

From: Varma, Vimal <[REDACTED]>
Sent: 20 July 2025 00:19
To: Grierson, John <[REDACTED]>
Cc: Turner, Lee <[REDACTED]>
Subject: 25/00905/PIP -Baltic Street West

Hi John,

We would not object to this proposal.

Thanks

Vimal

-----Original Message-----

From: PLNComments@cityoflondon.gov.uk <PLNComments@cityoflondon.gov.uk>

Sent: 15 July 2025 16:21

To: Varma, Vimal <[REDACTED]>; Turner, Lee

<[REDACTED]>

Subject: Planning Application Consultation: 25/00905/PIP

Dear Sir/Madam

Please see attached consultation for Baltic Street West London EC1Y 0ST .

Reply with your comments to HYPERLINK "<mailto:PLNComments@cityoflondon.gov.uk>"
PLNComments@cityoflondon.gov.uk

Kind Regards

Planning Administration

On behalf of

John Grierson
Environment Department
City of London

Planning case officer

John Grierson

From	City Gardens
My reference	
Your reference	25/00905/PIP
Being dealt with by	Alex Roebuck
Telephone	[REDACTED]
Date	18 July 2025

Baltic Street West London EC1Y 0ST

Application for Permission in Principle for the erection a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space with 2no mature trees to be retained.

No arboricultural information, details for proposed structures or utility connections have been provided. The proposed site is a small area that already contains 2 very large mature London plane trees and development of this type in such close proximity would not be acceptable in arboricultural terms. These trees are very prominent in the street, are of a very high amenity value and meet the criteria under BS5837 for category A trees of high quality.

It does not seem possible for any structures to be built on the site without significant encroachment and impacts on the root protection areas (RPAs) of these trees which occupy almost the entirety of the proposed site area. This could lead to the damage or loss of the trees during construction and likely lead to increased pressure post development for pruning to the trees for reasons such as leaf fall and shading.

City Gardens cannot support approving the application and have serious concerns about the impacts this would have on the existing plane trees.

Regards,

Alex Roebuck
Arboricultural Projects Officer



From: Powers, Jane <[REDACTED]>
Sent: 04 September 2025 10:01
To: Grierson, John <[REDACTED]>
Subject: 25/00905/PIP Baltic Street West - Transport Planning Initial Observations

Dear John,

I have reviewed the information provided on the planning portal with respect to the above Permission in Principle (PIP) and have the following comments set out below. Given the lack of information, they are top-level for now, but do let me know if you need further details.

The application relates to a PIP for the erection of a self-build single storey dwelling with detached single storey garage and gardens on the existing paved pedestrian open space.

The site is formed by a triangular paved area of land that is designated permissive path, which is surrounded by bollards. It is bordered by Baltic Street West to the north and Hatfield House to the south, located within the Golden Lane Estate. It is situated at the northern tip of the City of London, with the boundary line running east / west on Baltic Street West itself. The City of London and Islington Primary Academy is located to the east of the site.

Baltic Lane West is adopted City of London highway and comprises a single-carriageway cul-de-sac route, with pedestrian and cycle access only through to Baltic Lane East. There are two on-street Blue Badge parking bays located on south side of Baltic Street West to the north of the site. The western end of the site abuts the existing ramped access (with barrier gate control) to the Golden Lane East underground service road and car park. There is also a pedestrian access route to Hatfield House within the immediate vicinity.

There is a general lack of information submitted by the applicant to provide detailed comments, but these following concerns at this stage are noted:

- The provision of a single storey garage in this location does not comply with the London Plan's car-free policy (T6.1) for residential development in the City.
- There is a concern that the proposal could adversely impact on existing access arrangements to Hatfield House, with particular reference to site residents.
- There is concern that the proposal could adversely impact on emergency access arrangements in relation to both Hatfield House and the adjacent Primary Academy. Significant pedestrian and cycle movements are expected on Baltic Street West, given this school presence, and this would be a particular concern with regards to construction.
- The paved area is designated permissive path and forms an established access route for local residents, including in relation to the two existing on-street Blue Badge parking bays.

Kind regards,

Jane

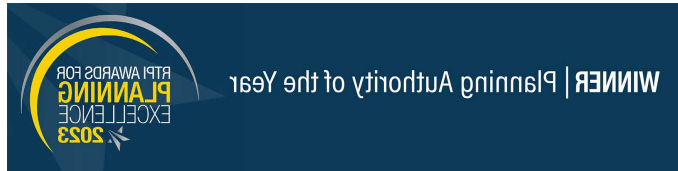
Jane Powers MRTPI | Transport Planning and Development Officer (Development Management)

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

Mob: [REDACTED]

[REDACTED] | www.cityoflondon.gov.uk

Katie Stewart –Executive Director Environment



From: Grierson, John <[REDACTED]>
Sent: 29 September 2025 10:58
To: Grierson, John <[REDACTED]>
Subject: Chat conversation with Powers, Jane from Microsoft Teams

Microsoft Teams



Powers, Jane 4 minutes ago

Hi John - I did thanks and hope you did too! I am happy with the paragraph and agree (from my transport planning perspective) it's principally a matter of visibility and sightlines and the proposal would represent a significant change in a tight location where there differing access requirements. This also comes back to the lack on information in terms of looking at the implications for highway safety (given the local residential and school context) in sufficient detail. I hope that helps. Just shout if you need anything further. Jane