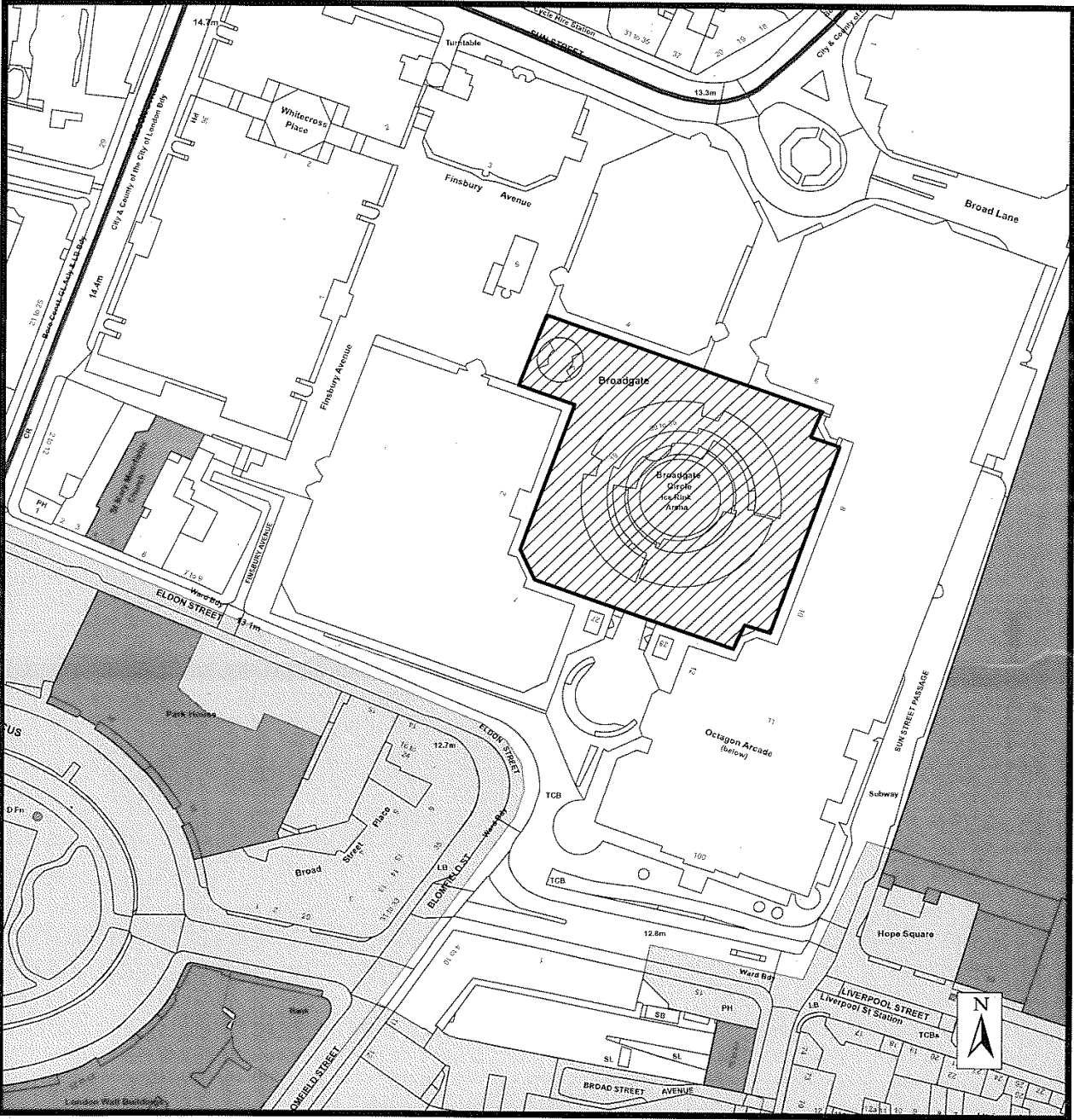


Committee:	Date:
Planning and Transportation	24 July 2012
Subject: Broadgate Circle & 3 Broadgate London EC2M 2QS Alterations to and partial demolition of Broadgate Circle including: lowering the central performance space; works and change of use to the basement and lower ground floor retail units; provision of new steps and alterations to the threshold from the Octagon; removal of existing kiosks and provision of new kiosks at ground level and within Broadgate Square; re-configuration and extension of the first floor restaurant/bar; works of hard and soft landscaping including the replacement of trees; the provision of plant within and external alterations to 3 Broadgate; and other ancillary works.	
Ward: Bishopsgate	Public For Decision
Registered No: 12/00431/FULL	Registered on: 9 May 2012
Conservation Area:	Listed Building: No
<p style="text-align: center;"><u>Summary</u></p> <p>The application is for alterations to and partial demolition of Broadgate Circle including the lowering of the central performance space and increasing the retail provision. Alterations would be made to 3 Broadgate.</p> <p>An objection has been received from the Twentieth Century Society. Their concerns are that the proposed alterations would have a detrimental impact on the quality of the arena.</p> <p>English Heritage stated at pre-application stage that the proposals would gain their support.</p> <p>The proposed alterations are considered to enhance the usability of the area, improve the facilities provided and not to damage the architectural integrity of the original concept.</p> <p>Recommendation</p> <p>That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.</p>	





Site Location Plan



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ADDRESS:
Broadgate Circle and 3 Broadgate

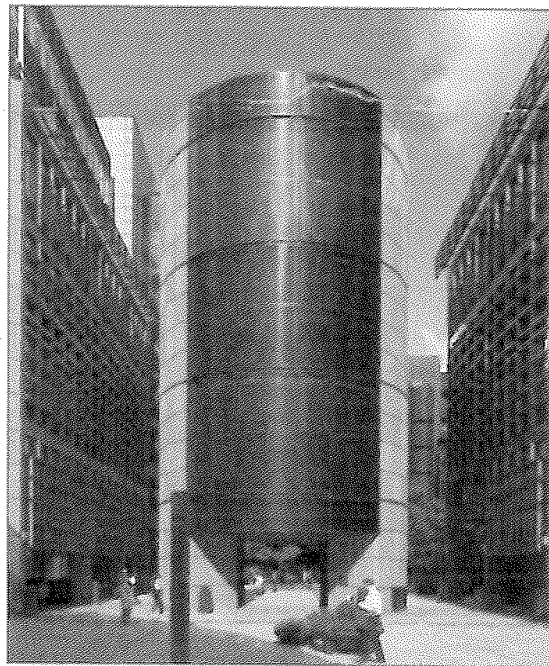
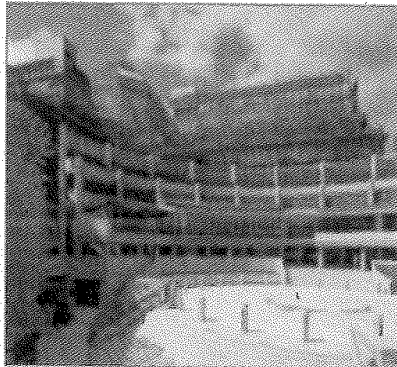
CASE No.
12/00431/FULL

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY
-  CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT

Broadgate Circle & 3 Broadgate 12/00431/FULL



Site

1. The site forms part of the Broadgate Estate. It contains two buildings, the Broadgate Circle and 3 Broadgate.
2. Broadgate Circle is set over four storeys comprising basement/gyratory, lower ground, ground and first floors. It was built in the late 1980s as part of Phases 1-4 of Broadgate. The Circle comprises a central performance space, situated on a raised dais, with steps down to lower ground level in the southeast corner. At lower ground level there are a series of inward facing retail units which front onto the periphery walls of the raised dais. A pedestrian link is provided at this level to the Octagon to the south which links in to Liverpool Street Station.
3. Above ground the Circle has a concrete structure and extends for 290 degrees of the full circle with a missing quadrant in the southeast corner. At ground level there are a number of small retail kiosks, public seating for the central performance space and entrance stairs for the first floor restaurant/bar occupied by Corney & Barrow. This first floor restaurant/bar has terraces at each end.
4. At basement level there is a vehicle gyratory which provides servicing access to all the buildings located around Broadgate Square. The gyratory is accessed from a vehicle ramp leading from Broad Lane to the north. Several retail units at lower ground floor extend into the basement level.

5. The existing floorspace of the Circle is as follows:

GEA sq.m	A1	A3	B1	Ancillary	TOTAL
Basement	1841		36	660	2537
Lower ground	1684		92	128	1904
Ground	70			12	82
First		558		10	568
3 Broadgate			735		735*
TOTAL	3595	558	863	810	5826

*This is the floorspace following alterations to the ground floor approved by planning permission (10/00904/FULEIA).

6. In addition to the internal areas there is a central performance space which is used throughout the year to host different events, commercial and cultural, including an ice rink during winter.
7. A sculpture entitled 'Leaping Hare on Crescent and Bell' is located in the south east corner of Broadgate Square immediately adjacent to the Circle and within the planning application boundary. This sculpture is not impacted by these proposals.
8. 3 Broadgate is a three-storey building which was built in 1987 to provide a marketing suite for Broadgate. It is located to the northwest of Broadgate Circle in between Broadgate Square and Finsbury Avenue Square to the east and west, and 1-2 Broadgate and 5 Broadgate to the south and north. The building currently features a basement, ground level entrance foyer and office accommodation on the first, second and third floors.

9. Neither of the buildings is listed and the site is not located within a conservation area. Liverpool Street Station train shed, located to the east, is listed Grade II, and the Finsbury Circus, New Broad Street and Bishopsgate conservation areas are located nearby.

Relevant Planning History

10. In 2011, planning permission (10/00904/FULEIA) was granted as part of the redevelopment of the adjoining 4-6 Broadgate site to re-establish a pedestrian route through the ground floor of 3 Broadgate. This development is currently under construction with the works to 3 Broadgate expected to be completed in 2014.
11. In parallel to the submission of the planning application for 5 Broadgate, an application was made for a Certificate of Immunity from Listing for 3, 4 and 6 Broadgate on 27 September 2010. During their consideration of the application, English Heritage widened their area of assessment to include the whole of Broadgate Phases 1-4, including the Circle, and recommended to the Secretary of State on 3 June 2011 that the buildings, spaces and works of art comprising Phases 1-4 be statutorily listed. On 15 June 2011, the Secretary of State decided not to accept English Heritage's recommendation, and issued Certificates of Immunity from Listing for 3, 4 and 6 Broadgate.
12. Following on from this decision applications were submitted on 4 May 2012 for Certificates of Immunity from Listing for those elements of Broadgate Phases 1-4 covered by the Secretary of State decision but not already granted immunity from listing. This includes an application for a Certificate of Immunity from Listing for the Circle.

Proposals

13. The proposals aim to resolve a number of existing weaknesses in how the Circle functions both commercially and as a part of the fabric of Broadgate, whilst staying true to the character and role of the architectural concept originally envisaged. The proposals are designed to achieve the following objectives:
- Clarify and strengthen the circulation routes and spaces;
 - Improve the quality and functionality of the retail floorspace, re-positioning the Circle as a restaurant (A3) rather than a retail (A1) area;
 - Better unify the different levels through physical and visual connections;
 - Maintain and enhance the architecture, structure and landscaping.

The Circle

14. The proposal involves alterations, partial demolition and extensions.

Lower Ground Floor

15. The most significant element of the proposals occurs at the lower ground level. The raised central dais is to be lowered bringing the performance space down to 300mm above lower ground level. A circulation route would be created around the edge of the space at the same level as the retail units. This would allow the units to have a visible frontage, whilst maintaining the performance space as the focus of the Circle. In order to better enclose the new space, the retail frontages are extended inward and areas of outdoor seating with canopies providing shading/weather protection would be provided to encircle the performance space. In the southeast corner the frontage is brought forward and it is proposed to remove and replace five existing trees within the lower ground floor area. The preference would be to retain and relocate the existing trees, but this is not possible due to the severe impact and stress that the works will place upon them. These trees will be replaced with five mature trees planted in a containerised tree pit. An ATM is proposed in the northwest of the Circle adjacent to the 'public lobbies' which provide lift access between all levels, access to the public toilets and access to the ice rink shop.
16. Three new sets of stairs are proposed to be created so as to better link in to the pattern of pedestrian movement through this part of the estate. A set of stairs is proposed in the northwest corner aligning with the route through to Finsbury Avenue Square and the new main entrance to 5 Broadgate. Two smaller sets of stairs are proposed on the east side linking the new route through to Sun Street Passage and on the south side linking back to ground level by the Circle entrance.
17. The southern entrance into the Circle at this level would be reconfigured. The pedestrian 'bridge' which forms the southern side of Broadgate Square is to be reduced in depth (back to its original depth as constructed) so as to improve views through from the Octagon and the stairs leading up to Broadgate Square from lower ground immediately to the west of the bridge are to be re-oriented.

Ground Floor

18. Some of the works described above at lower ground carry through to ground, in particular the creation of openings to provide the new sets of stairs. New public seating is proposed to provide views of the performance space. This seating has been positioned to allow views into the central space for those moving around the ground level within the structure.
19. Four new retail kiosks are proposed; two within the undercroft of the Circle itself and two located within the open area of Broadgate Square at the southeast corner. These replace six smaller kiosks currently located within the undercroft area. Two new entrances are proposed to provide vertical access to the first floor restaurant/bar.

First floor and above

20. The restaurant/bar located at first floor level, currently occupied by Corney & Barrow, is to be reconfigured and extended. At the upper levels it is proposed to

reintroduce the vegetation that featured on the original building at completion, but was subsequently cut back with some planting removed.

Uses

21. A flexible approach is sought to the use of the units at lower ground and ground floors. The intention is to focus the new lower ground units at restaurant and café operators (A3 use). However in order to retain flexibility a range of uses including shop/financial & professional services/restaurant and café/ drinking establishment (A1-A4 uses) are sought for the units at lower ground and ground floors and the kiosks at ground level. A Class A use is proposed to be added to the ice rink/management office alongside the existing B1 use.
22. A combination of A1-A4 and D2 use is sought for the central basement unit which is accessed from a small entrance unit at lower ground level beneath the pedestrian 'bridge', with the intention that this unit be used as a gym. The first floor unit would have an A3/A4 use.

23. As a result of the physical and use changes, the proposed floor area of the Circle is as follows:

GEA sq.m	A1-A4	A3/A4	A1-A4/B1	A1-A4/D2	B1	Ancill.	Total
Basement	909			828		941	2678
Lower ground	1654		61	43		395	2153
Ground	231					42	273
First		688				37	725
3 Broadgate					527	208	735
TOTAL	2794	688	61	871	527	1623	6564

The overall floorspace increases by 738sq.m.

3 Broadgate

24. The proposals include a re-planning of the M&E services for the Circle. The Circle currently includes externally-mounted air handling units on the upper levels which are noisy and unsightly and extracts which vent into the underground gyratory causing heating issues. Due to the lightweight nature of the structure it is not proposed to locate significant plant on the upper levels. There is a lack of space within the basement level. It is proposed to locate the cooling equipment within 3 Broadgate to the northwest of the Circle and linked by the common underground gyratory. Consolidating the equipment into one location would create a more energy efficient solution.
25. The plant would be located on the top floor and roof of 3 Broadgate and would partially replace the glass and granite facade with louvres at this level. The louvres would be designed to match the existing facade as closely as possible.

Consultations

26. The views of other City of London departments have been taken into account in the preparation of this redevelopment scheme and some detailed matters remain to be dealt with under conditions.

27. English Heritage has considered the information and do not wish to offer any comments on the proposal. However, they did support the proposal at pre-application stage. Copies of the letters are attached to the report.
28. The London Borough of Hackney has no objections to the proposal.
29. An objection to the proposal has been received from the Twentieth Century Society. The reasons for objection are as follows:
- *'Lowering of the circle would result in the loss of the two existing generous staircases and thus informal seating space. This would also be detrimental to the quality of the overall flow of space and inter connection of levels, currently provided by the dramatic theatre space in its position at 'mid' level.*
 - *The relocation and reduction in width of the principal stair from its central position under the first floor gallery will result in the loss of symmetry and prominence provided by the staircase that currently emphasises this design feature.*
 - *The character of the space would be changed by a much stronger and more obvious retail emphasis at lower ground floor, provided by the new restaurant uses, as well as the larger kiosks at ground floor level. It was felt that this alteration would be detrimental to the original intentions of the space to be provide a 'place of counterpoint' to the surrounding buildings and uses, thus harmful to the character of the arena.*
 - *Members also took the view that the increase in size of the retail kiosks at ground floor level would provide a much greater sense of enclosure than currently exists on this level. Combined with the increase in the restaurant space that will project further into the arena at first floor level, it was felt that the end result would be a greater sense of enclosure. This would also have a detrimental impact on the overall character, eroding the amphitheatre character currently afforded by the careful set back of the first floor level'.*
30. A copy of the objection is attached to the report.

Policy Context

31. 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.
32. There is relevant City of London and GLA supplementary planning guidance in respect of Planning Obligations, Sustainable Design and Construction, London Views Management Framework, Riverside Appraisal of the Thames Policy Area and the City Open Spaces Strategy 2008.
33. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

34. The Corporation, in determining the planning application has the following main statutory duties to perform:-
35. to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
36. to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
37. In considering the planning application before you account has to be taken of the environmental information, the statutory and policy framework, the documentation accompanying the application, and the views of both statutory and non-statutory consultees.
38. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
 - The impact of the proposal on heritage assets.

Economic Development Issues

39. London's status as a world city is founded to a substantial degree on its concentration of international service activities and, most noticeably, by the clustering of financial and business services in the City of London.
40. The importance that is attached to the maintenance and enhancement of the City's role as one of the world's leading financial and business centres is reflected in the policies of the London Plan and Core Strategy, particularly policies 2.10 and CS1.

Design

41. Broadgate Circle was designed by Arup Associates in the late 1980's as a dynamic and vibrant public space within the Broadgate development. It remains a fine example of a civic space with colonnaded semi-circular walls framing the central circular performance stage. This amphitheatre form is complemented by the retail uses located within the curved colonnaded walls.
42. The City of London in its assessment of the re-development of 5 Broadgate planning application identified the plan form of the Estate and the design of the spaces between the buildings as an undesignated heritage asset. The Circle, the qualities of the enclosed space defining the Circle as well as the plan form's contribution to the layout of the Estate means that the Circle is a key part and

one of the defining characteristics of the Broadgate development as an undesignated heritage asset.

43. The proposed re-configuration and alterations to the Circle not only protect but enhance the vibrancy and dynamic qualities of the plan form and spaces which defines the Broadgate Estate as an undesignated heritage asset.
44. The most significant aspect of the proposal involves lowering the central stage area of the Circle. The stage area is currently raised above the level of the surrounding walkways. Although this creates a good definition to this key element of the Circle concept it results in challenging urban design issues. The perimeter walkways are submerged and visually cut off from the Circle resulting in constrained and poor quality public spaces and the view of the stage area in the key southern approach to the Circle is presently one of a series of steps rising upwards which creates a poor visual introduction to this key urban space.
45. Lowering the Stage area to just above the existing lower ground levels will result in a more vibrant perimeter at lower levels with active frontages facing directly on to the circle and open sightlines and views of the Stage from the southern underpass approach. The definition of the Stage will remain clear as it will be built up as a circular platform some two steps above lower ground floor level as well as by the provision of curved seating around its perimeter. Lowering the stage will create an enhanced sense of height and depth to the Circle as an amphitheatre which would enhance the dynamic qualities of the space as an undesignated heritage asset.
46. The proposals involve the reduction of the width of the bridge over the underpass southern entrance to the Circle as well as setting the flank walls at this entrance back. These alterations will enhance the scale of this entrance, lessening the dominance of the stairs and provide wider and clear sightlines in to the Circle without compromising the original concept of the southern gateway framing the entrance to the Circle.
47. The new retail units at lower ground floor level provide active frontages and increased vibrancy to the Circle with openable louvred canopies recessed back from the perimeter of the central stage ensuring a circular pedestrian area of generous width around the stage. The new stair arrangements, especially the new feature double width stair in the north west corner is appropriate to the character of the Circus and does not harm the sense of enclosure provided by the colonnaded screen and will provide improved movement between ground and lower ground levels enhancing the dynamic qualities of the space.
48. The new kiosks at ground floor level are considered acceptable. They would be set back from the face of the circle to allow for a generous space to walk around the Circle's perimeter and appreciate the activity of the Circle's stage. Seating is provided to complement this walkway. In addition generous open areas are provided between the kiosks to safeguard clear views across the Circle. The provision of a dual aspect to the first floor retail units would significantly enhance the vibrancy of the Circle. In addition, the planting proposals on the upper levels would re-invigorate a key element of the original design concept of the Circle.
49. The proposals will have an insignificant impact on the setting of designated heritage assets in the area.

50. The Twentieth Century Society has objected to the scheme on a number of grounds.
51. The Society objects to the loss of the two existing staircases and the informal seating space they provide arguing it harms the quality of the space and inter connection of levels including the mid-level theatre space. The lowering of the central circle will omit the need for a staircase between its existing mid-level and lower ground floor level removing a significant impediment to movement. In addition, a double width staircase to the northwest will result in a clearly discernible and generous link between lower ground and ground floor levels with a generous lift lobby ensuring enhanced access to all alongside the staircase. Enhanced seating on the perimeter of the circle at lower ground floor level and at ground floor level will compensate for the loss of the informal seating provided by the existing staircases.
52. In addition the Society objects to the perceived loss of symmetry and prominence resulting from the relocation and reduction in width of the principal stair. It is acknowledged that there will be a loss of symmetry; however the symmetry of the Circle is not considered to be a defining characteristic of the space. The lowering of the central staircase results from lowering the central stage and the design benefits of this aspect of the proposal (as outlined in preceding paragraphs) is considered to outweigh the impact on the symmetry of the Circle.
53. The Society objects to the increased emphasis on the retail and restaurant facilities at lower ground and ground floor level which they consider will harm the character of the Circle as a "place of counterpoint". However, the retail uses and the vibrancy and activity they encourage are considered to complement the success of the Circle as a public open space and address the shortcomings of the existing Circle with the poor level of activity at lower ground floor level. All new retail units will be separated from the central stage by a generous pedestrian walkway ensuring the retail units do not visually dominate the central open space.
54. Finally, the Society considers that the increase in size of the retail kiosks at ground floor level and increase in restaurant space projecting out in to the arena at first floor level will result in a greater sense of enclosure and erode the amphitheatre's character. However, the retail units at ground floor level are recessed back behind the Circle's perimeter and are separated by a generous gap between the units so as to minimize their impact on the amphitheatre. The first floor restaurant space will to an extent project in to the Circle but the dual aspect will increase the degree of vibrancy of the amphitheatre. In addition, the lowering of the central stage will result in a deeper, more dynamic amphitheatre profile outweighing the erosion of the amphitheatre's character at first floor level.
55. Although, it is acknowledged that the proportion and character of the amphitheatre will be altered in a perceptible and significant manner these changes are considered beneficial to the character, accessibility and vibrancy of the space and will enhance the character of the space as an undesignated heritage asset and that the objections of the Twentieth Century Society are outweighed by the benefits.

56. English Heritage was consulted by the applicant at pre-application stage. They state:

- *'We agree with you that in its current form, the arena is deficient on a number of levels, and we welcome your approach to address these in a sensitive manner that compliments the original design. In general, I can confirm that, had the structure been listed, these are proposals that we consider would safeguard the architectural significance of the building and would gain our support'.*

Sustainability & Energy

57. In accordance with Policy CS15 the development has been designed to maximise its sustainability. As this is a refurbishment/partial redevelopment, the applicant has had to work within the confines of the existing building. This poses a number of challenges given the retail focus (where many credits relate to tenant fit-out items), the sites proximity to the gyratory and the underground lines of Liverpool Street Station, its circular nature, and that the retail units sit across different levels with some shared M&E plant. The applicant has stated that a BREEAM minimum of 'Very Good' would be achieved and that they would endeavour to achieve additional credits where possible.

58. Rainwater harvesting has been incorporated within the proposals. Much of the landscaping within the site remains unaltered by the proposals and therefore the scope for sustainable drainage measures is limited.

Servicing

59. At basement level there is a vehicle gyratory which provides servicing access to all the buildings located around Broadgate Square. No change to the servicing arrangements is proposed as part of the proposals and all units will be serviced from this point.

Parking

60. There is no car or motorcycle parking within the site, including within the gyratory; however there are 24 Sheffield stands providing for 48 bicycles at ground level.

61. The proposal indicates the provision of cycle parking stands close to their current location. However, this is not considered to be a desirable location for cycle parking. An estate-wide cycle parking strategy is under development which will identify more suitable locations. A condition is attached to the schedule to allow details of a proposed new location to be submitted.

Access

62. The Access Officer has met with the applicant in the formulation of the proposals. The comments of the Access Officer have been incorporated into the scheme. The main improvement would be the installation of two lifts to the north and west of the Circle which would serve all levels. Access for people with disabilities would be improved by the scheme.

Planning Obligations

63. The proposal does not trigger the requirement for a S106 payment.

Community Infrastructure Levy

64. On 1st April the Government introduced a new statutory charge, the Community Infrastructure Levy (CIL), to be paid by developers to help fund infrastructure required to support development. Currently the CIL contribution will be put towards the provision of Crossrail. The Mayor has set a charge of £50 per sq.m where there is an uplift of 100sq.m of floorspace and this applies to all development except: social housing, education related development, health related development and development for charities for charitable purposes.
65. Most office, retail and hotel development is already required to make a contribution towards Crossrail under the London Mayor's S106 policy. The SPG sets out that the contribution is due where there is an uplift of 500sqm of floorspace. There are three different contribution charging area and the City falls within the Central London Contribution Area. The contributions applicable in the City have been set at £137 per sq.m for office accommodation, £88 per sq.m for retail and £60 per sq.m for hotels. This policy will continue to operate as currently set out but the amount payable under the S106 will be the calculated S106 payment minus the amount now payable under CIL. The effect is that the total contribution required under S106 or CIL will be capped at the greater of the S106 or CIL payments.
66. The CIL charge is calculated according to the amount of additional floorspace a new development creates. The amount payable is calculated when planning permission is granted and is paid when development starts.
67. A contribution of £46200 (index linked) would be payable in relation to CIL.
68. It should be noted that there is an error in the CIL formula in that it increases the charge where there is only partial rather than full demolition of a building. The forthcoming CIL changes include a proposal to revise the formula to correct this error and it is likely that this will have been resolved prior to commencement of the scheme. The CIL calculation has been undertaken using the formula in the current regulations. However should the Mayor revise the formula (as he has recently indicated will happen) and allow it to be applied to this development the sum payable will reduce.

Conclusions

69. The proposed alterations to the undesignated heritage asset are considered to enhance the usability of the area, improve the facilities provided and not to damage the architectural integrity of the original concept and are supported by English Heritage. As such the proposals are recommended for approval.

Background Papers

Internal

Memo Department of Markets and Consumer Protection 28 May 2012

External

Letter Twentieth Century Society rec'd 20 June 2012

Letter English Heritage 21 March 2012 & 16 May 2012

Planning Statement DP9 May 2012

Design & Access Statement Arup Associates May 2012

Noise, Extract & Ventilation Strategy Arup Associates May 2012

Transport, Waste & Servicing Statement Arup Associates May 2012

Emails DP9 13 June 2012 & 26 June 2012

Letter Hackney Council 10 July 2012

Appendix A

London Plan Policies

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

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 4.8 Support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need and the broader objectives of the spatial structure of this Plan, especially town centres.

Policy 5.10 Promote and support urban greening, such as new planting in the public realm (including streets, squares and plazas) and multifunctional green infrastructure, to contribute to the adaptation to, and reduction of, the effects of climate change.

Policy 6.5 Contributions will be sought from developments likely to add to, or create, congestion on London's rail network that Crossrail is intended to mitigate.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.4 Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

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.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

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.

SHOP3 Seek increased retail facilities

To seek, where appropriate, the provision of new or increased retail facilities, particularly where:

- i. existing retail shop facilities are being replaced on redevelopment in accordance with policy SHOP 2;
- ii. the site is in or close to a shopping centre;
- iii. the site is close to a public transport interchange;
- iv. there is a riverside frontage.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

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.

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.

CS17 Minimising and managing waste

To support City businesses, residents and visitors in making sustainable choices regarding the minimisation, transport and management of their waste, capitalising on the City's riverside location for sustainable waste transfer and eliminating reliance on landfill for municipal solid waste (MSW).

CS20 Improve retail facilities

To improve the quantity and quality of retailing and the retail environment, promoting the development of the five Principal Shopping Centres and the linkages between them.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

SCHEDULE

APPLICATION: 12/00431/FULL

Broadgate Circle & 3 Broadgate London EC2M 2QS

Alterations to and partial demolition of Broadgate Circle including: lowering the central performance space; works and change of use to the basement and lower ground floor retail units; provision of new steps and alterations to the threshold from the Octagon; removal of existing kiosks and provision of new kiosks at ground level and within Broadgate Square; re-configuration and extension of the first floor restaurant/bar; works of hard and soft landscaping including the replacement of trees; the provision of plant within and external alterations to 3 Broadgate; and other ancillary works.

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 Before any works thereby affected are begun the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
 - (a) particulars and samples of the materials to be used on all external faces of the building including external ground and upper level surfaces;
 - (b) details of the canopies;
 - (c) details of the facades of the kiosks and 1st floor restaurant/bar;
 - (d) details of the location of the relocated cycle parking;
 - (e) details of plant and ductwork to serve the [A1] [A3] [A4] use(s);
 - (f) details of ventilation and air-conditioning for the [A1] [A3] [A4] use(s);
 - (g) details of external surfaces within the site boundary including hard and soft landscaping;
 - (h) details of the replacement trees and their location.REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, TRANS22, CS10, CS15
- 3 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.

REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.

- 4 (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the nearest window or facade of the nearest premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(b) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 5 Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects, based on the Department of Markets and Consumer Protection's Code of Deconstruction and Construction Practice, has been submitted to and approved in writing by the Local Planning Authority. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policy of the Core Strategy: CS15.

- 6 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Core Strategy: CS15.

- 7 A post construction BREEAM assessment demonstrating that a target rating of 'Very Good' has been achieved (or such other target rating as the local planning authority may agree provided that it is satisfied all reasonable endeavours have been used to achieve an 'Excellent' rating) shall be submitted as soon as practicable after practical completion.

REASON: To demonstrate that carbon emissions have been minimised and that the development is sustainable in accordance with the following policy of the Core Strategy CS15.

- 8 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: P-10-010 Issue A, P-10-020 Issue A, P-10-030 Issue A, P-10-040 Issue A, P-10-050 Issue A, P-10-410 Issue A, P-10-510 Issue A, P-10-520 Issue A, P-10-610 Issue A, P-30-010 Issue A, P-30-020 Issue A, P-30-030 Issue A, P-30-040 Issue A, P-30-050 Issue A, P-30-410 Issue A, P-30-510 Issue A, P-30-520 Issue A, P-30-530 Issue A, P-30-540 Issue A, P-30-610 Issue A, P-90-010 Issue A, P-91-010 Issue A, P-92-010 Issue A, P-94-010 Issue A, Letter DP9 dated 14 June 2012.
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 Reason for Grant of Planning Permission - The decision to grant this planning permission has been taken having regard to the policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. An objection was made to the application. This was taken into account by the Local Planning Authority but was not considered to outweigh the reasons for granting planning permission.

The proposed alterations to the undesignated heritage asset are considered to enhance the usability of the area, improve the facilities provided and not damage the architectural integrity of the original concept and are supported by English Heritage. As such the proposals are recommended for approval.

Relevant London Plan Policies

Policy 2.10 To enhance and promote the roles of the CAZ and London's financial and business services.

Policy 4.8 Support a diverse retail sector.

Policy 5.10 Promote and support urban greening.

Policy 6.5 Crossrail contributions will be sought to mitigate congestion on the rail network.

Policy 7.2 Development to achieve highest standard of inclusive design.

Policy 7.3 Creation of a safe, accessible environment.

Policy 7.4 Development should have regard to the character of the area.

Policy 7.5 Achieve safe, relevant, high quality public spaces.

Policy 7.6 To obtain inclusive, flexible, spaces and buildings of high architectural quality.

Policy 7.8 To protect heritage assets.

Unitary Development Plan and Core Strategy Policies

ENV6 Design of alterations to buildings

SHOP3 Seek increased retail facilities

UTIL6 Provision for waste collection

CS10 Promote high quality environment

CS15 Creation of sustainable development

CS17 Minimising and managing waste

CS20 Improve retail facilities

TRANS22 Require cycle parking