

From: [REDACTED]  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S ADDITIONAL PRESENTATION. (The presentation must be submitted electronically by 5pm on the Thursday before the Committee.) and APPLICANT'S COMMENTS to be communicated to the committee m...  
Date: 23 October 2025 16:45:28  
Attachments: [Screenshot 2025-10-23 at 14.35.39.png](#)  
[Screenshot 2025-10-23 at 14.33.59.png](#)  
[Screenshot 2025-10-23 at 14.50.55.png](#)

You don't often get email from [REDACTED]

THIS IS AN EXTERNAL EMAIL

Does Planning forward to Committee or is that my responsibility?

copy to:

Tom Sleigh Deputy (Chair) Shravan Jashvantrai Joshi MBE (Deputy Chairman)

and

Tana Adkin KC Samapti Bagchi Matthew Bell The Honourable Emily Sophia Wedgwood Benn Deputy John Ernest Edwards Deputy Anthony David Fitzpatrick Marianne Bernadette Fredericks Deputy Alison Gowman CBE (Alderman) Prem Goyal CBE (Alderman) Madush Gupta Deputy Josephine Hayes Jaspreet Hodgson Deputy Amy Horscroft Philip Kelvin Elizabeth Anne King BEM JP (Alderman) Charles Edward Lord OBE JP Antony Geoffrey Manchester Tim McNally Sophia Mooney Alastair Michael Moss Deputy Jennette Rachel Newman (Alderman) Deborah Oliver TD Chief Commoner James Henry George Pollard Deputy Simon Pryke (Alderman) Nighat Qureishi Deputy Gaby Robertshaw Hugh Selka Naresh Hari Sonpar William Upton KC Matthew Waters Jacqueline Roberts Webster

sent at 16:24

Dear Mr Watson and Mr Grierson

**Re: 25/00905/PIP - Baltic Street West self-build home - APPLICANT'S ADDITIONAL PRESENTATION.** *(The presentation must be submitted electronically by 5pm on the Thursday before the Committee.)* and **APPLICANT'S COMMENTS** to be communicated to the committee members via email prior to the meeting.

I understand from your [John.Grierson@cityoflondon.gov.uk](mailto:John.Grierson@cityoflondon.gov.uk) that I cannot defer to a future meeting in order to gain permission to speak. Please do confirm this is correct.

I attach comments [I] have [to] be communicated to the committee members via email prior to the meeting, if deferment is impossible, and additional presentation documents.

for **Planning Applications Sub-Committee - Tuesday, 28th October, 2025 10.30 am (Item 4.)**

4. **Baltic Street West, London, EC1Y 0ST (25/00905/PIP)** ☐ PDF 3 MB

#### APPLICANT'S COMMENTS

- comply with the Corporations policy HS8 of the current City Plan 2040 to **encourage** self build homes (after 10 years of discouragement).
- **maximise** housing - ie supply the most possible as policy HS8.
- save the Corporation something in the order of £224,000 (2015 estimate) for landscaping the site.
- no doubt **add to the Corporations funds** by paying a substantial but reasonable sum for the freehold of the site.
- **inside residential estate** as identified by the Corporation - see attached plan - as Policy HS8.
- **outside English Heritage Listed area** - see attached plan - to refute some public objections.
- **far less harmful to the setting of the Listed Estate than the new school**, which has been consented and built and occupied.
- once this Outline Application has been consented, to submit **detailed planning application** as my email to Members dated 3 August 2025 to deal with all outstanding detail issues.
- the site appears to currently offer **public amenity rather than residential amenity** to refute officers' opinion.
- **daylighting to existing dwellings will be unaffected** as the sky horizon is well above my proposal for a single-storey construction - to refute some public objections.
- **future-proof my home** by including a garage as I approach old age and a disabled driver status - to refute officer's requirement for all new dwellings to be car free.
- add a water feature to **counteract Climate Change** for locals and visitors.
- **finally make use of an almost derelict piece of land 60 years after GLE built :**)

from CoL City Plan 2040

Policy HS8

4.10.1 "To **maximise** housing supply" and "in conjunction with large housing developments"

Foreword states "The City Corporation will **encourage** the provision of self and custom build units within large residential schemes"

from Self-build and Custom Housing Act 2015

2A Duty to grant planning permission etc

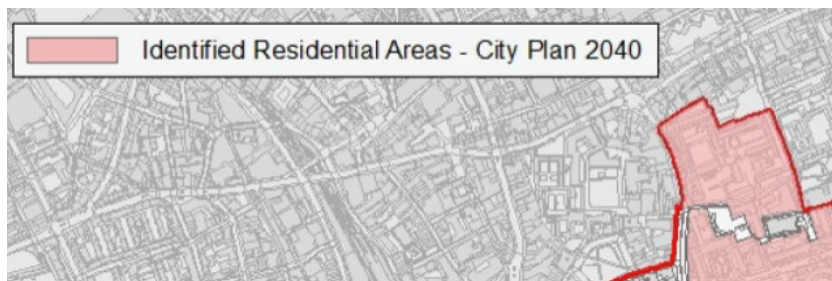
An authority to which this section applies **must** give development permission [F7 for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area [F8 in respect of] each base period.

from Golden Lane Listed Building Management Guidelines clause 2.7.1.4e confirming a part of the 1950s estate.

"To the North of the ramp, two mature London Plane trees ... grow within a triangular paved area." ... as identified by Geoffry Powell, one of the estate's award-winning architects in 1952

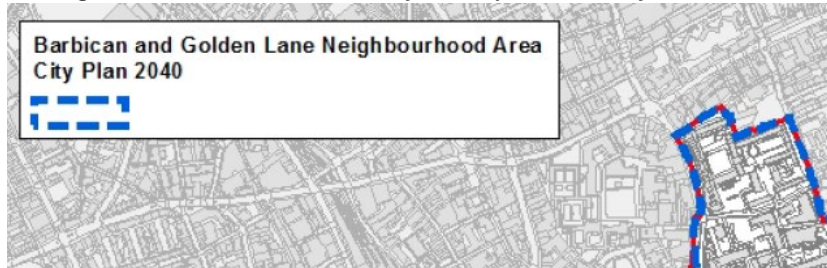
**APPLICANT'S ADDITIONAL PRESENTATION.** *(The presentation must be submitted electronically by 5pm on the Thursday before the Committee.)*

**Showing within residential estate boundary, so complies with Policy HS8**



from City-Plan-Policies-Map-Changes-2024

Showing within residential estate boundary, so complies with Policy HS8



from City-Plan-Policies-Map-Changes-2024

Showing site outside Listed boundary, refuting statement by some objectors.



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from Golden Lane Listed Building Management Guidelines September 2013

Finally to thank Planning Officers for their exhaustive attention to the detail and direction of all relevant legislation and guidance including:

from <https://democracy.cityoflondon.gov.uk/documents/s224802/04%20Baltic%20Street%20West%20report.pdf>

Officer's report:  
32. Paragraph 125

(d) promote and **support the development of under-utilised land** and buildings, **especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively

Yours sincerely

Iain Meek DipArch FBIS MRAeS & RIAS Chartered Member (Retired)  
Massterra Ltd

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