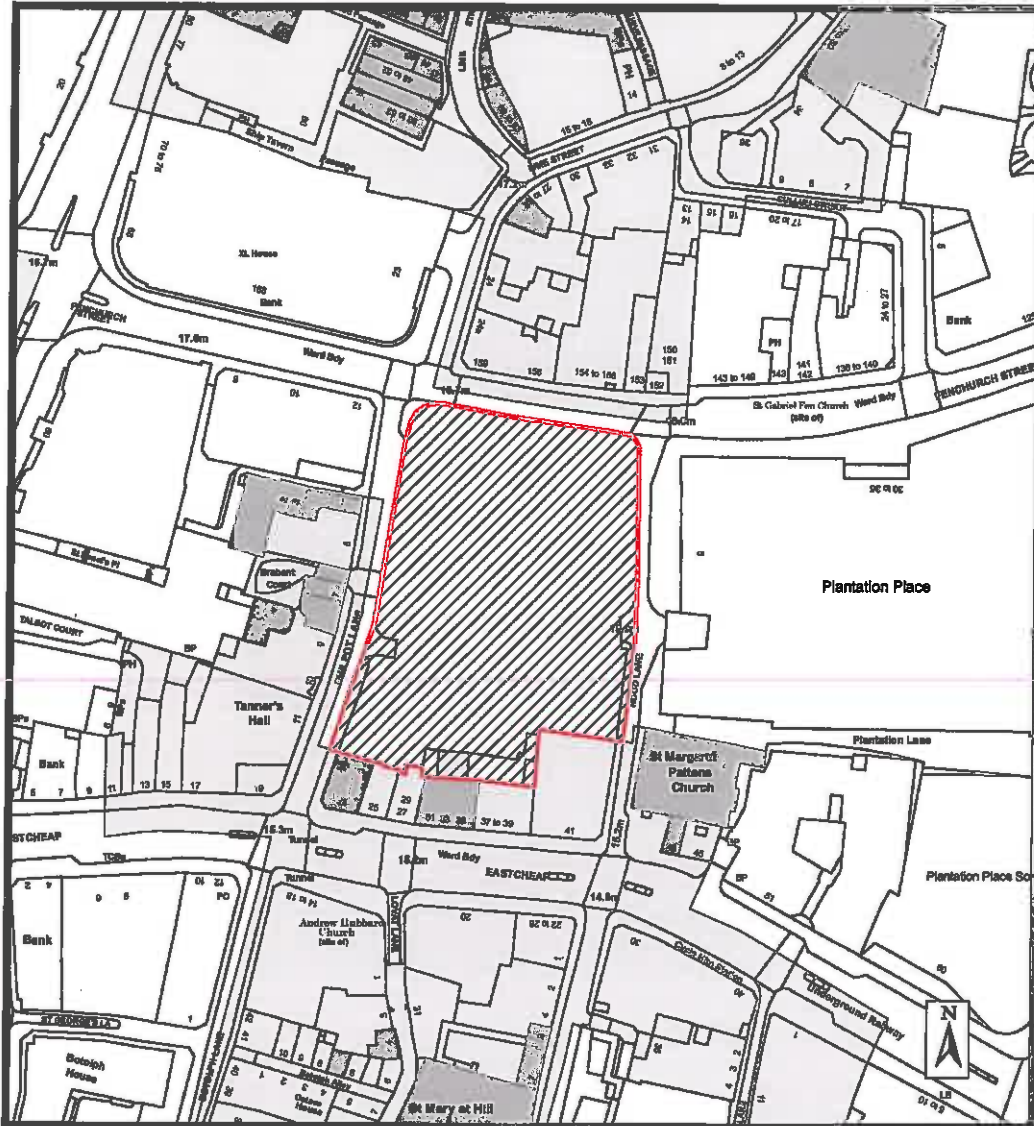


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|--|--|
| <b>Committee:</b>  | <b>Date:</b>                           |
| Planning and Transportation  | 8 April 2014                           |
| <b>Subject:</b><br>20 Fenchurch Street London EC3M 3BY<br>Erection of brise soleil to the south elevation along with related elevational amendments to the 20 Fenchurch Street Tower.  |  |
| <b>Ward:</b> Bridge And Bridge Without   | <b>Public For Decision</b>             |
| <b>Registered No:</b> 14/00110/FULL  | <b>Registered on:</b> 11 February 2014 |
| <b>Conservation Area:</b> Eastcheap  | <b>Listed Building:</b> No             |
| <p><b><u>Summary</u></b></p> <p>20 Fenchurch Street is currently under construction.</p> <p>As the south elevation of the tower approached completion and was glazed solar glare issues were experienced in Eastcheap and to buildings to the south.</p> <p>In response the applicant appointed a technical team in August 2013 to work with the design team to study and assess the issues. The glazed south elevation is concave in form and as a result concentrates the sun reflections. The effects vary depending on the weather, the time of the year and day.</p> <p>The applicant is seeking to address the issue with the installation of a brise soleil system to would act as a barrier to sunlight striking the building and reduce the sunlight reflected from the building.</p> <p>The proposed solution does not compromise the building design.</p> <p><b>Recommendation</b></p> <p>Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.</p> |  |

# Site Location Plan



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**ADDRESS:**  
20 Fenchurch Street

**CASE No.**  
14/00110/FULL

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**



**DEPARTMENT OF THE BUILT ENVIRONMENT**



20 Fenchurch Street from Eastcheap

Case number: 14/00110/FULL

## **Introduction**

1. On 19th September 2006 the Planning and Transportation Committee resolved to grant planning permission for the redevelopment of the site with a 39 storey office tower with shop and restaurant/bar uses on the ground floor and in the 4 storey annex building, a sky garden at floor 35 and above and a pocket park between the tower and annex building.
2. The application was Called-In for determination by the Secretary of State and was approved on 9th July 2007 following a public inquiry (06/00158/FULEIA).
3. On 3rd July 2008 planning permission was granted for an amended annex building (App No. 07/01053/FULL), permitting the erection of a 5 storey annex building for Class A1, Class A3 (restaurant and cafe) and A4 (drinking establishment) uses, servicing facilities for the tower at 20 Fenchurch Street.
4. Planning permission was granted on 6th October 2009 for an amended scheme with a 38 storey tower with shop and restaurant/bar uses on the ground floor and in the 5 storey annex building, a sky garden at floor 35 and above and pocket park between the tower and annex building (08/01061/FULMAJ).
5. On 1 July 2011 planning permission was granted for amendments to the 38 storey tower scheme (11/00234/FULL). This is the permission which is under construction.
6. The schemes approved in 2007 and 2009 contained external access walkways which would have provided shading to the south elevation. These external walkways would have provided the building with an appearance similar to that now proposed. The revision approved in 2011 omitted these external access walkways.
7. As the south elevation approached completion solar glare issues were experienced in Eastcheap and to buildings to the south.

## **Proposal**

8. Planning permission is sought for the erection of brise soleil to the south elevation along with related elevational amendments to provide the fixings.

## **Consultations**

9. English Heritage does not wish to express any views on the merits of the proposal and no other comments have been received.

## **Policies**

10. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.

11. The draft Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. The draft Local Plan has been subject to public consultation on changes to Core Strategy Policy CS1 and new Development Management policies, including DM1.1.
12. Although the draft Local Plan does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it is at the final stage of pre-submission consultation, prior to formal consideration at public examination. In accordance with the NPPF and Local Plan Regulations, the draft Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
13. There is relevant City of London and GLA supplementary planning guidance in respect of, Sustainable Design and Construction and London Views Management Framework.
14. Government Guidance is contained in the National Planning Policy Framework (NPPF).

### **Considerations**

15. Following the solar glare issues experienced in late Summer 2013, the applicant took immediate action to remove the issue on a temporary basis and appointed a technical team to work with the designers to assess the issues of the convergent sun reflections. The glazed cladding of the south elevation is concave and as a result acts to concentrate the sun's reflections. The effects vary depending on the weather, the time of the year and day.
16. An extensive assessment was carried out by the consultants in conjunction with the Building Research Establishment (BRE) and a solution found which involves adding 8 brise soleil to each floor the southern elevation. The consultants have advised that this will avoid the convergent sun reflections experienced last year.
17. The brise soleil comprise of a series of blades running horizontally for the full width of the elevation and at equal intervals from level 3 to level 34 where it terminates. This would provide a consistent grid on the existing elevation. The brise soleil would terminate below the viewing terrace of the public sky garden and views from the sky garden would not be compromised.

### **Design**

18. The proposed brise soleil treatment would follow the sculptural form of the building. The overall appearance, detailing and execution are of a high quality and the proposed solution to the solar glare issues would not compromise the building design.
19. The brise soleil still enable the building to be cleaned via restrained cleaning units.

### **Sustainability**

20. A study was carried out to determine the effects of the proposal on the energy and carbon emissions for the building. The impact of the inclusion of the brise soleil shading is positive, with the reduction in cooling emissions being greater than increase in the heating and lighting. This results in an additional 0.22% relative to the Building Regulations 2010 Part L and no change in the BREEAM rating or energy performance.

### **Wind/Microclimate**

21. A review of the proposed changes concludes that the wind environment within and around the site would not be adversely affected.

### **Conclusion**

22. The proposed solution to the solar glare problems would not be detrimental to visual amenity and are considered acceptable.

## **Background Papers**

Internal

Nil

External

Letter - English Heritage 17 February 2014

Building Regulations Part L2A Appraisal - February 2014

Townscape and Visual Impact Assessment - February 2014

South Facade Sun Refection Assessment - February 2014

Design and Access Statement - February 2014

## **Appendix A**

### **London Plan Policies**

The London Plan policies which are most relevant to this application are set out below:

**Policy 5.2**            **Development proposals should make the fullest contribution to minimising carbon dioxide emissions.**

**Policy 7.6**            **Buildings and structures should:**

- a**   be of the highest architectural quality
- b**   be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c**   comprise details and materials that complement, not necessarily replicate, the local architectural character
- d**   not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e**   incorporate best practice in resource management and climate change mitigation and adaptation
- f**   provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g**   be adaptable to different activities and land uses, particularly at ground level
- h**   meet the principles of inclusive design
- i**   optimise the potential of sites.



## **Unitary Development Plan and Core Strategy Policies**

### ***ENV6 Design of alterations to buildings***

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

### ***CS10 Promote high quality environment***

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

### ***CS14 Tall buildings in suitable places***

To allow tall buildings of world class architecture and sustainable design in suitable locations and to ensure that they take full account of the character of their surroundings, enhance the skyline and provide a high quality public realm at ground level.

### ***CS15 Creation of sustainable development***

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

## **SCHEDULE**

**APPLICATION: 14/00110/FULL**

**20 Fenchurch Street London EC3M 3BY**

**Erection of brise soleil to the south elevation along with related elevational amendments to the 20 Fenchurch Street Tower.**

## **CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
**REASON:** To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
  
- 2 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: A10001, A10103, A10110, A10114, A10118, A20101, A20101, A20301 March 2011, A10001 Stage D, A10103 Stage D, A10110 Stage D, A10114 Stage D, A10118 Stage D, A20101 Stage D, A20301 Feb 2014, A40803 Stage D, 55 002, 55 022, 56 210, 56 21, 56 220, 56 221, 56 222, 56 223.  
**REASON:** To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

## **INFORMATIVES**

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:  
  
detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;  
  
a full pre application advice service has been offered;  
  
where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 In making a decision on this application to change the appearance of the building the City Corporation is not offering a view on the effectiveness of the solution proposed to address the impact of solar glare.



ENGLISH HERITAGE  
LONDON OFFICE

Mr Michael Blamires  
Corporation of London  
Department of Planning & Transportation  
PO Box 270  
Guildhall  
LONDON  
EC2P 2EJ

120817  
Direct Dial: 020 7973 3775  
Direct Fax: 020 7973 3792

Our ref: W: P00370843

17 February 2014

Dear Mr Blamires

**Notifications under Circular 01/2001, Circular 08/2009 &  
T&CP (Development Management Procedure) Order 2010  
20 FENCHURCH STREET, LONDON, EC3M 3BY  
Application No 14/00110/FULL**

Thank you for your letter of 14 February 2014 notifying English Heritage of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

**Recommendation**

**This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.**

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, English Heritage stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Telephone 020 7973 3000 Facsimile 020 7973 3001  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



ENGLISH HERITAGE  
LONDON OFFICE

Yours sincerely



**Tom Nancollas**  
Business Officer

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