the late 19th century. The church has a plain, neoclassical design, mainly comprising brick with minimal stone dressings. The 1980s extension obscures the west elevation of the church and detracts from the significance of the earlier phases of the building. Most of the buildings surrounding the church are mid-rise post-war and modern commercial buildings, in marked contrast to the historic church. The applicants' TBHVIA assesses the view from Aldgate High Street and acknowledges the church as the focal point of this view. The church spire is prominent against the skyline backdrop. Whilst some views are already compromised by modern buildings, the proposed development is considered to cause harm to the setting of the Grade I Listed church.

Church of St Katharine Cree

85 The Church of St Katherine Cree originally founded in 1208 and rebuilt in 1628-31, is the only surviving Jacobean church in London and one of the few buildings in the City that survived the Great Fire. View 46 is located on the eastern pavement of Creechurch Street and the junction of Leadenhall Street adjacent to the church. The proposed development would significantly alter the scale of built form and reduce the level of open sky on the street, causing harm to the setting of the Grade I Listed building.

Bevis Mark Synagogue

86 View 45 of the TBHVIA, is one view that illustrates the impact on the Grade I Listed Bevis Marks Synagogue – the oldest synagogue in Britain. Whilst some modern development is visible to the west, namely The Scalpel at 52 Lime Street, the majority of the synagogue's roofline is set against a clear backdrop of the skyline. The applicants' TBHVIA sets out that the proposal would not compromise the courtyard setting of the synagogue, however it does not consider how the current experience of the enclosed character of the courtyard would be affected, nor how any changes would be experienced taking into account the proposed development at 100 Leadenhall and 20 Bury Street. The character of the building as well as the interior space would be affected by the proposals with regards to loss of light. The proposed development, together with the future proposed development of 1 Undershaft and 100 Leadenhall, would alter the setting of the synagogue and result in harm.

Holland House

87 Immediately adjacent to the site lies Holland House which is a Grade II* Listed building. It is said to illustrate an interesting point in the architectural transition between Art Nouveau and Art Deco and was designed to be seen in oblique views along a very narrow street. Whilst the applicant states that the setting of Holland House has changed dramatically following the construction of 30 St Mary Axe within a large, open plaza, the impacts of the proposed development should be considered in the context of the heritage asset's current setting. The proposed development would increase the sense of scale of development in the streetscape and though it is offset to the rear of the building, the proposed development would have an impact upon the ability to appreciate the heritage asset. From views adjacent to 30 St Mary Axe Holland House has a clear backdrop of open sky. GLA officers consider that it would clearly have an impact on the setting of the heritage asset and the contribution it currently makes to the ability to appreciate the architectural significance of Holland House.

Church of St Helen at Bishopsgate

88 The Grade I Listed Church of St Helen at Bishopsgate is a rare survival of a medieval building in the City of London and was founded in 1210. It is located within the St Helen's Place Conservation Area. Much of its architectural significance lies in the age of the fabric and that it is one of two surviving gothic churches in the City of London. Whilst the applicants' TBHVIA acknowledges that the setting of the church is characterised by long-established contrasting modern buildings, the proposal would alter the viewer's ability to appreciate the setting of the heritage asset. However, in consideration of the future development of 1 Undershaft, it may be likely that the proposal would not constitute change such that it would further impact on the setting or the wider conservation area. View 44 illustrates the view in the summer months and as such the tree occludes much of the view. The applicant should provide a revised view showing the proposed development in the winter months to allow a fuller assessment of the impact on the setting of the heritage asset and wider conservation area.

Trinity Square Gardens

89 View 47 is of Trinity Square Gardens, set within a conservation area, and orientated north towards the site and is dominated by the former Port of London

Authority (PLA) building. Most of the architecture and detailing of the structure reflects the associations with the PLA for example through sculpture, statuary, enrichments to the interiors, functional and decorative fixtures. The building's original commissioning, association and use by the PLA is of historic interest and significance. This was an important building in a prime location in the City of London. The Eastern Cluster is prominently visible above the building, looking north from Tower Hill and in designated views across the river. The applicants' TBHVIA states that the proposed development would be peripheral to the viewer's experience of the receptors, and that whilst noticeable, would appear as part of the built-up urban fabric of the City. GLA officers consider there would potentially be some negative impact on the setting of the heritage asset and the conservation area, however, the applicant should provide a winter view of the proposal to enable a comprehensive assessment.

Lloyd's Avenue

90 The buildings along Lloyd's Avenue form a conservation area and some are listed. The uniform appearance gives the view an introverted character, however the skyline forms part of the intimacy of the view from street level, drawing the view towards 30 St Mary Axe. The proposed development would be visible and dominant next to 30 St Mary Axe, rising significantly taller and impacting the views from the conservation area. Taking into consideration future proposed development, the proposals would further diminish the view and have a negative impact on the conservation area and its setting.

Other heritage assets to consider

91 There are, at least, three heritage assets that have not been considered in the applicant's TBHVIA where it is likely the development would have an impact. These are; 72-75 Fenchurch Street/Lloyd's Avenue which is Grade II* Listed, Church of All Hallows which is Grade I Listed, and Bishopsgate Institute including 2 Brushfield Street which is Grade II* Listed. Views 37 and 40 illustrate that the proposals would rise above both 75-77 Fenchurch Street/Lloyd's Avenue and Bishopsgate Institute and therefore should have been considered within the assessment. With regards to the Church of All Hallows, whilst it is outside the defined study area, it is situated between the proposed development and the Tower of London WHS and as such should be assessed. The above assessment on other heritage assets is not exhaustive and as stated previously there are a number of Listed Buildings and Conservation Areas in the vicinity which will need to be fully considered.

92 The Heritage Impact Assessment is limited in scope, assessing only the impacts on the WHS and places a heavy reliance on LVMF views, whilst the proposal would be seen from many locations and in the setting of a number of Listed Buildings.

93 A full assessment of the impacts on the following heritage assets should also be provided along with any others which are impacted by the proposal:

- Church of St Andrew Undershaft;
- Church of St Helen's Bishopsgate;
- Sir John Cass School Aldgate;
- 38 St Mary Axe;
- Bishopsgate Institute;

Tower Bridge – views from Shad Thames;
Church of All Hallows;
72-75 Fenchurch Street/1Lloyds Avenue;
Bishopsgate Institute; and
2 Brushfield Street Grade II*

Conclusion

94 Having special regard the desirability of preserving the setting of listed buildings, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and in light of the harm resulting from the proposed tall building to the setting of heritage assets, including the WHS and its OUV the proposals would not accord with London Plan Policies 7.7, 7.8 and 7.10 and Policies D9, HC1 and HC2 of the Publication London Plan.

95 With specific regard to the impact of the proposals on the setting of the Tower of London WHS, GLA officers conclude that the proposals would result in harm to the significance of the Tower of London WHS. The level of harm is considered to be less than substantial in NPPF terms and further consideration will be given to the extent of harm following receipt of the City Corporation's assessment and additional information from the applicant. The proposals would diminish the ability to appreciate the OUV of the Tower of London.

96 The proposal would also impact negatively on a number of Listed Buildings and Conservation Areas to various degrees within the spectrum of 'less than substantial' harm. A number of the impacted Listed Buildings have been considered above, however, the GLA will fully consider the impact of the proposals upon the historic environment at Stage 2, before applying the associated planning balance. In carrying out that assessment it will require the Council's assessment and the submission of any further information from the applicant provided in response to the concerns identified in this report.

Environment

Impacts of the development

97 As part of the environmental statement, the applicant has assessed daylight, sunlight, overshadowing, light intrusion and solar glare. It states that, with regards to daylight and sunlight, the proposed development would result in negligible, minor adverse and moderate adverse effects. It sets out that where moderate adverse effects have been recorded, windows/rooms have existing low levels of light and are subsequently susceptible to large percentage alterations, experiencing very small absolute changes that would in reality be imperceptible, or that these windows would serve less sensitive spaces, or serve rooms that benefit from other mitigating windows therefore maintaining good levels of amenity. The surrounding context is one which is both compact and high-rise, therefore, sunlight to the public realm is already very limited. The public realm which surrounds 30 St Mary Axe would inevitably be impacted during morning hours, however future proposed development in the area would eliminate any light. GLA officers are broadly satisfied that the

impacts in this regard would be generally consistent with other similar settings within the Eastern Cluster. Nevertheless, with its thorough understanding of the local context the City Corporation will undertake its own rigorous assessment of local environmental impacts (including daylight and sunlight and over shadowing). GLA officers will update the Mayor accordingly at stage 2.

98 The effects of the proposed development are also assessed within the environmental statement. It concludes that in most tested configurations, all thoroughfares and entrances in and around the proposed development would achieve the desired wind conditions for their intended uses. It acknowledges that considering the proposals together with the existing surrounding buildings, that mitigation would be required and that this mitigation would result in the wind conditions being suitable for the intended uses. Therefore, it states that the effects on amenity spaces are expected to range from moderate beneficial to negligible and not significant. In addition, it finds that with the exclusion of the proposed future development of 100 Leadenhall, the wind conditions would exceed the targeted occasional sitting condition, however, with the inclusion of this development, the area is suitable for occasional sitting throughout the year. This raises no strategic concern; however, the Corporation will need to ensure that the proposed development would not give rise to unacceptable adverse impacts with respect to wind microclimate.

Energy

99 The energy strategy is generally compliant with the Publication London Plan and London Plan policies. The applicant will be assessing the CO2 emission performance against London Plan policies using the SAP 10 emissions factors which is supported. The applicant should submit the GLA's spreadsheet which has been developed to allow the use of the updated SAP10 emission factors alongside the SAP 2012 emission factors.

Be lean

100 The non-domestic element of the proposed development is estimated to achieve a reduction of 8 tonnes per annum (2%) in regulated CO2 emissions compared to a 2013 Building Regulations compliant development. The applicant should note that the London Plan includes a target of a minimum 15% improvement on 2013 Building Regulations from energy efficiency which applicants will be expected to meet. The applicant should therefore model additional energy efficiency measures to meet the target. The specification appears to generally be high performance; the applicant should clearly explain any constraints to improving key energy efficiency measures.

Overheating

101 The applicant is proposing mixed mode ventilation. An optimised glazing ratio of 40% glass to solid is proposed following analysis of daylighting and energy demand which is welcomed.

102 The applicant has demonstrated that the actual building's cooling demand is lower than the notional.

Be clean

103 The applicant has carried out an investigation and there are no existing district heating networks within the vicinity of the proposed development. Relevant stakeholders should be contacted including the borough energy officer, local heat network operators (e.g. Citygen) and nearby developers and ask whether they know of any local heat network connection opportunities.

104 The applicant has provided a commitment that the development is designed to allow future connection to a district heating network. Drawings demonstrating how the site is to be future-proofed for a connection to a district heating network have been provided.

105 The applicant is proposing a communal heat network supplied by a centralised energy centre. It should be confirmed that all non-domestic building uses will be connected to the heat network. A drawing showing the route of the heat network linking all buildings/uses on the site should be provided alongside a drawing indicating the floor area, internal layout and location of the energy centre.

Be green

106 The applicant is not proposing to install any renewable energy technology for the development; however, they have provided a roof layout which confirms the lack of roof space for PV, due to roof top plant. They have noted they considered facade mounted PV however, cite fire safety concerns, accessibility for servicing and over-shading as a constraint. Further detail should be submitted on these points to justify the omission and they are encouraged to further consider the potential for facade mounted or other innovative PV. The GLA expects all major development proposals to maximise on-site renewable energy generation, where feasible. This is regardless of whether the 35% on-site CO2 emission improvement target has already been reached through earlier stages of the energy hierarchy.

107 Heat pumps are being proposed in the form of a centralised hybrid ASHP and direct electric top-up for DHW system. Further information on the heat pumps should be provided.

Carbon performance and offsetting

108 The carbon dioxide savings meet the on-site target set within Policy 5.2 of the London Plan and Policy SI2 of the Publication London Plan. The applicant should provide the full version of the relevant modelling output sheets (i.e. BRUKL) for the Be Lean stage of the energy hierarchy. Only selected pages have been submitted, but the full output is required. On publication of the Publication London Plan the zero-carbon target will apply to non-residential development.

Whole Lifecycle Carbon

109 The applicant has provided a WLC report and demonstrated that WLC reduction measures have been considered, however the spreadsheet has not been provided to date to enable a comprehensive assessment of the proposed measures. This must be provided prior to Stage 2.

Circular Economy

110 It is welcomed that the applicant has provided a Circular Economy Statement (CES) however, this must be revised in advance of Stage 2 to incorporate the following comments.

111 The Bill of Materials and Recycling and Waste Reporting Table should be provided. The applicant should also provide a notification of the likely destination of all waste streams and written confirmation that the destination landfill(s) have capacity for this waste.

112 An Operational Waste Strategy should be provided and include information on how waste performance will be monitored and reported once the proposed development is operational. The applicant should commit to ensuring no biodegradable or recyclable waste is sent to landfill and demonstrate that a recycling rate of 65% will be achieved by 2030 for municipal waste, and a recycling rate of 75% will be achieved by 2030 for businesses. Further consideration should be given to consolidated smart logistics, and community-led waste minimisation schemes for operational waste.

113 The applicant is required to provide plans for implementation for achieving short and medium-term targets, and a brief End-of-Life Strategy to set out how the building material, components and products will be disassembled and reused at the end of their useful life.

114 The applicant should also provide an independent pre-demolition audit, site waste resource management plan, municipal and operational waste management plan, cut and fill calculations, scenario modelling, circular economy workshop notes, a lean options appraisal and reused or recycled content calculations. Finally, the applicant should confirm agreement to condition the production of a Completion Report.

115 Full detailed, technical comments have been provided to the applicant and the City Corporation.

Air quality

116 The proposed development is air quality neutral and would not lead to adverse impacts on existing air quality, with predicted air quality for future occupants considered acceptable. Therefore, the proposals comply with London Plan Policy 7.14 and Publication London Plan Policy SI1.

117 The application is subject to an Environmental Impact Assessment and as such, the applicant should outline how the development maximises benefits to air quality

and reduces exposure to poor air quality through design to ensure the development is air quality positive, in line with Policy SI1 of the Publication London Plan.

118 The City Corporation should ensure that a potential future connection to the proposed City2 district heat network is secured.

119 Compliance with the Non-Road Mobile Machinery Low Emission Zone for London, and measures to control emissions during construction should be secured by condition in accordance with Policy SI1 of the Intend to Publish London Plan and Policy 7.14 of the London Plan.

Flood risk

120 The site is located in Flood Zone 1, and a flood risk assessment has been submitted. The approach to flood risk management generally complies with London Plan Policy 5.12 and Publication London Plan Policy SI12.

Sustainable drainage

121 The surface water drainage strategy does not comply with London plan Policy 5.13 and Publication London Plan SI13 as it does not give appropriate regard to providing a sustainable drainage solution. The applicant should revise the drainage strategy to incorporate a gravity discharge and the proposed SuDS should be consistent with other submitted documents.

122 Green roofs are proposed, including a green wall which is proposed to be partially sourced from the roof/facade drainage and is welcomed. A range of SuDS are proposed including permeable paving in the public realm, rain gardens and rainwater harvesting. The drainage strategy should be revised to reflect these SuDS measures. In addition, the green wall should be shown on the scheme plan.

Water efficiency

123 The proposed development generally meets the requirements of London Plan Policy 5.15 and Publication London Plan Policy SI5; however, a water recycling system should be included where possible. The sustainability statement sets out that water meters and a leak detection system would be incorporated in line with Publication London Plan Policy SI5. This should be secured by condition.

124 Full detailed, technical comments have been provided to the applicant and the City Corporation.

Green infrastructure

125 Policy G5 of the Intend to Publish London Plan and Policy 5.10 of the London Plan seek to enhance urban greening Policy G5 of the Intend to Publish London Plan introduces an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments.

126 The application documents demonstrate a biodiversity net gain of 416.71. The proposed development is therefore compliant with the biodiversity policy in the Publication London Plan.

127 The proposed development presents a well-considered approach to integrating green infrastructure and urban greening across the masterplan which is strongly supported and should be brought to fruition.

128 The applicant has calculated the UGF of the proposed development as 0.39, which exceeds the target set by Policy G5 of the Publication London Plan and the City of London Target. The ambition of the scheme in this regard is strongly supported. The proposed development is therefore compliant with Policy G5 of the Publication London Plan.

Transport

Trip generation

129 The Transport Assessment (TA) should include analysis of the stations that would be most affected, taking into consideration current levels of crowding. No assessment has been made on train service capacity. Given the scale and location of the proposed development, a full assessment of likely impacts on all affected station assets, including capacity and crowding, should be provided. TfL would welcome further discussions on this.

Healthy Streets and Vision Zero

130 Analysis of Pedestrian Comfort Levels (PCL) for local footways has been provided which is welcome. The footways around the proposed development should achieve the minimum PCL score of C+ recommended as acceptable for the 'Office and Retail' area type in the Pedestrian Comfort Guidance for London. This is required by Publication London Plan policy T4 and TfL's online guidance for planning applicants. A minimum score of B is recommended as comfortable for such areas in the PCL guidance and is strongly encouraged, especially given the location of the proposed development in a busy part of the CAZ.

131 Final expected PCL scores for local footways assessed in a future baseline 'with development' scenario should be provided. Where footways are particularly constrained with a PCL score of F, such as the pinch point at Bury Street West, the applicant should help to deliver widening under S278 or S106 as appropriate. Proposed widening of the footways adjacent to the site would improve the pedestrian environment in line with Policy T2 of the Publication London Plan.

132 Access through the new covered pedestrian route, Heneage Arcade, would be publicly accessible from 07:00-23:00 each day and should be secured by condition or via s106 agreement.

133 There is the potential for conflict or collisions between servicing vehicles and pedestrians given that pedestrian access is proposed adjacent to the servicing

vehicle access point off Heneage Lane. This specific proposal should be subject to a Stage 1 RSA and Designer's Response prior to determination.

134 A Stage 1 Road Safety Audit should be carried out in accordance with Policy T4 of the Publication London Plan

Cycling

135 Cyclists are required to use the same street as service vehicles for access. The applicant should consider how cyclists would be segregated from servicing vehicles and how cycle safety will be maintained. Policy T2 of the Publication London Plan seeks to reduce vehicle dominance and the applicant should explore the opportunity to reduce car parking on Creechurch Street together with the City Corporation.

136 The use of service access by motorised vehicles should be restricted to night-time or out of peak hours only and restrictions of larger vehicles would be welcomed.

137 The applicant is encouraged to work with the City of London to connect the proposed development with the local cycling and walking networks in line with Policy T5 of the Publication London Plan.

138 The cycle route between the site and Cycle Superhighway 2 should be assessed using the TfL Cycle Route Quality Criteria and should take place prior to Stage 2.

Cycle hire

139 It is likely the proposed development will increase the demand for TfL Cycle Hire in the local area. TfL therefore requests a S106 contribution of £220,000 for a new Cycle Hire station. If space cannot be provided within the development site, the applicant should work with TfL to find a suitable location within the public realm nearby, subject to City of London approval.

Cycle parking

140 The proposed levels of cycle parking meet the requirements of Policy T5 of the Publication London Plan.

141 Long and short stay cycle parking at basements levels will be accessed via stairs with a wheeling channel or dedicated cycle lift. Lifts are expected to be large enough to accommodate all types of cycles. Some short stay cycle parking may be provided in the public realm which would be strongly supported.

Car parking

142 The development is car-free but for disabled person's parking and as such complies with Policy T6 of the Publication London Plan. One car parking space is proposed to be retained within the site to serve Holland House. This must be allocated and clearly marked for blue badge use only in order to comply with policy.

143 The area is within the Controlled Parking Zone (CPZ). Future occupants should be restricted from obtaining permits to park on surrounding streets. This should be secured by condition.

144 There are three on-street disabled parking spaces on Creechurch Land and Mitre Street within 50 metres of the site. This is acceptable in principle however; the applicant should provide clarification that these spaces are accessible from the proposed development by all users.

Travel Plan

145 A framework Travel Plan has been provided and a full Active Travel Promotion Plan should be secured by condition in line with Policy T4 of the Publication London Plan. Baseline employee travel surveys are to be undertaken within 6 months of occupation or at 75% occupation which is acceptable.

Delivery and servicing

146 A Delivery and Servicing Plan (DSP) has been submitted and should be secured by condition and implemented from the outset.

147 The DSPs commitment to encourage all occupiers of the proposed development to schedule deliveries outside of 07:00-10:00, 12:00-14:00 and 16:00-19:00 should be strengthened and the City Corporation may wish to restrict deliveries within these hours by condition.

148 The DSP also proposes a 'smart' courier policy to be introduced within the first year of occupation. This should be implemented at the earliest possible stage. To aid this, dedicated cargo cycle parking should ideally be provided within the public realm close to the building entrances. If space on site cannot be allocated for this, the applicant should work with the City of London to identify an appropriate space within the public realm.

Construction

149 An outline Construction Environmental Management Plan (CEMP) has been submitted, which contains a Construction Logistics Plan (CLP). A full CLP should be secured by condition and produced following TfL guidance.

150 The site is in a busy part of the CAZ. Therefore, during construction, safe routes for walking, fully accessible for people of all ages and abilities, should always be provided around the site. The temporary highway alterations and parking suspensions proposed in the outline CLP should be discussed in detail with the City of London as the local highway authority.

151 The applicant should ensure all freight movements associated with construction vehicles are safe and support the Mayor's Vision Zero approach. TfL supports the commitments given to appoint a silver or gold FORS accredited contractor where possible and use of traffic marshals.

152 Full detailed transport comments have been provided to the applicant and the City Corporation.

Local planning authority's position

153 Planning officers at the City of London Corporation have been involved in pre-application discussions on the scheme however a date has not currently been confirmed for the City of London Corporation to formally consider the application at a planning committee meeting.

Legal considerations

154 Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Corporation must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

Financial considerations

155 There are no financial considerations at this stage.

Conclusion

156 London Plan and the Publication London Plan policies on the central activities zone, employment, urban design, strategic views, heritage, inclusive design, transport and sustainable development are relevant to this application. The application does not fully comply with the London Plan as set out below:

- **Principle of development:** The redevelopment of the site for an office-led development within the CAZ, recognising its importance as an internationally and nationally significant office location is supported in principle. Further discussions are required regarding affordable workspace and how the proposed mezzanine space and pocket park would operate in synergy as a legible and functional public space.
- **Historic Environment:** The development would compromise the ability to appreciate the Outstanding Universal Value and setting of the Tower of London World Heritage Site and would cause less than substantial harm to the significance of a number of Listed Buildings and Conservation Areas. The Heritage Impact Assessment does not include a number of heritage assets that will be impacted and the Townscape, Built Heritage and Visual Impact Assessment lacks sufficient detail to enable a comprehensive

assessment of the heritage impacts of the proposal. Further information is required to enable GLA officers to consider the impact of the proposals upon the historic environment prior to Stage 2 and to carry out the required planning balance.

- **Design:** A tall building is acceptable in principle given the site is located within the Eastern Cluster but requires a sensitive design approach given its location in the setting of a number of heritage assets and the Tower of London WHS – in particular the materiality of the upper part of the building should be reconsidered to ensure the building reads as being familial to the Eastern Cluster and more different from the WHS. The applicant should also ensure that active frontages are achieved on Creechurch Lane and consider the height and proportions of the arcade, ensuring that the retail/café frontage is not perceived as an internalised lobby.
- **Strategic views:** The height, scale and appearance of the proposed development within LVMF view 10A.1 would cause harm to this strategic view.
- **Transport:** Proposed car and cycle parking is acceptable. Future impacts on station capacity and crowding should be considered. Widening of footways should be secured via s278 or s106 agreement to ensure pedestrian comfort levels are acceptable. Access through Heneage Lane should be conditioned. The applicant should consider how cyclists would be segregated from servicing vehicles using the same street. A contribution of £220,000 has been requested for a new Cycle Hire station. A full Travel Plan, Delivery and Servicing Plan and full Construction Logistics Plan should be secured by condition.
- Further information is required in relation to **Heritage, LVMF views, Energy, Whole Lifecycle Carbon, and Circular Economy.**

for further information, contact GLA Planning Unit (Development Management Team):

Therese Finn, Senior Strategic Planner (case officer)

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Graham Clements, Team Leader

email: [REDACTED]

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19th November 2020

Development Division
City of London
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London EC2P 2EJ
FAO Ms Bhakti Depala



Historic Royal Palaces is the charity that looks after:

Tower of London
Hampton Court Palace
Banqueting House
Kensington Palace
Kew Palace
Hillsborough Castle and Gardens

We help everyone explore the story of how monarchs and people have shaped society, in some of the greatest palaces ever built.

We raise all our own funds and depend on the support of our visitors, members, donors, sponsors and volunteers.

Dear Sirs

Bury House, 31 Bury Street, London EC3A 5AR

Planning Ref: 20/00848/FULEIA

Thank you for your letter of 12th November notifying Historic Royal Palaces of this planning application and inviting us to submit observations within 21 days.

The applicant's Design Team consulted with us in August and presented to us the design proposals and images illustrating the likely impacts of the proposals on the views to and from the Tower of London World Heritage Site (WHS).

As guardians of the Tower of London WHS, Historic Royal Palaces believes that the proposed development would have a damaging visual effect on aspects of the 'Outstanding Universal Value' (OUV) of the Tower WHS. On the basis of the information available on the City's website, our comments on the proposal, which reflect the comments we offered at pre-application stage, are set out below: we would ask that these are taken into account in the Council's determination of the application.

We recognise that the aim of the design approach is to cut back at high level the upper part of the proposed tower, in order to maintain some visual separation from the White Tower silhouette in the London View Management Framework (LVMF) view 10A.1 from the north bastion of Tower Bridge (TGHVIA view 9). Without the cut back from the 84m high 'base', the upper part of the tower would appear visually to 'touch' the western side of the White Tower in this view. With the cut back, there remains just a sliver of sky space to separate it, but of course this view, like any other, is not static: move a few metres north and the proposal would appear to rise directly out of the White Tower.

The LVMF guidance for view 10A.1 states that: *The location enables the fine detail and the layers of history of the Tower of London to be readily understood. This understanding and appreciation is enhanced by the free sky space around the White Tower. Where it has been compromised its visual dominance has been devalued.*



Historic Royal Palaces
Hampton Court Palace, Surrey, KT8 9AU



Regarding the background to the Tower, the LVMF guidance notes, *Views from this place include the relationship between the Tower of London and the City in the background. It is important that the background of the landmark in these views is managed sensitively and should not compromise a viewer's ability to appreciate the Outstanding Universal Value of the World Heritage Site.*

It should be borne in mind that the LVMF was written in 2011-12, when the only existing tall buildings in the emerging Cluster were the Gherkin (30 St Mary Axe), the Willis Towers and Tower 42. The expansion of the Cluster since, in both scale and height, has been beyond anything that was envisaged when the LVMF was published. The proposal for Bury House, despite the designer's ingenuity, would now inevitably increase the existing compromise of the free space around the White Tower.

In Historic Royal Palaces' view, the attention given to this particular LVMF view does not mitigate the more damaging visual impacts that are evident in the dynamic journey across Tower Bridge and in the local views from within the inner ward and the northern ramparts of the Tower identified in our *Local Setting Study 2010*. These impacts would be particularly apparent in the view north-west from the centre of Tower Green over the roof of St Peter ad Vincula (TBHVIA view 22) and in the view from the northern wall walk east of the Devereux Tower (TBHVIA view 25), as well as from the causeway between the Byward and Middle Towers (TBHVIA view 28). In these important views, the proposed building would rise like a narrow finger, standing apart from the existing and consented buildings of the Cluster and increasing the visual intrusion of the modern city skyline into the inner ward and important outward views, an intrusion that would not be softened or screened when the trees are not in leaf.

A key impact of the proposed development would be that it would inevitably extend the eastern shoulder of the Cluster toward the Tower, further reducing the crucial separation between the Tower and the burgeoning City. Although relatively modest in height, the proposal would be high enough to suggest a further continuation of the downward slope of the Cluster towards the White Tower - pushed increasingly up and out in the easterly direction from the consented 100 Leadenhall scheme.

Historic Royal Palaces therefore objects to the proposed development, which we believe would be harmful to the OUV of the Tower of London WHS and we ask the City of London to refuse the application.

Yours faithfully

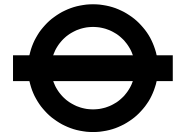
[Redacted signature]

Adrian Phillips
Palaces & Collections Director

[Redacted contact information]



Transport for London



To: Bhakti Depala
From: Emily Hindle – TfL Spatial Planning
Your ref: 20/00848/FULEIA
Our ref: CITY/20/44
Date: 22.02.2021

RE: 31 Bury House, Bury Street- TfL comments

The comments below summarise Transport for London's (TfL) views on the proposed development. Please note that these comments represent the views of TfL officers and are made entirely on a "without prejudice" basis.

Summary

- Stage 1 Road Safety Audits (RSAs) to be carried out prior to determination for all local highway works proposed.
- Contribution of Section 106 (S106) funding, Section 278 (S278) works or works in kind to the City Cluster Liveable Neighbourhood project, to mitigate poor expected Pedestrian Comfort Levels (PCLs) close to and partially caused by the proposed development. Further discussions should take place between the applicant, TfL and the City Corporation to resolve this issue prior to determination.
- The covered pedestrian route is to be publicly accessible from 07:00-23:00 each day and the pocket park will be open to the public 24 hours a day, both of these should be secured by condition or in the S106 agreement.
- Investigation on the removal of general car parking on Creechurch Street, to provide more space between cyclists and service vehicles would be supported.
- S106 contribution of £220,000 for a new Cycle Hire station.
- A full Active Travel Promotion Plan to be secured by condition.
- Delivery & Servicing Plan and Construction Logistics Plan to be submitted and secured by condition.

Site Description and Location

The site is located on Bury Street within the City of London and the Central Activities Zone in an area with a Public Transport Access Level (PTAL) of 6a, on a scale of 1-6b in which 6b represents the highest.

The site is bounded by Bury Street to the southwest, Creechurch Lane to the east and Holland House to the northwest. The A10 Bishopsgate is the nearest section of the Transport for London Road Network (TLRN), approximately 300 metres northwest. The nearest part of the Strategic Road Network (SRN) is Bevis Marks, roughly 50 metres north.

Aldgate is the nearest London Underground (LU) Station, located approximately 300 metres from the site, served by the Circle and Metropolitan lines. Liverpool Street station is roughly 400 metres northwest of the site and is served by Central, Circle, Hammersmith & City and Metropolitan lines, TfL Rail and National Rail services. Liverpool Street will also be served by the Elizabeth Line in future.

The nearest bus stops are on Leadenhall Street, Bevis Marks and Bishopsgate with access to 10 routes. Aldgate bus station, 360 metres away and Wormwood Street, 400 metres away, provide access to a wide range of bus services within walking distance.

The nearest Cycle Hire docking stations are at St Mary Axe, Aldgate, Houndsditch, Aldgate and Jewry Aldgate. The closest TfL Cycleway to the site is Cycle Superhighway 2 (CS2), 175 metres away on Whitechapel High Street.

Trip Generation and Public Transport Impacts

The Transport Assessment only gives percentage increases in public transport trips expected to be generated, compared against total usage of local stations. Analysis should be provided demonstrating which stations will be most affected, taking into consideration their current levels of crowding.

No assessment has been made on train service capacity. Given the scale and location of this development, TfL expects a full assessment of likely impacts on all affected station assets, in accordance with TfL's standard station planning standards and formulas, with publicly available data used for baseline crowding.

An assessment should be undertaken of capacity and crowding impacts within all stations expected to get busier due to the proposed development. Further discussion is welcomed about this matter. This should consider Base; Base + Development Demand; and Base + Development + relevant Cumulative Consented Local Development Scenarios. Line Load data publicly available on the TfL website should be used to assess line capacities for all of the same scenarios.

Overall, the Underground is expected to account for 80% of all trips from this development. Given the upgrading of Bank station and the future opening of the Elisabeth line, it is likely walking pressure on walking routes to the east of the site will be greatest.

Healthy Streets and Vision Zero

Analysis of Pedestrian Comfort Levels (PCL) for local footways has been provided in the TA which is welcome. The footways around the proposed development should achieve the minimum PCL score of C+ recommended as acceptable for the 'Office and Retail' area type in the Pedestrian Comfort Guidance for London. This is required by Publication London Plan policy T4 (Assessing and mitigating transport impacts) and TfL's online guidance for planning applicants. A minimum score of B is recommended as comfortable for such areas in the PCL guidance and is strongly encouraged, especially given the location of the proposed development in a busy part of the CAZ.

The City of London Transport Strategy (adopted May 2019) recommends a minimum PCL score of B+ on 'any footway' in the City (Proposal 2, p. 30 and Table 3, p. 113). It is supported by the City Cluster Vision neighbourhood strategy, which specifically identifies streets surrounding 31 Bury Street as 'city streets and lanes to be enhanced' (p. 23). The Vision also refers to PCLs acknowledging that "The City's Transport Strategy aims for all pavements to have a minimum pedestrian comfort level of B+" (p. 11) but additionally stating that: "It is recognised that this may not be achievable in the Cluster so a proposed level of C+ is suggested."

This area of City Cluster is part of a TfL Liveable Neighbourhood which is now being implemented. The project aims to reduce through traffic given the high density of business activity and apply the Healthy Streets Approach to improve the environment for people walking, spending time and moving through the area.

The submitted TA has not specified the final expected PCL scores for the local footways assessed in a future baseline 'with development' scenario. These must be provided prior to determination for further comment by TfL and the City Corporation. The growth factor used for the future baseline 'without development' appears to be satisfactory, as it matches the

growth in pedestrian activity expected in the City of London Transport Strategy and used recently for PCL analysis in similar applications nearby.

Where footways are particularly constrained with a PCL score of F, such as the pinch point at Bury Street West, the applicant should help to deliver widening under S278 or S106 as appropriate.

The TA acknowledges that TfL Pedestrian Design Guidance on calculating Pedestrian Comfort Levels (PCLs) and its accompanying spreadsheet calculator automatically assigns a score of 'F' to any footway with clear space for pedestrian movement of less than 1.5m, and a total width of less than 1.9m. The incomplete PCL analysis already submitted identifies and acknowledges 6 such footways pedestrians would use to access the proposed development from surrounding streets.

All of the F scoring footways should be widened to improve expected future PCLs in support of the proposed development except where it is physically impossible to do so. Most concerningly the pinch point identified at 'Bury Street (West)' already has insufficient capacity to cater for current pedestrian demand and would clearly be unable to cope with additional pedestrian demand likely to be generated by the proposed development whilst maintaining a minimum PCL score of B. This impact fails to comply with policies T1 (Strategic approach to transport), T2 (Healthy streets), T4 and D8 (Public Realm) of the Publication London Plan, which must be addressed. It could be mitigated by the proposed development contributing S106 funding, S278 works or works in kind to the City Cluster Liveable Neighbourhood project. Further discussions should take place between the applicant, TfL and the City Corporation prior to determination to resolve this issue and agree appropriate mitigation.

Stage 1 Road Safety Audits (RSAs) should also be carried out prior to determination for all local highway works proposed, to demonstrate and ensure compliance with Publication London Plan policy T4 part 'F' which states new development must not increase road danger. This is essential due to Vision Zero, the Mayor's goal to eliminate all death and serious injuries from London's transport networks by 2041.

Notwithstanding the comments above on expected PCLs on surrounding streets, the proposed widening of footways immediately adjacent to the site will clearly improve the pedestrian environment in line with the Healthy Streets Indicators, in compliance with policy T2 (Healthy streets), part D of the Publication London Plan.

Part of the existing footways outside the site at its south west corner, fronting Bury Street, is completely absent and improvements are also required in this location. 0m wide due to a vehicle crossover. The same applies at the vehicle crossover at the bend in Bury Street adjacent to Brown's Buildings. These clearly must be widened and improved to support the proposed development and the highway improvements proposed there are therefore very welcome.

A new covered pedestrian route, Heneage Arcade, is proposed between Heneage Lane and Bury Street, running north to south through the site, proposed to be publicly accessible from 07:00-23:00 each day. This should be secured by condition or in the Section 106 agreement.

As pedestrian access is proposed adjacent to the servicing vehicle access point off Heneage Lane, there is potential for conflict or collisions between servicing vehicles and pedestrians. TfL supports works proposed to introduce a raised crossing, which would give priority to pedestrians on Heneage Lane. This specific proposal should be subject to a Stage 1 Road Safety Audit (RSA) and Designer's Response prior to determination.

A new part open, part covered space, James Court Pocket Park, is proposed to the southern end of the site. This introduces an area of trees and planting to a site that is currently lacking in greenery, which would support the Healthy Streets indicators in line with policy T2 and D8 of the Publication London Plan. The new pocket park proposed is therefore very welcome.

The park will be open to the public 24 hours a day, which should also be secured by condition or a S106 obligation.

Cycling

Access to the cycle parking is proposed via Creechurch Lane to the north east of the building. This will require cyclists to use the same street as service vehicles for access. This is a narrow street, constrained further by existing on-street parking and the dominance of motor vehicles under the current proposed highway layout; therefore, the applicant should consider how cyclists will be segregated from servicing vehicles and how cyclist safety will be maintained. Motor vehicle dominance should be reduced by all new development in London as specified by Publication London Plan policy T2. Further investigation focusing on the removal of general car parking on Creechurch Street, to provide more space between cyclists and service vehicles by the applicant and City Corporation would therefore be supported.

A condition or other planning obligations restricting use of the servicing access by motorised vehicles to night-time or out of peak hours only, and restrictions on use by larger vehicles would be supported. As recommended in the TfL Streetscape Guidance part E (Physical design and materials), section 8 (Carriageways) potential options for more formal segregation between cycles and vehicles within the carriageway could include a segregated lane/track; stepped tracks; light segregated lane; mandatory cycle lane; or advisory lane.

Policy T5 (Cycling) of the Publication London Plan requires new developments to create environments in which people choose to cycle. The applicant is therefore encouraged to work with the City of London to connect the proposed development with the local cycling and walking networks.

Whilst the route between the site and CS2 has been assessed in the TA's Active Travel Zone (ATZ) Assessment, no improvements are proposed to make cycling to it from the site more safe and pleasant. Given the site's proximity to CS2, it is likely that many users of the new development proposed will cycle to and from the site using these routes. Street changes may be required to protect the safety of these cyclists and encourage increased cycling in accordance Publication London Plan policy T1. The cycle route between the site and CS2 should therefore be assessed using the TfL Cycle Route Quality Criteria. This should take place prior to Stage 2; relevant guidance can be found here:

<https://tfl.gov.uk/corporate/publications-and-reports/cycling>

Cycle Hire

As destination retail uses are proposed in Heneage Arcade, it is likely the proposed development will increase demand for TfL Cycle Hire in the local area. The area already suffers from significant capacity pressures, with the nearby St Mary Axe Cycle Hire station often empty, despite frequent re-distribution trips to manage the demand. Casual cycling using Cycle Hire would support the proposed development and new infrastructure would cater for the new demand likely to be generated by new visitors, TfL therefore requests a S106 contribution of £220,000 for a new Cycle Hire station. If space cannot be provided within the development site, the applicant should work with TfL to find a suitable location within the public realm nearby, subject to City of London approval.

Cycle Parking

430 long stay and 16 short stay cycle spaces are proposed for the office uses. This is in line with the minimum requirements set out in policy T5 of the Publication London Plan. Two long stay and 10 short stay spaces are proposed for the sui generis and retail uses, which also complies with relevant strategic policy.

22 long stay cycle spaces are proposed as Sheffield stands, 44 as folding bike lockers and 377 in two-tier racks. Where two-tier racks are provided, they should have a mechanically or pneumatically assisted system for accessing the upper level and the product must allow for double locking. Minimum aisles widths defined in the London Cycling Design Standards (LCDS) should be provided between the stands to ensure they will be useable. All cycle parking should be designed and laid out in accordance with the LCDS and secured by condition.

Long and short stay cycle parking at basement levels will be accessed via stairs with a wheeling channel or a dedicated cycle lift. Lifts expected to be used for cycling access must be large enough to take all types of cycles with sufficient lift capacity to operate without significant delay even at peak times for cycling arrivals and departures. Two lifts are proposed for cycling access to the basement, which should prevent the cycle store being inaccessible if one lift is already in use or fails.

Some of the short cycle parking may be provided within the public realm surrounding the development. This would be strongly supported by TfL and should be implemented by the City Corporation where possible.

Cycling welfare facilities, including showers and lockers will be provided. This will allow cycling to be a viable option all year round and will provide the opportunity for cyclists to refresh before starting their working day. This will remove barriers and encourage more people to cycle in line with policy T5, part A of the Publication London Plan.

Car Parking

The development is proposed as car free in line with policy T6 (Car Parking) of the Publication London Plan. This means the development should have no general car parking, save for disabled persons parking. However, one car parking space is proposed to be retained within the site adjacent to the servicing area, to continue serving Holland House. The proposed retained car parking space must be allocated and marked clearly for blue badge use only, or it is not policy compliant and should therefore be removed from the application.

The area is within a Controlled Parking Zone (CPZ). Future occupants should be restricted from obtaining permits to park on the surrounding roads. This should be secured by condition.

3 on-street disabled car parking spaces exist on Creechurch Lane and Mitre Street within 50 metres walking distance. This disabled car parking proposal is acceptable in principle. However, clarification should be provided prior to determination to demonstrate robustly that the on-street spaces are accessible from the proposed development without crossing any steps, kerbs or other features that could prevent the journey being made pleasantly, safely and easily by people of all abilities including wheelchair users and those who use other mobility aids.

Travel Plan

A framework Travel Plan has been provided and a full Active Travel Promotion Plan should be secured by condition in line with policy T4, part B of the Publication London Plan. Baseline employee travel surveys are proposed to be undertaken within 6 months of occupation or at 75% of occupation which is acceptable.

By the 5th year, the sustainable and active mode share target for the Class E office use proposed is 99%. This is welcomed by TfL as it will support the Mayor's Transport Strategy (MTS) in accordance with policies T1 (Strategic approach to transport) and T4 of the Publication London Plan.

Delivery and Servicing

A Delivery and Servicing Plan (DSP) has been submitted. This should be secured by condition and implemented from the outset.

Publication London Plan policy T7 (Deliveries, servicing and construction) requires new development to provide adequate space for servicing, with storage and deliveries made off - street, and on-street loading bays only used where this is not possible. This would be supported by the creation of a new on-site servicing area directly off Heneage Lane, equipped with electric charging facilities, able to accommodate one vehicle at a time.

The DSP's commitment to encourage all occupiers of the proposed development to schedule deliveries outside of 7am-10am, 12pm-2pm and 4pm-7pm should be strengthened and the City Corporation may wish to restrict deliveries within these hours by condition, to help reduce congestion on the local highway network and improve safety for pedestrians and cyclists coming to and from the site.

The DSP also proposes a 'smart' courier policy to be introduced within the first year of occupation. This should be implemented at the earliest possible stage. To aid this, dedicated cargo cycle parking should ideally be provided within the public realm close to the building entrances. If space on site cannot be allocated for this, the applicant should work with the City of London to identify an appropriate space within the public realm. This will support proposal 81 of the MTS in ensuring new developments facilitate efficient and sustainable freight and servicing, including cargo deliveries.

Construction

An outline Construction Environmental Management Plan (CEMP) has been submitted, which contains a Construction Logistics Plan (CLP). A full CLP should be secured by condition and produced following TfL guidance.

The site is in a busy part of the CAZ. Therefore, during construction, safe routes for walking, fully accessible for people of all ages and abilities, should always be provided around the site. The temporary highway alterations and parking suspensions proposed in the outline CLP should be discussed in detail with the City of London as the local highway authority.

The applicant should ensure all freight movements associated with construction vehicles are safe and support the Mayor's Vision Zero approach. TfL supports the commitments given to appoint a silver or gold FORS accredited contractor where possible and use of traffic marshals.

PLNComments@cityoflondon.gov.uk

13 November 2020

Crossrail Ref: CRL-IP-1534

Dear Bhakti Depala,

20/00848/FULEIA : Bury House 31 Bury Street London EC3A 5AR

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62 sq.m GEA flexible retail/café of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sq.m GEA; overall height 197.94 AOD).

Transport for London administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24 January 2008.

Thank you for your letter dated 12 November 2020, requesting the views of the Crossrail on the above application. I confirm that the application relates to land outside the limits of land subject to consultation by the Crossrail Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited does not wish to make any comment on the application as submitted.

If you require any further information or assistance please contact:

CRL_Safeguarding@tfl.gov.uk

Yours sincerely,

Will Orlik

Safeguarding Officer (Crossrail)

TfL Infrastructure Protection Team

Floor 7 B5 : 5 Endeavour Square : London : E20 1JN

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Please note: please send, by email, all planning application consultations that are captured by the SoS Safeguarding Direction to CRL_Safeguarding@tfl.gov.uk

.....

Crossrail (The Elizabeth Line) is a proposed new railway that will link Heathrow and Maidenhead in the west to Shenfield and Abbey Wood in the east using existing Network Rail tracks and new tunnels under Central London.

The Crossrail Bill which was introduced into Parliament by the Secretary of State for Transport in February 2005 was enacted as the Crossrail Act on the 22nd July 2008.

Transport for London (TfL) administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24th January 2008. The Direction was extended on 29th April 2009 (Maidenhead to Reading) and 14th October 2009 (Abbey Wood to Gravesend and Hoo Junction).

You may inspect copies of Plans, Sections, Environmental Statements, Explanatory Notes and Non-Technical Summaries pertaining to Crossrail at specified Libraries, Local Authority Offices or directly from Crossrail Limited. For further information contact CRL_Safeguarding@tfl.gov.uk

PLNComments@cityoflondon.gov.uk

26 February 2021

Crossrail Ref: CRL-IP-1722

Dear Charlie O'Sullivan,

20/00848/FULEIA : Bury House 31 Bury Street London EC3A 5AR

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.

Transport for London administers the Crossrail Safeguarding Direction made by the Secretary of State for Transport on 24 January 2008.

Thank you for your letter dated 24 February 2021 requesting the views of the Crossrail on the above application. I confirm that the application relates to land outside the limits of land subject to consultation by the Crossrail Safeguarding Direction.

The implications of the Crossrail proposals for the application have been considered and I write to inform you that Crossrail Limited does not wish to make any comment on the application as submitted.

If you require further information please contact:

CRL_Safeguarding@tfl.gov.uk

Yours sincerely,

Will Orlik

Safeguarding Officer (Crossrail)

TfL Infrastructure Protection Team

Floor 7 B5 : 5 Endeavour Square : London : E20 1JN

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Please note: please send, by email, all planning application consultations that are captured by the SoS Safeguarding Direction to CRL_Safeguarding@tfl.gov.uk

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Hackney Council
Planning Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference:2020/3514
18-01-2021

Mr Bhakti Depala
Po Box 270, Guildhall, London Ec2p 2ej

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application Number: 2020/3514

Site Address: Bury House 31 Bury Street London EC3A 5AR

Development Description: Notification from the City of London of application 20/00848/FULEIA for the demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.

Thank you for your recent application for the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 2 Hillman Street, London, E8 1FB, by email to planning@hackney.gov.uk, or by phone to 020 8356 8062.

Yours sincerely

Natalie Broughton

Head of Planning and Building Control
Neighbourhoods and Housing

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PLANNING DECISION NOTICE

7Town and Country Planning (Development Management Procedure) (England) Order 2015

Agent:	Bhakti Depala Po Box 270, Guildhall, London Ec2p 2ej Ec2p 2ej EC2P 2EJ	Applicant:	Bhakti Depala Po Box 270, Guildhall, London Ec2p 2ej Ec2p 2ej EC2P 2EJ

Part 1- Particulars of the Application	Application No:	2020/3514
	Date of Application:	12-11-2020
	Date Validated:	
	Application Type:	Adjoining Borough Observations

Proposal: Notification from the City of London of application 20/00848/FULEIA for the demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.

Location: Bury House 31 Bury Street London EC3A 5AR

Part 2 – Particulars of Decision: **No Objection**

Date of Decision: 18-01-2021

Yours sincerely



Natalie Broughton

**Head of Planning and Building Control
Neighbourhoods and Housing**

Director of the Built Environment

Development Division
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

PLACE

Tel 020 7364 5009

www.towerhamlets.gov.uk

18 December 2020

Dear Bhakti Depala,

CITY OF LONDON REF: 20/00848/FULEIA

TOWER HAMLETS REF: PA/20/02417

ADDRESS: Bury House 31 Bury Street London EC3A 5AR

PROPOSAL: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62 sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sq.m GEA; overall height 197.94 AOD).

INTRODUCTION

Thank you for your letter of 12 November 2020 notifying the London Borough of Tower Hamlets of the City of London's receipt of the above-mentioned planning application.

The advice contained within this letter sets out the Council's assessment and conclusions which will inform the response to the request for observations.



PROPOSED DEVELOPMENT

The demolition of the existing buildings on the site does not cause concern for the London Borough of Tower Hamlets and as such comments are provided on the basis of the proposed building.

HERITAGE

Location

The application site is located to the north-west of the Tower of London, which is a World Heritage Site (WHS) containing a number of listed buildings as well as being located within Tower Hill Conservation Area. The Outstanding Universal Value (OUV) of the WHS is based on, amongst other things, a demonstration and symbol of Norman power, reflecting the last military conquest of England. The strategic location of the site in its prominence is the townscape is a key component of this value.

The proposed development raises serious concerns about the degree of visual separation between the eastern cluster and the Tower of London. The proposed development is a tall building in terms of the City of London's planning policy (in excess of 70m AOD).

Strategic views

Relevant strategic views are set out in the London View Management Framework SPG (2012). The London View Management Framework (LVMF) is a key part of the Mayor's strategy to preserve London's character and built heritage. Policies 7.11, 7.12 of the London Plan (2016) and the LVMF SPG outline the views of strategic importance to London, and detail how these views should be managed.

LVMF view 10A.1 is a River Prospect, looking upstream, and originates from the North Bastion of Tower Bridge, a Grade I listed building of national significance. The elevated view enables the fine detail and layers of history of the Tower of London WHS to be readily understood. The significance of this viewing place is also highlighted within the World Heritage Site Management Plan Setting Study as being one of the best places from which to view the WHS.

The proposed building would appear to the right-hand side of the Gherkin. While slim, the proposed development marks a further extension of the City Cluster eastwards, reducing the visual separation between the City and the WHS with its simple yet stark form standing out from the faceted form of the existing cluster and potentially drawing the eye away from the set piece views of the WHS. The cumulative effect of existing and consented developments from this view is already severe and, although shorter than the consented 1 Undershaft and 100 Leadenhall, the building's relationship with the WHS is uncompromising, posing a clear and unmistakable additional challenge to this backdrop.



This would serve to challenge the dominance of the Tower of London as a key feature in the view, altering the composition of the view and fail to give appropriate context to the Tower of London, harming the viewers' ability to appreciate this important aesthetic and cultural landmark.

LVMF Views 25A 1, 2 and 3 are a kinetic set of views encompassing a series of viewing locations on the south bank of the Thames close to the two public open spaces on either side of City Hall. These locations provide good views of the Tower of London with a relatively clear background setting to the White Tower. The WHS Management Plan Setting Study notes that views from these locations 'exemplify many of the cultural qualities that give the Tower its OUV, including its landmark siting on the River Thames, its role as a symbol of Norman Power, as an outstanding survival of page 10 Norman keep architecture in England, as a model example of a medieval fortress palace, and its associations with State institutions.

In these views, the proposed building would appear to have a close relationship to the City cluster and to retain a clear sky gap between the City and the Tower of London. However, the building would rise steeply on the eastern side of the cluster, competing with the WHS. This would present further encroachment to the riverside setting of the WHS. As such, the proposals are considered to cause harm to the setting of the Tower of London WHS and to be contrary to the Visual Management Guidance in the LVMF, which states that 'new development should respect the setting of the Tower of London and should not dominate the World Heritage Site'.

The Tower of London World Heritage Site

With respect to heritage assets, Policy 7.8 of the London Plan (2016) and Policy HC1 of the Intend to Publish London Plan require that developments affecting the setting of heritage assets, including conservation areas, listed buildings, scheduled monuments and World Heritage Sites, should conserve their significance. Additionally, Policy 7.10 of the London Plan (2016) and Policy HC2 of the Intend to Publish London Plan state that development should not cause adverse impacts on WHS or their settings, and, in particular, should not compromise the ability to appreciate OUV, integrity, authenticity or significance.

The International Council on Monuments and Sites (ICOMOS) advised in their consultation response to the refused application for a 305.3m AOD tall building (serving as a visitor attraction) at land adjacent to 20 Bury Street in the City of London (GLA/4868/02 and City of London ref: 18/01213/FULEIA) (dated March 2019), the following:

"That the cumulative effect of new developments, in relation to the possible negative visual impact on the integrity of the property in question, should not be diminished. The integrity of the World Heritage property the Tower of London has already reached its limit in terms of visual impact, and it is clear from the visual project documentation that there is no room for additional challenges to it. Neither is it an acceptable approach to



allow further negative visual impact on the property's integrity when it is already threatened".

The London Borough of Tower Hamlets concurs with the assertion that the Tower of London WHS has already reached its limit in terms of visual intrusions and expresses concern about the continuing and seemingly iterative process of diminishing the expanse of clear sky in backdrop views of the WHS..

As set out, the proposals cause concern for strategic views as set out within the LVMF. However, the proposed development is considered to be potentially more visually intrusive in local views from Tower Bridge and the inner ward of the Tower of London WHS itself. The proposals are particularly intrusive in Views 22 and 23 which are taken from Tower Green over the roof of St Peter ad Vincula, View 25 taken from the northern wall walk east of the Devereux Tower and View 28 taken from the causeway between the Byward and Middle Towers.

In all of these views, the proposed development rises behind the WHS. This has the visual imposition of standing significantly apart from the City Cluster. The prominence of the proposal would draw increased attention to modern development outside of the Inner Ward affecting the sense of intended enclosure at the centre of the concentric defences which culminate in the White Tower.

This would result in harm to the setting and thereby significance of the Tower of London WHS and would adversely affect the following attributes of the physical prominence of the White Tower; the concentric defences and; the site's strategic and landmark setting.

CONCLUSIONS

The London Borough of Tower Hamlets is of the view that the proposals would result in a significance adverse impact on the Grade I listed Tower of London WHS including its setting and townscape views.

The proposals would diminish the ability to appreciate the OUV of the Tower of London WHS. As illustrated in LVMF views and views from within and around the WHS, the height and location of the proposed development in relation to the Tower of London WHS are considered to adversely affect the following attributes of the OUV; the physical prominence of the White Tower; the concentric defences; the site's strategic and landmark setting; and the site's status as an internationally famous monument.

Yours sincerely,

Adam Garcia



Principal Planning Officer (West Area Team)

For and on behalf of the Divisional Director for Planning and Building Control, London Borough
of Tower Hamlets



The best of London in one borough

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

PLANNING DECISION NOTICE

City of London
PO Box 270,
Guildhall,
London
EC2P 2EJ



ISLINGTON

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

Case Officer: Joseph Hennessy

T: 020 7527 3776

E: planning@islington.gov.uk

Issue Date: 19 March 2021

Application No: P2021/0660/OBS

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - no comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Bury House , 31 Bury Street , London , EC3A 5AR		
Application Type:	Observations to Adjoining Borough		
Date of Application:	24 February 2021	Application Received:	24 February 2021
Application Valid:	24 February 2021	Application Target:	17 March 2021

DEVELOPMENT:

Observations to City of London for Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).

This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

P-DEC-OBS

FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.

OBSERVATIONS: No Comment

Certified that this document contains a true record of a decision of the Council

Yours faithfully

A large black rectangular redaction box covering the signature area.

KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER

Tel: 020 8921 5222



B Depala
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

**Directorate of Regeneration,
Enterprise & Skills**
The Woolwich Centre, 5th Floor
35 Wellington Street
London, SE18 6HQ

20/3494/K

23 February 2021

DECISION NOTICE – RAISE NO OBJECTION

Dear Bhakti Depala,

Town & Country Planning Act 1990 (As Amended)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Site: Bury House, 31 Bury Street, London, EC3A 5AR
Applicant: WELPUT
Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62 sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sq.m GEA; overall height 197.94 AOD).
This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Drawings

I refer to your letter dated 12 November 2020 enclosing details in respect of the above.

The Royal Borough has now formally considered the matter and raises no objections.

The Council has **NO** further observations to make.

Thank you for consulting me on this matter.

Yours faithfully

Assistant Director

SOUTHWARK COUNCIL

LBS Registered Number: 20/OB/0065

Date of issue of this decision: 07/01/2021



www.southwark.gov.uk

LBS Reg. No.: 20/OB/0065

Date of Issue of Decision: 07/01/2021

Your Ref No.:

Applicant Bhakti Depala
 City of London

With reference to your consultation on the following development:

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62 sq.m GEA flexible retail/cafe; 1/2 of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

At Bury House 31 Bury Street London EC3A 5AR

In accordance with your letter received on 16 November 2020 and supporting documents.

The Council's formal response is

DECISION NOTICE

LBS Registered Number: 20/OB/0065

Date of issue of this decision: 07/01/2021



www.southwark.gov.uk

"No formal objection is raised to the proposed development but the Council wishes to make the following comment[s]:

1. The proposed development would not harm any strategic views or any borough views within Southwark. In LVMF 25A1-3 the proposal does not affect the viewer's ability to recognise and appreciate the Strategic Landmark of the Tower of London World Heritage Site. In the view from the South Bascule of Tower Bridge the proposal will be in close proximity with the White Tower at the edge of the established City cluster which forms the backdrop of the Tower Environs to the west.

2. The proposal does have the potential to generate additional traffic within Southwark, including construction traffic, therefore the Transport Assessment for the development should include the following:

- Base traffic survey to be undertaken not only in a neutral month but also on neutral days like Tuesdays, Wednesdays and Thursdays.
- Estimation of generated vehicular/public transport trips using TRICS database.
- Consideration of existing/proposed uses and sizes of the buildings on the site.
- Cumulative impact of this development.
- Road safety encompassing an analysis of at least the last 3 years traffic accidents occurring in the vicinity of this development, identifying the associated contributory factors and suggesting ameliorative measures where there is any specific pattern.
- The evaluation of the impact on highway/public transport and pedestrian/cyclist conditions taking into account Transport for London's 'Healthy Street' criteria and, suggested improvement measures where deficiencies are identified.
- The scope of the Transport Assessment and Travel Plan reports to be in accordance with Transport for London's guidance and must include measures to assist the mobility-impaired pedestrians/cyclists and the ultimate cycle parking provision must meet the New London Plan standard.

The following supplementary documents would also need to be provided:

- Construction management plan;
- Delivery and service management plan and;
- Car parking management plan detailing the provision of adequate disabled car parking spaces equipped with active electric charging points.

Signed: *Simon Bevan*

Director of Planning

DECISION NOTICE

LBS Registered Number: 20/OB/0065

Date of issue of this decision: 07/01/2021



www.southwark.gov.uk

Site address: Bury House 31 Bury Street London EC3A 5AR

Reference: 20/OB/0065

Planning Division
Southwark Council
Chief Executive Department
PO Box 64529 London SE1 5LX

Planning.applications@southwark.gov.uk ;



Your ref:
My ref: 20/07263/OBS

Please reply to: Nikki Mitchell
Tel No: 07866037846
Email: southplanningteam@westminster.gov.uk

Bhakti Depala
City of London
Department Of The Built Environment
PO Box 270
Guildhall
London EC2P 2EJ

Development Planning
Westminster City Council
PO Box 732
Redhill, RH1 9FL

3 December 2020

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has considered the proposals described below and has decided it DOES NOT WISH TO COMMENT ON THE PROPOSAL(S).

SCHEDULE

Application No.: 20/07263/OBS

Application Date:

Date Received: 12.11.2020

Date Amended: 12.11.2020

Plan Nos: Letter from city of London dated 12 November 2020.

Address: 1 To 6 Bury Court 14 To 34 St Mary Axe And, 19-28 Bury Street, City Of London, City Of London

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant.

(The proposal would provide 27,815sq.m GEA of Class E offices, 62 sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sq.m GEA; overall height 197.94 AOD).

This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

Yours faithfully

Deirdra Armsby



Your ref: 20/00848/FULEIA
My ref: 21/01141/OBS

Please reply to: Nikki Mitchell
Tel No: 07866037846
Email: southplanningteam@westminster.gov.uk

Bhakti Depala
City of London
Department Of The Built Environment
PO Box 270
Guildhall
London EC2P 2EJ

Development Planning
Westminster City Council
PO Box 732
Redhill, RH1 9FL

2 March 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has considered the proposals described below and has decided it DOES NOT WISH TO COMMENT ON THE PROPOSAL(S).

SCHEDULE

Application No.:	21/01141/OBS	Application Date:	
Date Received:	24.02.2021	Date Amended:	24.02.2021

Plan Nos: Letter from City of London dated 24 February 2021.

Address: 1 To 6 Bury Court 14 To 34 St Mary Axe And, 19-28 Bury Street, City Of London, City Of London

Proposal: Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).

This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.

FURTHER INFORMATION RECEIVED: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.

Yours faithfully



Deirdra Armsby
Director of Place Shaping and Town Planning

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



Application ref: 2021/1161/P
Contact: Raymond Yeung
Tel: 020 7974 4546
Email: Raymond.Yeung@camden.gov.uk
Date: 26 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Bhakti Depala
City Of London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Bury House
31 Bury Street
London
EC3A 5AR

Proposal: Request for observations by City of London for the demolition of existing building and construction of a new building comprising 2 basement levels and ground floor plus 48 upper storeys (197.94 AOD) for mixed use purposes. City of London application reference 20/00848/FULEI).

Drawing Nos: Letter from City of London Corporation dated 24th February 2021.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informatives:

1 Reason for no objections.

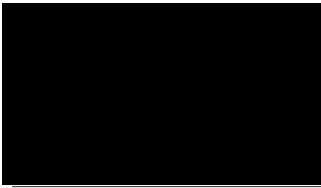
The proposal within the City of London Corporation, is for the demolition of existing building and construction of a new building comprising 2 basement levels and ground floor plus 48 upper storeys for mixed uses. It would be approximately 200 metres tall from ground level.

The site of the above works is approximately 2.5 KM away from the most southern tip of London Borough of Camden's boundary line near Farringdon Road. The building would be largely screened from northwest views by its position amongst taller buildings within the City and does not sit in any LVMF corridors.

The request for observations arises from additional information received by the

City of London. No objection was previously raised by Camden, so with the above points taken into consideration, Camden maintains no objection to the proposals.

Yours faithfully



Daniel Pope
Chief Planning Officer

Begum, Shupi

From: [REDACTED]
Sent: 15 March 2021 09:28
To: PLN - Comments
Subject: FW: Planning Application Consultation: 20/00848/FULEIA
Attachments: ufm37.pdf

Good morning,

The CAA has no comment to make on this proposal itself but please see below for regulatory guidance relevant for the application.

The proposed build is within the safeguarding zone of the following aviation stakeholders who should be consulted if they have not been already.

London City - safeguarding@londoncityairport.com

London Heliport - s.hutchins@londonheliport.co.uk London Heathrow - Safeguarding@heathrow.com Defence

Geographic Centre (DGC) - dvof@mod.uk

Any crane operations associated with this project should be in accordance with the CAA's guidance, available at <https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpublicapps.caa.co.uk%2Fmodalapplication.aspx%3Fappid%3D11%26mode%3Ddetail%26id%3D5705&data=04%7C01%7C%7C514331c8e13b4e59ad9c08d8e7949b49%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637513972760197365%7CUnknown%7CTWFPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=D34l%2FEWDfh9xGG8LeBUTlpe59A9MD90ZMTMtW62ALc%3D&reserved=0>

Please do let me know if further advice is required.

Kind regards,
Ashley

Ashley Dawkins
Airspace Regulation
Safety & Airspace Regulation Group
Civil Aviation Authority

[REDACTED]

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.caa.co.uk%2F&data=04%7C01%7C%7C514331c8e13b4e59ad9c08d8e7949b49%7C9fe658cdb3cd405685193222ffa96be8%7C1%7C0%7C637513972760207366%7CUnknown%7CTWFPbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBtil6lk1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=HchxspyGJ9hHPiZFNyYpkQOLhIVzTqVZ7qgj29ee8Eo%3D&reserved=0>
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-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>
Sent: 24 February 2021 14:47
To: AROps <AROps@caa.co.uk>
Subject: Planning Application Consultation: 20/00848/FULEIA

Dear Sir/Madam

Please see attached consultation for Bury House 31 Bury Street London EC3A 5AR .
Reply with your comments to PLNComments@cityoflondon.gov.uk.

Kind Regards

Planning Administration

On behalf of

Bhakti Depala
Department of the Built Environment
City of London

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From: [NATS Safeguarding](#)
To: [PLN - Comments](#)
Subject: RE: Planning Application Consultation: 20/00848/FULEIA [SG30645]
Date: 25 November 2020 08:51:56
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Our Ref: SG30645

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS

NATS Safeguarding

E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>
Sent: 12 November 2020 15:01
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: Planning Application Consultation: 20/00848/FULEIA

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear Sir/Madam

Please see attached consultation for Bury House 31 Bury Street London EC3A 5AR .
Reply with your comments to PLNComments@cityoflondon.gov.uk.

Kind Regards

Planning Administration

On behalf of

Bhakti Depala
Department of the Built Environment
City of London

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email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company
number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number
3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in
England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15
7FL.

From: [DD - Airport Safeguarding/BAA](#)
To: [PLN - Comments](#)
Subject: RE: Planning Application Consultation: 20/00848/FULEIA
Date: 13 November 2020 14:59:15
Attachments: [image001.png](#)

Classification: Public

Dear Bhakti Depala

We have now assessed the application below against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Kind regards

Lawrence Melkowski
Aerodrome Safeguarding Specialist
Airside Operations

Heathrow

Heathrow Airport Limited
Airside Operations Facility, Building 16887,
Hounslow, Middlesex, TW6 2GW

m:

w: [heathrow.com](https://www.heathrow.com) | t: twitter.com/heathrowairport | a: heathrow.com/apps
i: [instagram.com/heathrow_airport](https://www.instagram.com/heathrow_airport) | l: [linkedin.com/company/heathrow-airport](https://www.linkedin.com/company/heathrow-airport)

Heathrow encourages agile working and has a 24-hour operation. Emails sent outside of normal working hours do not mean a response or action outside of your working hours is expected

Begum, Shupi

From: DD - Airport Safeguarding/BAA <safeguarding@heathrow.com>
Sent: 28 February 2021 12:58
To: PLN - Comments
Subject: RE: Planning Application Consultation: 20/00848/FULEIA

Classification: Public

Dear Bhakti Depala

We have now assessed the application in light of the additional information submitted against safeguarding criteria. I can confirm that we have no safeguarding objections to the proposed development.

Kind regards

Lawrence Melkowski
Aerodrome Safeguarding Specialist
Airside Operations

Heathrow

Heathrow Airport Limited
Airside Operations Facility, Building 16887,
Hounslow, Middlesex, TW6 2GW

m: +44 (0)7736 119025
w: [heathrow.com](https://www.heathrow.com) | t: twitter.com/heathrowairport | a: heathrow.com/apps
i: [instagram.com/heathrow_airport](https://www.instagram.com/heathrow_airport) | l: [linkedin.com/company/heathrow-airport](https://www.linkedin.com/company/heathrow-airport)

Heathrow encourages agile working and has a 24-hour operation. Emails sent outside of normal working hours do not mean a response or action outside of your working hours is expected

-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>
Sent: 24 February 2021 14:48
To: DD - Airport Safeguarding/BAA <safeguarding@heathrow.com>
Subject: Planning Application Consultation: 20/00848/FULEIA

Caution: external email. Unless you recognise the sender and know the content is safe, do not click links or open attachments.

Dear Sir/Madam

Please see attached consultation for Bury House 31 Bury Street London EC3A 5AR .
Reply with your comments to PLNComments@cityoflondon.gov.uk.

Kind Regards

Planning Administration

On behalf of

Bhakti Depala
Department of the Built Environment

City of London

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Please note that Heathrow Airport Holdings Limited and its subsidiaries ("Heathrow") monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

COMPANY PARTICULARS: For particulars of Heathrow companies, please visit <http://www.heathrowairport.com/about-us>. For information about Heathrow Airport, please visit www.heathrowairport.com

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LPA Ref: 20/00848/FULEIA

London City Airport Ref: 2020/LCY/275

Date: 30/11/2020

Dear Bhakti Depala,

Thank you for consulting London City Airport. This proposal has been assessed from an aerodrome safeguarding perspective. Accordingly, it was found not to conflict with London City Airport's current safeguarding criteria.

LPA Reference	20/00848/FULEIA
Proposal	Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD).
Location	Bury House 31 Bury Street London EC3A 5AR
Borough	City of London
Case Officer	Bhakti Depala
Maximum Proposed Height AOD	198m

London City Airport suggests the following condition/s are added to this application. London City Airport's response must change to an objection unless these conditions are applied to this planning permission:

*No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport. If any of the proposed cranes are infringing London City Airport's Obstacle Limitation Surfaces, they must be assessed against **against LCY's Instrument Flight procedures (IFPs)** by a CAA approved procedure designer.*

Reason: The use of cranes or tall equipment in this area has the potential to impact LCY operations, therefore they must be assessed before construction.

This response represents the view of London City Airport Ltd as of the date of this letter and applies solely to the above stated application. This letter does not provide any indication of the position of any other party, whether they are an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to London City Airport in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee London City Airport Ltd requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

If you need guidance, templates, documents or have any queries please contact safeguarding@londoncityairport.com

Kind regards,
Szilvia Turcsik
Technical Operations Coordinator

Bhakti Depala
Corporation Of London
Development Plan
PO Box 270
London
EC2P 2EJ

Our ref: NE/2020/132525/01-L01
Your ref: 20/00848/FULEIA

Date: 26 November 2020

Dear Bhakti,

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460sq.m GIA] (Class E), flexible retail/cafe use [60sq.m GIA] (Class E), publicly accessible internal amenity space [421sq.m GIA] (Sui Generis) and community space [502sq.m GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sq.m GEA of Class E offices, 62sq.m GEA flexible retail/cafe of Class E; 546sq.m GEA of Sui Generis Community Floorspace; 460sq.m GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479sq.m GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application.

Bury House, 31 Bury Street, London, EC3A 5AR.

Thank you for consulting us on the above application which we received on 12 November. As part of the consultation we have reviewed the documents submitted in line with our remit.

Environment Agency Position

The Environment Agency is a statutory consultee on all development projects subject to Environmental Impact Assessment. There are however, no environmental constraints within our remit on this site and we therefore have no comments at this time.

Final Comments

Once again, thank you for contacting us. Our comments are based on our available records and the information as submitted to us. Please provide us with a decision notice for our records.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

George Lloyd
Planning Advisor

Direct dial: +44 20302 54843

Direct e-mail: HNLSustainablePlaces@environment-agency.gov.uk

End

Bhakti Depala
Corporation Of London
Development Plan
PO Box 270
London
EC2P 2EJ

Our ref: NE/2020/132525/02-L01
Your ref: 20/00848/FULEIA
Date: 4 March 2021

Dear Bhakti,

Demolition of existing building and construction of a new building comprising 2 basement levels (plus 2 mezzanines) and ground floor plus 48 upper storeys (197.94 AOD) for office use [25,460 sqm GIA] (Class E), flexible retail / cafe use [60sqm GIA] (Class E), publicly accessible internal amenity space [421 sqm GIA] (Sui Generis) and community space [502 sqm GIA] (Sui Generis); a new pedestrian route and new and improved Public Realm; ancillary basement cycle parking, servicing and plant. (The proposal would provide 27,815sqm GEA of Class E offices, 62 sqm GEA flexible retail/cafe of Class E; 546sqm GEA of Sui Generis Community Floorspace; 460 sqm GEA of Sui Generis Publicly Accessible Amenity Space (total floorspace 33,479 sqm GEA; overall height 197.94 AOD). This application is accompanied by an Environmental Statement which is available for inspection with the planning application.

Further information received: Environmental Statement additional material (relating to ES Volume 2: TBHVIA Addendum; updated ES Volume 1: Chapter 13: Effect Interactions; and Non-Technical Summary) and Public Benefits Statement; Building Ecosystem Paper; Energy Strategy Note; Equality Statement and Thermal Comfort Assessment.

Bury House, 31 Bury Street, London, EC3A 5AR.

Thank you for consulting us on the amendments for this full EIA application for the proposed development.

We are a statutory consultee on all development projects subject to Environmental Impact Assessment. There are however, no environmental constraints within our remit on site and we therefore have no comments at this time.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

**George Lloyd
Planning Advisor**

Number: +44 20302 54843
E-mail: HNLsustainablePlaces@environment-agency.gov.uk

End

From: [Seana Heaney](#)
To: [PLN - Comments](#)
Cc: [TownPlanningAnglia](#)
Subject: Network Rail Consultation Response: 20/00848/FULEIA - Bury House 31 Bury Street London EC3A 5AR
Date: 02 March 2021 15:18:28
Attachments: [image001.png](#)

OFFICIAL

Dear Sir/Madam,

Thank you for consulting Network Rail regarding the above application.

After reviewing the associated information, I would like to inform you that Network Rail have no objections to the proposals.

Kind regards,



Seana Heaney
Town Planning Technician
Network Rail Property (Eastern Region - Anglia)
A: 1 Stratford Place | London | E15 1AZ
M: 07395 390449
E: seana.heaney@networkrail.co.uk
W: www.networkrail.co.uk/property

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

From: info@thameswater.co.uk
To: info@thameswater.co.uk
Subject: 3rd Party Planning Application - 20190804001A
Date: 10 December 2019 16:04:52

Corporation of London
Department of Planning & Transportation
PO Box 270
Canalbank
London
EC2P 2EJ
10 December 2020
Dear Sir/Madam
Re: BURY HOUSE- 11, BURY STREET, LONDON, EC3A 3AR

Our DTS Ref: 66075
Your Ref: 20190804001A/EUE/EA

Water Comments

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUW WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be accepted until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason:- Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at <https://www.thameswater.co.uk/planning>. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 377 9998) prior to the planning application approval.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be accepted until confirmation has been provided that either:- 1. Capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason:- Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at <https://www.thameswater.co.uk/planning>. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 377 9998) prior to the planning application approval.

As required by Building regulations part H paragraph 2.3.6, Thames Water requests that the Applicant should incorporate within their proposal, protection in the property to prevent sewage flooding, by installing a positive pumped discharge (or equivalent reducing technological advances), on the assumption that the sewerage network may exchange to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203779483 or by emailing trade.affairs@thameswater.co.uk. Application forms should be completed on line via <https://ghfi1.aedfika.protection.outlook.com/> and <https://www.thameswater.co.uk/2f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0>. Please refer to the Website, Business customers, Groundwater discharge section.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, bargeho installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be unable to approve the planning permission, Thames Water would like the following information attached to any approval granted. "The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary provisions you need to follow if you're considering working above or near our pipes or other structures [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0). Application forms should be completed on line via <https://ghfi1.aedfika.protection.outlook.com/> and <https://www.thameswater.co.uk/2f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0>. Please refer to the Website, Business customers, Groundwater discharge section.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimise the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0)

As you are undertaking a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimise the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0)

The proposed development is located within 15 metres of our underground water main assets and as such we would like the following information attached to any approval granted. "The proposed development is located within 15m of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary provisions you need to follow if you're considering working above or near our pipes or other structures [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0). Application forms should be completed on line via <https://ghfi1.aedfika.protection.outlook.com/> and <https://www.thameswater.co.uk/2f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 609 3921 (Monday to Friday, 9am to 5pm) Visit us: Thames Water Developer Services, Cleaverston Court, Vauxton Road, Reading, Berkshire RG1 4DB

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be accepted until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be accepted. When a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason:- The development may lead to a low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at <https://www.thameswater.co.uk/planning>. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 377 9998) prior to the planning application approval.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 1m of water main. If you're planning significant works near our water main (below 1m) we'll need to check that your development doesn't reduce capacity. Limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0)

The proposed development is located within 15m of our underground water assets and as such we would like the following information attached to any approval granted. The proposed development is located within 15m of Thames Water underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary provisions you need to follow if you're considering working above or near our pipes or other structures. [https://ghfi1.aedfika.protection.outlook.com/](https://ghfi1.aedfika.protection.outlook.com/?url=https://a3292f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0). Application forms should be completed on line via <https://ghfi1.aedfika.protection.outlook.com/> and <https://www.thameswater.co.uk/2f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Supplementary Comments

With regard to surface water the proposed discharge rate is not given, and the final water pump rates are also not given. Can it be confirmed that it will progress as per agreed with Thames Water in Appendix 7, with a surface water discharge of 0.04s.

Yours faithfully

Development Planning Department

Development Planning,
Thames Water,
Magle Lodge SW,
Eleham Way,
Richmond,
W9 1SQ
Tel: 020 377 9998
Email: devcon.team@thameswater.co.uk

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or visit <https://ghfi1.aedfika.protection.outlook.com/>
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or visit <https://www.thameswater.co.uk/2f/developing-a-large-site/2fPlanning-your-development/2fWorking-near-or-driving-near-pipe-workamp-adate=49457C197C7C4F3001bc48b4622495980BA011e4bc97C9665cb4ba480581932226b6b487C17C3C0P3K74320613151849099C1UkdwneW7CWTp6GZaM8eyWj9aMc4sJAaMDALCQj9aV2haM6LlCBTf8BkIhaWwLlCXVCXhMa6PjD9vC1000kamp-adate=3H2N2BdFg3n3GfCvYlWNBrA27WVOYs=4U5WDMlV1Vc1U3Dkmprrserv=0>
We're happy to help you 24/7.

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