

City of London Corporation Committee Report

Committee(s): Streets and Walkways Sub-Committee	Dated: 24 February 2026
Subject: 10-16 Bevis Marks – Section 278 agreement for highway reinstatement	Public report: For Decision
This proposal: <ul style="list-style-type: none">• delivers Corporate Plan 2024-29 outcomes• provides statutory duties	<ul style="list-style-type: none">• Vibrant Thriving Destination• Flourishing Public Spaces• Supports the discharge of a Planning Condition
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Executive Director Environment	
Report author: Gillian Howard (Transport & Public Realm Projects)	

Summary

Planning permission for a development scheme at 10-16 Bevis Marks, EC3A 7LH, was granted under Delegated Authority on 3 May 2024. A condition of the planning permission requires the applicant to enter into a Section 278 agreement with the City of London, to facilitate changes to the public highway to enable the development to function adequately. The scope of the works is limited to provision of security measures, and repair works to the public highway adjacent to the development as required.

As the scope of the Section 278 works is limited and the total cost will fall under the threshold to be classified as a project, Members are asked to authorise officers to negotiate and enter into a Section 278 agreement with the developer to secure the funding required to deliver the works.

Recommendation(s)

Members are asked to:

- Authorise officers to negotiate and enter into a Section 278 agreement with the developer of 10-16 Bevis Marks;
- Authorise officers to process any required Traffic Management Orders, and address any objections received, to facilitate the works;
- Authorise implementation of the Section 278 works subject to receipt of funds from the applicant.

Main Report

Background

1. A planning application for change of use and refurbishment of 10-16 Bevis Marks to create 24 serviced apartments (Class C1) at upper floor level, and ground floor commercial floorspace (Class E), was granted permission under Delegated Authority on 3 May 2024.
2. A condition of the planning permission requires the applicant to enter into a Section 278 agreement with the City of London to provide security measures, and repair works to the public highway adjacent to the development as required.

Current Position

3. The limited scope of works means that the total cost of the Section 278 works falls under the threshold to be classified as a project under the City of London project procedure. However, authority is still required to allow the City of London to enter into a Section 278 agreement.
4. The applicant currently expects the development works to be complete by 28 February 2026, and it is expected that the Section 278 works will be delivered around this time to enable the opening of the development.

Strategic implications

5. The delivery of the approved layout supports the delivery of Corporate Plan Outcome: Vibrant thriving destination by improving the experience of people walking and wheeling and making the City's streets more accessible.
6. The scheme also supports the delivery of the Transport Strategy which sets out our approach to improving people's experience on the City's streets (Outcome 1: The Square Mile's streets are great places to walk, wheel and spend time). Utilising developer funds to improve our streets is included in Proposal 5: Ensure

new developments contribute to improving the experience of walking, wheeling and spending time on the City's streets.

Financial implications

7. The estimated cost of the Section 278 works ranges between £50,000 and £80,000 – the estimated cost will be refined once the design work is complete and the extent of repair works are known.
8. As is standard with Section 278 agreements, the full costs of the works will be met by the applicant and so there is no financial risk to the City Corporation.

Resource implications

9. The Section 278 works will be designed in-house by the City Operations Division and will be delivered through the City Corporation's term highways contractor. The Comptroller & City Solicitor will assist officers to complete the Section 278 agreement.

Conclusion

10. As part of the planning approval for the development at 10-16 Bevis Marks, the applicant is required to enter into a Section 278 agreement with the City of London, to deliver improvements to the public highway that will enable the development to operate safely and efficiently.
11. The Section 278 works are limited to provision of security measures, and repair works to the public highway adjacent to the development as required. These works will be fully funded by the developer.

Appendices

- None

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