



Planning and Transportation Committee

Date: TUESDAY, 13 SEPTEMBER 2016

Time: 11.00 am

Venue: LIVERY HALL - GUILDHALL

Members:

Christopher Hayward (Chairman)	Deputy Henry Jones
Deputy Alastair Moss (Deputy Chairman)	Gregory Jones QC
Randall Anderson	Alderman Vincent Keaveny
Alex Bain-Stewart	Oliver Lodge
David Bradshaw	Paul Martinelli
Henry Colthurst	Brian Mooney
Revd Dr Martin Dudley	Sylvia Moys
Peter Dunphy	Graham Packham
Emma Edhem	Judith Pleasance
Sophie Anne Fernandes	Deputy Henry Pollard
Deputy Bill Fraser	James de Sausmarez
Marianne Fredericks	Tom Sleigh
George Gillon	Graeme Smith
Alderman David Graves	Angela Starling
Deputy Brian Harris	Patrick Streeter
Graeme Harrower	Deputy James Thomson
Alderman Peter Hewitt	Michael Welbank (Chief Commoner)
Alderman Robert Howard	

Enquiries: Amanda Thompson
tel. no.: 020 7332 3414
amanda.thompson@cityoflondon.gov.uk

Lunch will be served in Guildhall Club at 1PM
NB: Part of this meeting could be the subject of audio or video recording

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and summary of the meeting held on 26 July 2016.

For Decision
(Pages 1 - 12)
4. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR.**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 13 - 46)
5. **VALID APPLICATIONS LIST FOR COMMITTEE**
Report of the Chief Planning Officer and Development Director.

For Information
(Pages 47 - 54)
6. **REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT**
 - a) Moorgate Area Enhancement Strategy (Pages 55 - 62)

For Decision
 - b) ATTRO Consultation (Pages 63 - 70)

For Decision
 - c) Quarterly Risk Management Report (Pages 71 - 86)

For Information
 - d) Quarter 1 Progress Report (Pages 87 - 98)

For Information
7. **PUBLIC LIFT UPDATE**
Report of the City Surveyor.

For Information
(Pages 99 - 102)

8. **TOWER BRIDGE - REPLACEMENT OF HEATING SYSTEM SERVING THE HIGH LEVEL WALKWAYS AND TOWERS**
Report of the Director of Culture, Heritage and Libraries.

For Decision
(Pages 103 - 108)

9. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
11. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Part 2 - Non Public Agenda

12. **WIRELESS CONCESSION & CITY WIFI NETWORK REPORT**
Joint report of the City Surveyor and the Chamberlain.

For Decision
(Pages 109 - 116)

13. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

This page is intentionally left blank

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 26 July 2016

Minutes of the meeting of the Planning and Transportation Committee held at Livery Hall - Guildhall on Tuesday, 26 July 2016 at 11.00 am

Present

Members:

Christopher Hayward (Chairman)	Alderman Vincent Keaveny
Deputy Alastair Moss (Deputy Chairman)	Paul Martinelli
Randall Anderson	Brian Mooney
Alex Bain-Stewart	Sylvia Moys
Revd Dr Martin Dudley	Graham Packham
Peter Dunphy	Judith Pleasance
Emma Edhem	Deputy Henry Pollard
Sophie Anne Fernandes	James de Sausmarez
Deputy Bill Fraser	Tom Sleigh
Marianne Fredericks	Graeme Smith
Deputy Brian Harris	Angela Starling
Graeme Harrower	Patrick Streeter
Alderman Peter Hewitt	Michael Welbank (Chief Commoner)
Deputy Henry Jones	

In Attendance

Officers:

Amanda Thompson	- Town Clerk's Department
Sabina Johal	- Town Clerk's Department
Deborah Cluett	- Comptroller and City Solicitor
Alison Hurley	- Assistant Director Corporate Property Facilities Management
Carolyn Dwyer	- Director of Built Environment
Annie Hampson	- Department of the Built Environment
Iain Simmons	- Department of the Built Environment
Alan Rickwood	- City of London Police
Christopher Bell	- Chamberlain's Department
Martin Rodman	- Superintendent, West Ham Park and City Gardens
Steve Presland	- Transportation & Public Realm Director
Peter Shadbolt	- Department of the Built Environment

1. APOLOGIES

Apologies for absence were received from Henry Colthurst, George Gillon, Alderman Robert Howard, Oliver Lodge and Deputy James Thomson.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations of interest.

3. **MINUTES**

RESOLVED – That the public minutes of the meeting held on 5 July 2016 be agreed as a correct record subject to the following amendments:

Public Minutes 24 May and 5 July 2016

The inclusion of the reference to the amendment of the public minutes of the meeting held on 26 April 2016 as follows:

'That the minutes of the meeting held on 26 April 2016 be agreed as a correct record subject to the question relating to the North-South Cycle Superhighway at Minute 17 - Non-public questions - being recorded at Minute 10 - Public questions'

Members Present

The inclusion of Graeme Harrower as being present.

Public Lift Update

The Committee expressed concern that there was no officer from the City Surveyors in attendance at the meeting and asked that an officer be available at every meeting in the future.

4. **DELEGATED DECISIONS OF THE CHIEF PLANNING OFFICER AND DEVELOPMENT DIRECTOR.**

The Committee received a report of the Chief Planning Officer and Development Director in respect of development and advertisement applications dealt with under delegated authority.

RESOLVED – That the report be noted.

5. **VALID APPLICATIONS LIST FOR COMMITTEE**

The Committee received a report of the Chief Planning Officer and Development Director which provided details of valid planning applications received by the department since the last meeting.

RESOLVED – That the report be noted

6. **REPORTS RELATIVE TO PLANNING APPLICATIONS**

6.1 **Lloyds Chambers 1 Portsoken Street London E1 8BT**

Proposal: Lloyds Chambers 1 Portsoken Street London E1 8BT

Demolition of existing building and erection of a new building comprising ground plus 12 storeys and 3 basement levels, including Class B1a office use, flexible

Class A1/A2 use at the ground floor, and flexible Class A1/A2/A3/D2 use at ground and basement levels associated landscaping works, vehicular access and other

works incidental to the development (47,262sq.m GIA).

Registered No: 16/00209/FULMAJ

The Chief Planning officer advised the Committee of an amendment to Recommendation 1 (to recommend approval rather than delegation to the Chief Planning Officer to determine), an amendment to Condition 34 and amendments to the Mayoral Planning Obligation Net Liability figures which had been tabled.

Mr Bernard Harris spoke in objection on behalf of Marlyn Lodge Management Co. to express concerns including regarding noise disturbance, possible structural damage due to the deep excavations, loss of residential amenity and impact of construction traffic.

The Committee received a late letter of objection from Mr Tristan Gielen on behalf of TfL and he was given an opportunity to express TfL's concerns which related to the relocation of the service access.

Mr Jim Pool, Mr Liam Dunford and Mr Peter Caneparo spoke on behalf of the applicant.

The Committee discussed the proposal in relation to the concerns including the extent of adverse sunlight and daylight impacts, the BRE Guidance, and Local Plan policies relating to protection of daylight and sunlight. It was felt that the loss of light caused by the proposed development, although noticeable, was acceptable within the urban context of the City. The scheme would also provide an employment led mixed use development which would support the economic policies of the London Plan and Local Plan.

TfL's concerns regarding the proposed service access being located at Goodman's Yard were noted, but the Committee considered this an acceptable arrangement and preferable to Portsoken Street having regard, amongst other things, to the comparative characteristics of the streets, including in traffic management and amenity terms. Discussion ensued regarding the possibility of reducing day time servicing impacts and it was agreed that Condition 13 (relating to servicing hours) be removed, and the servicing arrangements be provided for instead in the Delivery and Servicing Management Plan ("DSMP") provisions of the S.106 Agreement. In preparing the DSMP provisions officers were instructed to consider whether night-time servicing should be required.

Upon being put to the vote the application was approved –

Vote: 26 in support and 1 abstention.

RESOLVED - That

- a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to
 - (i) Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed; and
- (b) That officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

6.2 Dewhurst House 24-30 West Smithfield London EC1

Proposal: Dewhurst House 24-30 West Smithfield London EC1

Conversion and part demolition of the building to create a hotel (Class C1), including refurbishment of the northern part of the building fronting West Smithfield and Hosier Lane and demolition of the southern part of the building fronting Cock Lane and erection of an 8 storey extension above ground and single level shallow basement below; alteration to rear service bay area, including the provision of 1 no. disabled parking space and cycle parking; replacement plant at roof level and basement, including reduction of existing plant enclosure on northern part of the building; ancillary restaurant at basement level and other incidental works, all in connection with the change of use of the building.

Registered No: 16/00215/FULMAJ

The Chief Planning Officer advised the Committee of an amendment to Recommendation 1 (to recommend approval rather than delegation to the Chief Planning Officer to determine). The Chief Planning Officer also advised that an email had been received from Smithfield Market Tenant's Association to confirm support for the application and that they believed the proposed development would be a welcome addition to the area.

The Committee was advised that loss of office use at the site was accepted in the extant planning permission for change of use to residential. In support of the current application, a financial viability assessment had been prepared, the conclusions of which satisfactorily demonstrated that the office use at this site would not be financially or commercially viable and the principle of the change of use is considered to be in accordance with relevant policies.

The Committee expressed the view that the proposed part refurbishment and part redevelopment of the site to provide a hotel would not prejudice the business function of the City and would provide a complementary use which

would contribute to the overall mix of uses and enhance the provision of visitor accommodation in close proximity to the cultural hub.

Upon being put to the vote the application was approved.

Vote: 27 in favour, 0 against, 0 abstentions.

RESOLVED – That

- (a) Planning permission be granted for the above proposal in accordance with the details set out in the attached scheduled, subject to
 - (i) Planning Obligations and other agreements being entered into as set out in the body of this report, the decision notice not to be issued until such obligations have been executed;
- (b) That your Officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and any necessary agreements under Section 278 of the Highway Act 1980.

6.3 191 Fleet Street London EC4A 2NJ - Retention of Shopfront.

Proposal: Retention of Shop front

Registered No: 15/01319/FULL

The Chief Planning Officer reported that retrospective permission was being sought to retain the existing shop front, which had been installed without planning permission. The original granite cladding had been replaced with glass, back painted white a grey tiled stall riser had been added; and the windows had been increased in size.

The Committee was advised that planning permission was granted in 2015 for the installation of new shop fronts to the Fleet Street and Chancery Lane elevations and relocation of entrance to Fleet Street. The scheme was a negotiated scheme, where the applicant was given clear advice as to what would and would not be acceptable and that the granite cladding should be retained.

The Committee considered that the current shop front was totally out of character and detracted from the character and appearance of the Fleet Street Conservation area. The applicant had also demonstrated a blatant disregard for the advice provided by officers.

Upon being put to the vote the application was refused.

Vote: 27 in favour, 0 against, 0 abstentions.

RESOLVED – That the application be refused for the reasons set out in the report schedule and the Chief Planning Officer be authorised to commence enforcement action in order to remove the ground floor cladding and reinstate the granite.

7. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

7.1 Consultation on Enforcement Plan Draft Supplementary Planning Document

The Committee received a report of the Director of the Built Environment seeking approval of the draft Enforcement Plan consultation which set out the City's approach to planning enforcement including trees.

RESOLVED – that the draft text of the Enforcement Plan be agreed and issued for public consultation for six weeks.

7.2 Adoption of the City Public Realm Supplementary Planning Document

The Committee received a report of the Director of the Built Environment setting out the background and preparation process for the proposed adoption of the City Public Realm Supplementary Planning Document (SPD). The purpose of the document was to provide a coordinated policy approach to the design and management of the public realm in the City.

RESOLVED – To

- 1) Approve the proposed amendments to the City Public Realm Supplementary Planning document set out in Appendix 2 of the report; and
- 2) Adopt the City Public Realm Supplementary Planning Document as amended (Appendix 3 of the report).

7.3 City of London Local Plan Review - Public Consultation on Issues and Options

The Committee received a report of the Director of the Built Environment seeking approval to publish the Local Plan Issues and Options public consultation document.

The Committee noted that details of the public consultation itself were still being finalised and asked that this be structured in such a way so that members of the public did not have to read through the entire document and should include public meetings, leaflets and questionnaires.

RESOLVED - to

- 1) Approve the draft Local Plan Issues and Options document for public consultation; and
- 2) Delegate authority to the Director of the Built Environment to make minor editorial amendments prior to publication of the Issues and Options document for public consultation.

7.4 ESRI(UK) Contract Waiver

The Committee received a report of the Director of the Built Environment seeking approval to extend the contract with ESRI, the supplier of the GIS (mapping) software.

The Committee was advised that the number of licences currently available was insufficient to meet the business need and rather than purchasing individual licences it was cheaper and more effective to enter into a three year Enterprise Licence Agreement which would enable the licence pool to be extended as business needs developed.

In response to a question the Director of the Built Environment advised that the cost of the Licence was split between all the departments that used it.

RESOLVED – To

- 1) Approve the waiver of regulation 9 of the Corporation's Procurement Regulations; and
- 2) Approve the award of the contract for the ESRI Enterprise Licence Agreement to ESRI(UK) for a value of £40,000pa for the period of 3 years (£120,000 in total).

7.5 Development of a Churchyards Enhancement Programme

The Committee received a joint report of the Director of Open Spaces and the Director of the Built Environment detailing a proposal to develop a programme to enhance the churchyards in the City.

The Committee noted that the churchyards were historic open spaces and had collective significance as a cultural asset. They formed the setting for the numerous listed churches and ancient monuments and were essential places for workers, visitors and residents to rest and enjoy. Many were popular green spaces, however, others were underutilised, uninspiring and in need of improvement.

The establishment of the Churchyards Enhancement Programme would address the need for improvements to the churchyards in order to support the Future City, and individual projects would then be initiated and progressed through the City's project gateway process as usual.

In response to a question concerning the financing of individual projects, and whether churchyards were actually part of the public realm or the responsibility of the Diocese, the Committee was advised that it was envisaged that projects would be funded from a variety of sources including CIL, the Diocese and grants.

A member also commented that the churchyards should be non-smoking.

Resolved – that Members approve the initiation and development of the Programme utilising £85,000 from the CIL Public Realm and Local Transport Improvements pot.

7.6 Department of the Built Environment Business Plan 2015/16: End of Year Update and Financial Outturn Report

The Committee received a report of the Director of the Built Environment setting out the progress against the 2015/16 Business Plan and the Financial Outturn report for the department.

The Committee was advised that the 2015/16 year end outturn position for the Department of Built Environment services covered by Planning & Transportation Committee revealed a net underspend for the department of £371k (4%) against the overall net local risk budget of £9.1m for 2015/16.

The Committee noted a request to carry forward the majority of this underspend into 2016/17 which would be considered by the Chamberlain in consultation with the Chairman and Deputy Chairman of the Resource Allocation Sub Committee.

RESOLVED – That the report be noted.

8. REPORT TO AUDIT AND RISK MANAGEMENT COMMITTEE ON AIR QUALITY

The Committee received a report of the Director of Markets and Consumer Protection regarding the Audit and Risk Management Committee's deep dive review into how air quality matters are being handled by the City Corporation. The Director advised that air quality had been identified by the new Mayor of London as being a priority issue. In addition, the Greater London Authority had introduced criteria for a London local authority to be awarded 'exemplar borough' status in action against air pollution. The City Corporation hoped to achieve this by continuing to demonstrate that the City was doing above and

beyond what was expected for statutory compliance to improve air quality and reduce public exposure to pollutants.

RESOLVED – That the report be noted.

9. **DRAFT CITY OF LONDON NOISE STRATEGY 2016 - 2026**

The Committee considered a report of the Director of Markets and Consumer Protection that sought approval for the proposed draft City of London Noise Strategy 2016-2026 to undergo external consultation until 17 October 2016. Members noted that comments could be provided to the report author (Pollution Team Manager, Department of Markets and Consumer Protection) throughout the consultation process, which would include consultation via the public website and contact with local businesses, Residents' Associations and neighbouring boroughs.

In response to Members' questions and concerns regarding noise from regular and ad hoc events, the Director advised that the City Corporation's events policy would be taken into account in the Strategy.

RESOLVED – That the report be noted.

10. **RESPONSIBLE PROCUREMENT STRATEGY 2016-2019**

The Committee received a report of the Chamberlain that set out the Responsible Procurement Strategy to support the Air Quality Strategy. Members noted that the new Strategy would increase the use of low emissions vehicles and reduce environmental impact by sourcing sustainable food, timber and other goods and by optimising environmental management practices.

RESOLVED – That the Responsible Procurement Strategy to support the Air Quality Strategy be noted.

11. **PUBLIC LIFT UPDATE**

The Committee received a report of the City Surveyor in relation to the public lift service.

The Committee expressed frustration that performance still failed to improve and asked that immediate steps be taken to improve the service.

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

Written responses were requested to the following questions:

Short Term Lets

'It is an offence for dwellings to be let out on a short term basis for more than 90 days per calendar year.

To do this planning permission is required and if this has not been obtained a fine of up to £20K may be levied as this is a breach of planning control.

This is a growing problem in the City (particularly in the Barbican) - what is the process that should be followed to put a stop to this?

Barts Square

'Can anything be done about the contractor noise arising from Bart's Square development'?

Bus Stops

'Can we push TfL to create more temporary bus-stops where buses have been diverted onto alternate routes due to construction works?'

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
There were no items of urgent business.
14. **EXCLUSION OF THE PUBLIC**
RESOLVED - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act.
15. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the meeting held on 24 May 2016 be agreed as a correct record.
16. **NON-PUBLIC QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
There were no non-public questions.
17. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
There were no non-public items of urgent business.

The meeting ended at 1.30 pm

Chairman

Contact Officer: Amanda Thompson
tel. no.: 020 7332 3414
amanda.thompson@cityoflondon.gov.uk

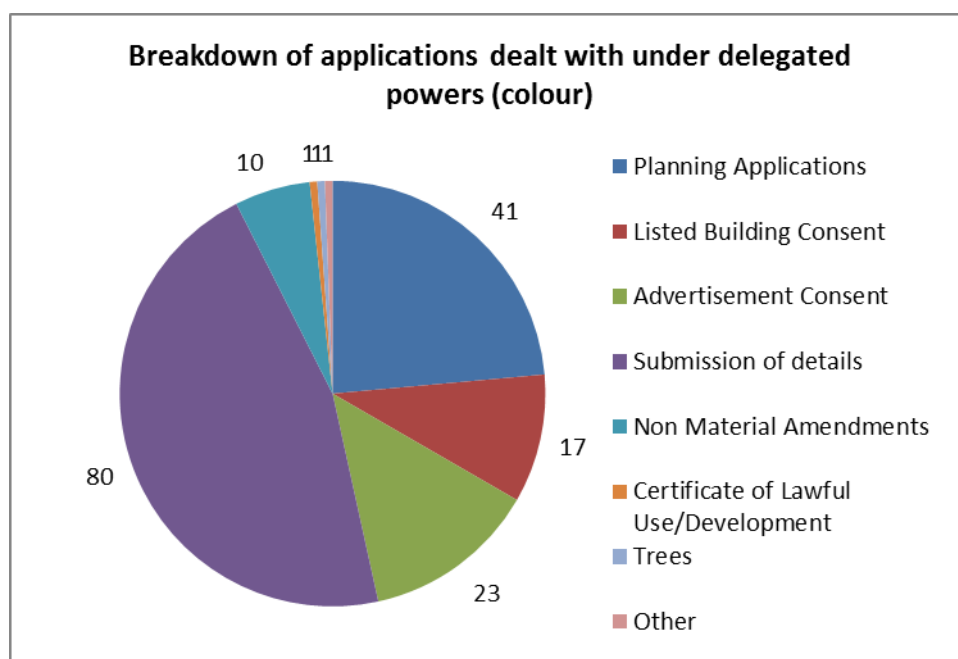
This page is intentionally left blank

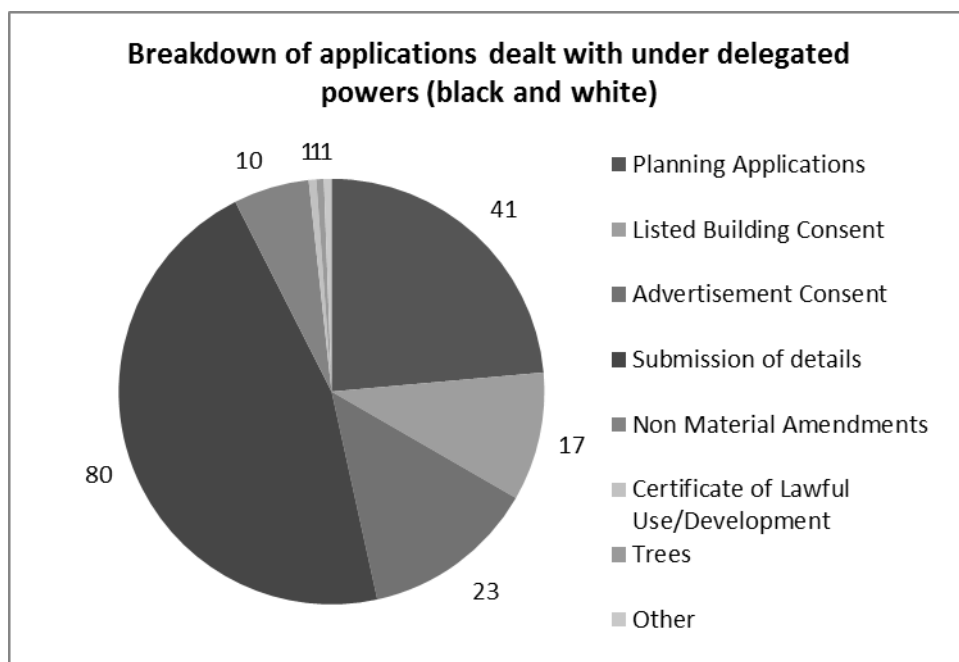
Committee:	Date:
Planning and Transportation	13/09/2016
Subject:	
Delegated decisions of the Chief Planning Officer and Development Director	
For Information	Public

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the Chief Planning Officer and Development Director or those so authorised under their delegated powers since my report to the last meeting.

2. In the time since the last report to Planning & Transportation Committee 174 matters have been dealt with under delegated powers, representing over 15% of our annual case load. The majority relate to conditions of previously approved schemes and advertisement consent applications. Of these advertisement consent applications 9 were refused, and 7 of these have been appealed and relate to bus shelters. Also approved under recent delegation was the installation of a cycle shelter at the Devonshire Square Estate for 20 cycles.

3. 41 applications for development have been approved providing 1194sqm of new office floorspace and 10 applications for change of use. Of these applications for change of use, 4 were for a change to class D2 'gym use'.





4. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Decision & Date of Decision
16/00464/FULL Aldgate	100 Fenchurch Street London EC3M 5JD	Installation of three condenser units at roof level.	Approved 12.07.2016
15/01341/MDC Aldgate	60 - 70 St Mary Axe London EC3A 8JQ	Details of a construction method statement pursuant to condition 10 of planning permission (application no. 08/00739/FULEIA) dated 10th June 2010.	Approved 19.07.2016
16/00575/MDC Aldgate	52-54 Lime Street & 21-26 Leadenhall (Prudential House), 27 & 27A Leadenhall Street (Allianz Cornhill House) & 34-35 Leadenhall Street & 4-5 Billiter Street (Winterthur House)	Details of the materials to be used on the external faces of the building pursuant to condition 8(a) [In Part] of planning permission (application no. 14/00027/FULL) dated 3rd June 2014.	Approved 04.08.2016

	London EC3		
16/00577/MDC Aldgate	52-54 Lime Street & 21-26 Leadenhall (Prudential House), 27 & 27A Leadenhall Street (Allianz Cornhill House) & 34-35 Leadenhall Street & 4-5 Billiter Street (Winterthur House) London EC3	Details of glazing at ground and mezzanine level pursuant to condition 9 [In Part] of planning permission (application no. 14/00027/FULL) dated 3rd June 2014.	Approved 04.08.2016
16/00803/MDC Aldgate	52-54 Lime Street & 21-26 Leadenhall (Prudential House), 27 & 27A Leadenhall Street (Allianz Cornhill House) & 34-35 Leadenhall Street & 4-5 Billiter Street (Winterthur House) London, EC3	Details of external materials (stone) to ground and mezzanine of main building and Billiter Street Annex pursuant to condition 8(a) (in part) of planning permission (application no. 14/00027/FULMAJ) dated 30th June 2014.	Approved 19.08.2016
16/00106/MDC Aldersgate	Blake Tower 2 Fann Street London EC1M 7AH	Details of hard and soft landscaping pursuant to conditions 7(i) (external surfaces) and 9 (hard and soft landscaping) of planning permission dated 6 March 2015 (14/00322/FULMAJ).	Approved 21.07.2016
16/00108/LDC Aldersgate	Blake Tower 2 Fann Street London EC1M 7AH	Details of hard and soft landscaping pursuant to condition 2(j) (hard and soft landscaping) of listed building consent dated 2 July 2015 (15/00527/LBC).	Approved 21.07.2016
16/00588/LBC Aldersgate	293 Lauderdale Tower Barbican London EC2Y 8BY	Refurbishment works to the existing kitchen and utility areas, involving the removal of an internal plasterboard partition and the creation of a	Approved 26.07.2016

		small opening at work surface level between the kitchen and living areas.	
16/00471/LBC Aldersgate	Mezzanine Floor Offices John Trundle Court Barbican London	Internal refurbishment of office space	Approved 28.07.2016
16/00625/LBC Aldersgate	51 Shakespeare Tower Barbican London EC2Y 8DR	Installation of suspended ceilings, re-configuration of some internal non-structural walls plus doors and associated frames.	Approved 19.08.2016
16/00550/FULL Broad Street	85 London Wall London EC2M 7AD	Change of use from restaurant (Class A3) to gym (Class D2) at part ground and lower ground floor level (425 sq.m).	Approved 28.07.2016
16/00681/NMA Broad Street	1 Angel Court & 33 Throgmorton Street, London EC2R 7BH	Non material amendment under section 96A of the Town and Country Planning Act 1990 to planning permission 13/00985/FULL dated 17.11.2014 to allow the basement storage area to be used as restaurant (A3) use. (167 sq.m.)	Approved 02.08.2016
16/00259/MDC Broad Street	19 Great Winchester Street London EC2N 2JA	Details of new facade, fenestration, entrances, flank and rear walls, terrace parapet balustrading, junctions with adjoining premises and refuse storage pursuant to conditions 6 b,d,f,g and i of planning permission 15/01052/FULL dated 26th November 2015.	Approved 04.08.2016
16/00692/MDC Broad Street	1 Angel Court & 33 Throgmorton Street London EC2N 2BR London	Details of a retail sign strategy on the facades pursuant to condition 14(c) part of planning permission dated 17.11.2014 (13/00985/FULL).	Approved 11.08.2016
16/00308/MDC Broad Street	19 Great Winchester Street London EC2N 2BH	Details of a scheme for protecting residents and commercial occupiers from noise, dust and other environmental effects during DEMOLITION pursuant to condition 2 of planning	Approved 16.08.2016

		permission 15 01052/FULL dated 26/11/2015.	
16/00309/MDC Broad Street	19 Great Winchester Street London EC2N 2BH	Submission of a Deconstruction Logistics Plan pursuant to condition 3 of planning permission 15 01052/FULL dated 26/11/2015.	Approved 16.08.2016
16/00310/MDC Broad Street	19 Great Winchester Street London EC2N 2BH	Details of a scheme for protecting residents and commercial occupiers from noise, dust and other environmental effects during CONSTRUCTION pursuant to condition 4 of planning permission 15 01052/FULL dated 26/11/2015.	Approved 16.08.2016
16/00311/MDC Broad Street	19 Great Winchester Street London EC2N 2BH	Submission of a Construction Logistics Plan pursuant to condition 5 of planning permission 15 01052/FULL dated 26/11/2015.	Approved 16.08.2016
16/00635/ADVT Broad Street	120 Old Broad Street London EC2N 1AR	Installation and display of one internally illuminated fascia sign measuring 2.4m wide by 0.5m high located at a height of 2.4m above ground floor level.	Approved 16.08.2016
16/00559/MDC Bridge And Bridge Without	31 - 35 Eastcheap London EC3M 1DE	Details of a scheme for protecting nearby residents and commercial occupiers from noise dust and other environmental effects pursuant to condition 2 of planning permission 16/00269/FULL dated 24 May 2016.	Approved 28.07.2016
16/00561/MDC Bridge And Bridge Without	23-29 Eastcheap, London, EC3M 1DE.	Details of a scheme for protecting nearby residents and commercial occupiers from noise dust and other environmental effects pursuant to condition 2 of planning permission 16/00267/FULL dated 24 May 2016.	Approved 28.07.2016
16/00592/FULL Bridge And	23 - 29 Eastcheap London EC3M 1DE	Removal of the existing roof extensions and additions and their replacement with a	Approved 09.08.2016

Bridge Without		mansard roof extension. (36sq.m)	
16/00593/LBC Bridge And Bridge Without	23 - 29 Eastcheap London EC3M 1DE	Removal of the existing roof extensions and additions and their replacement with a mansard roof extension.	Approved 09.08.2016
16/00687/LDC Bridge And Bridge Without	23-29 Eastcheap London EC3M 1DE	Details of the colour of the shopfront pursuant to condition 2(a) of listed building consent 15/01187/LBC dated 19th January 2016.	Approved 09.08.2016
16/00514/FULL Bridge And Bridge Without	7 - 8 Philpot Lane London EC3M 8AA	Refurbishment of existing buildings to include the replacement of an existing shopfront at number 8 with new masonry elevation, replacement of all windows and doors, and removal of roof plant and installation of new.	Approved 25.08.2016
16/00515/LBC Bridge And Bridge Without	7 - 8 Philpot Lane London EC3M 8AA	External and internal alterations and refurbishment of existing buildings to include the replacement of an existing shopfront at number 8 with new masonry elevation, replacement of all windows and doors, removal and installation of partition walls and removal of roof plant and installation of new.	Approved 25.08.2016
16/00711/FULL Bridge And Bridge Without	Austria House 36 - 38 Botolph Lane London EC3R 8DE	Re-cladding of facade at ground floor level, re-glazing within existing window frames, and replacement of railings at roof level.	Approved 25.08.2016
16/00738/BANK Bridge And Bridge Without	Arthur Street London EC4AR 9AS	Submission of details of surface and foul water drainage pursuant to condition 9 of the London Underground (Bank Station Capacity Upgrade) Order 2015 and the associated deemed Planning Permission under section 90(2A) of the Town and Country Planning Act 1990.	Approved 25.08.2016
16/00602/NMA Bishopsgate	8 Devonshire Square London EC2M 4PL	Non material amendment under section 96A of the Town and Country Planning Act	Approved 12.07.2016

		1990 to the height of core 9 and associated flues, balustrades, and roof plant screening.	
16/00257/ADVT Bishopsgate	Bus Stop O/S 186-190 Bishopsgate London EC2M 4NR	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 186-192 Bishopsgate (REFUSED).	Refused 19.07.2016
16/00260/ADVT Bishopsgate	158 Bishopsgate London EC2M 4LX	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 158 Bishopsgate (REFUSED).	Refused 19.07.2016
16/00702/MDC Bishopsgate	15 - 25 Artillery Lane London E1 7LP	Details of noise from plant, pursuant to condition 2(b) of planning permission 16/00140/FULL dated 12 April 2016.	Approved 28.07.2016
16/00745/POD C Bishopsgate	5 Broadgate London EC2M 2QS	Submission of the Delivery and Servicing Management Plan pursuant to schedule 1 paragraph 13.1 of section 106 agreement dated 29 July 2011, planning application reference 10/00904/FULEIA.	Approved 02.08.2016
16/00686/FULL Bishopsgate	Devonshire Square London EC2M 4YD	Installation of a cycle shelter on the Harrow Place frontage of the Devonshire Square Estate to provide 20 cycle parking spaces.	Approved 09.08.2016
16/00578/FULL Bishopsgate	The Kings Arms Public House 27 Wormwood Street London EC2M 1RP	Erection of external pergola system to external terrace area on the Bishopsgate Churchyard elevation.	Approved 11.08.2016
15/00942/MDC Bishopsgate	Stone House (128-140 Bishopsgate - 77-84 Houndsditch) Staple Hall (87-90 Houndsditch) 142-150 Bishopsgate 1-3 _ 5 Stone House Court 1-17 Devonshire Row (odd Numbers) London EC2	Details of scheme for protecting nearby occupiers from environmental effects during construction, a construction logistics plan and details of measures to protect trees in the vicinity of the site during works pursuant to Conditions 3 (in part), 5 (in part) and 7 (in part) of planning permission dated	Approved 16.08.2016

		29.03.2012 app.no. 11/00905/FULL.	
16/00540/FULL Bishopsgate	Paxton House 26 - 30 Artillery Lane London E1 7LS	Installation of a new entrance door and creation of a new window opening on the Artillery Lane elevation, replacement of existing door on the Sandy Row elevation, installation of external lighting at first floor level on the Artillery Lane elevation, installation of aluminium grilles to the rear lightwell elevation and installation of 15 condensor units within a new acoustic screening.	Approved 23.08.2016
16/00683/LBC Bishopsgate	Liverpool Street Railway Station Liverpool Street London EC2M 7PY	Extension of existing safety critical Public Address and Voice Alarm system.	Approved 23.08.2016
16/00579/FULL Bread Street	25 Cannon Street London EC4M 5TA	Replacement of 3 No. doors with windows on the Watling Street elevation.	Approved 04.08.2016
16/00585/MDC Bread Street	2 - 6 Cannon Street London EC4M 6YH	Submission of a Construction Logistics Plan pursuant to condition 5 of planning permission 14/00780/FULMAJ dated 30.07.2015.	Approved 16.08.2016
16/00488/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Details of the proposed presentation of the area of City wall and associated features revealed by the removal of the staircase from the highwalk to St. Alphage Garden, new cantilevered slab, new paving, details of alterations and repair to exposed brickwork and an archaeological watching brief pursuant to conditions 5 (in part), 41 (in part), 44 (c) (in part) and 53 (c) (in part) of planning permission dated 30 June 2014 (application number 14/00259/FULL).	Approved 19.07.2016

16/00664/FULL Bassishaw	65 Gresham Street London EC2V 7NQ	Change of use of part of the lower ground floor level from ancillary office accommodation (Use Class B1) to cycle and changing room facilities (Use Class Sui Generis).	Approved 16.08.2016
16/00546/MDC Bassishaw	Land Bounded By London Wall, Wood Street, St. Alphage Gardens, Fore Street, Fore Street Avenue, Bassishaw Highwalk, Alban Gate Rotunda, Alban Highwalk, Moorfields Highwalk And Willoughby Highwalk, London, EC2	Details of new facades (including materials), shopfronts, stairs, lifts, green walls, soffits, hand rails, balustrades and retail and office entrances pursuant to conditions 1(a), 1(b), 1(c) 1(e), 2(a), 2(b), 2(c) and 2(f) in part of planning permission dated 30 June 2014 (app ref: 14/00259/FULL).	Approved 19.08.2016
16/00709/MDC Bassishaw	55 Gresham Street London EC2V 7HQ	Details of measures to resist structural damage arising from an attack with a road vehicle or road vehicle borne explosive device pursuant to condition 6 of planning permission dated 21.12.15 (15/00706/FULMAJ).	Approved 25.08.2016
16/00261/ADVT Billingsgate	Bus Stop Outside Plantation Place 30 Fenchurch Street London EC3M 3BD	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside Plantation Place, 30 Fenchurch Street. (REFUSE)	Refused 19.08.2016
16/00275/MDC Castle Baynard	75 Shoe Lane And The International Press Centre 76 Shoe Lane And Merchant Centre 1 New Street Square London.	Discharge of conditions 11 (C,D,E,F), 13, 15, 16 and 24 pursuant to planning permission 15/01071/FULL dated 13th May 2016.	Approved 14.07.2016
16/00285/FULL Castle Baynard	Harmsworth House 13 - 15 Bouverie Street London	Retention of the change of use of part of the basement from office (Class B1) use to gym (Class D2) use	Approved 14.07.2016

	EC4Y 8DP	(220.9sq.m).	
16/00286/FULL Castle Baynard	Harmsworth House 13 - 15 Bouverie Street London EC4Y 8DP	Change of use of part of the basement from office (Class B1) use to gym (Class D2) use (107.7 sq.m).	Approved 14.07.2016
16/00518/FULL Castle Baynard	Greenwood House 4 - 7 Salisbury Court London EC4Y 8AA	Installation of single external air conditioning unit within a basement lightwell at the rear of the property.	Approved 19.07.2016
16/00465/ADVT Castle Baynard	1A Fetter Lane London EC4A 1BR	Installation and display of i) one internally illuminated fascia sign measuring 0.46m in height x 1.33m in width situated at a height of 2.15m above ground level; and ii) one internally illuminated hanging sign measuring 0.35m in height x 0.7m in width.	Approved 21.07.2016
16/00470/FULL Castle Baynard	1A Fetter Lane London EC4A 1BR	Installation of new glass shopfront.	Approved 21.07.2016
16/00537/MDC Castle Baynard	1A Fetter Lane London EC4A 1BR	Detailed drawing pursuant to condition 2 and Noise Impact Assessment pursuant to condition 3 of planning permission dated 11th January 2016 (reference 15/01177/FULL).	Approved 21.07.2016
16/00066/POD C Castle Baynard	St Andrews House 18 - 20 St Andrew Street London EC4A 3AG	Submission of Local Training, Skills and Job Brokerage Strategy (Demolition) pursuant to schedule 3 paragraph 3.1 of section 106 agreement dated 18 December 2015 planning application reference 15/00673/FULL.	Approved 26.07.2016
16/00551/MDC Castle Baynard	St Andrews House 18 - 20 St Andrew Street London EC4A 3AG	Granite and zinc cladding panels, metal flashings, window frame details, curtain wall glazing, framing and balcony doors, and parapet	Approved 28.07.2016

		details pursuant to conditions 5(a) (in part), 5(b) (in part) and 5(d) of planning permission dated 18 December 2015 (app ref: 15/00673/FULL).	
16/00647/MDC Castle Baynard	International Press Centre/Merchant Centre/1 New Street Square 75 Shoe Lane/New Street Square London EC4A 3BQ	Details of materials pursuant to condition 11 (a) (in part) of planning permission 15/01071/FULL dated 13th May 2016.	Approved 28.07.2016
16/00491/MDC Castle Baynard	Bridge House 181 Queen Victoria Street London EC4V 4DD	Details of reception windows and doors, bricks, render and finish of reinstated pediment pursuant to conditions 2a and 2b of planning permission 14/00186/FULL dated 24.04.14.	Approved 02.08.2016
16/00662/FULL Castle Baynard	St Paul's Cathedral St Paul's Churchyard London EC4M 8AD	Provision of a metal modular temporary access ramp to the East side of the North Transept entrance of St Paul's Cathedral for a temporary period of three years.	Approved 03.08.2016
16/00595/LBC Castle Baynard	Northbound Approach To Blackfriars Bridge London EC4V 4DY	Relocation of Queen Victoria statue 10 metres north of current location.	Approved 04.08.2016
16/00516/FULL Castle Baynard	1 Puddle Dock London EC4V 3DS	Creation of a roof terrace at sixth floor level including the erection of a glass balustrade.	Approved 16.08.2016
16/00562/FULL Castle Baynard	56 - 57 Fleet Street, London, EC4Y 1JU.	Alterations to existing entrance at ground floor level for office (class B1) use (49 sq.m); formation of an additional storey at roof level; formation of a roof terrace; erection of a plant store at roof level.	Approved 19.08.2016
16/00566/LBC Castle Baynard	56 - 57 Fleet Street, London, EC4Y 1JU.	Alterations to existing entrance at ground floor level; formation of an additional	Approved 19.08.2016

		storey at roof level; formation of a roof terrace; erection of a plant store at roof level and associated internal alterations.	
16/00636/MDC Castle Baynard	Audit House 58 Victoria Embankment London EC4Y 0DS	Details of proposed external surfaces and proposed gate and door to the former main entrance pursuant to conditions 11 (k) and 11 (m) of planning permission 13/00789/FULMAJ dated 07.03.14.	Approved 25.08.2016
16/00726/MDC Castle Baynard	1 Puddle Dock London EC4V 3DS	Details of alterations to the existing façades, ground floor elevations, office entrances, replacement windows, service entrance gate, window cleaning equipment, roof top plant and green roof (construction, planting, irrigation and maintenance) pursuant to conditions 5(a), (b), (c), (d), (e), (f), (g) and 11 of planning permission dated 24 July 2015 (ref: 15/00536/FULL).	Approved 25.08.2016
16/00722/MDC Castle Baynard	Bridge House 181 Queen Victoria Street London EC4V 4DD	Details of green roof, paint colour to external stonework, render to west elevation, louvres, and details of junctions between new and existing brickwork pursuant to conditions 2 (a), (c) and (d) of planning permission dated 24.04.14 (14/00186/FULL).	Approved 25.08.2016
16/00631/LDC Cripplegate	Conference Centre Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Details of glazing pursuant to condition 2(a) of listed building consent 16/00232/LBC dated 03.05.16.	Approved 12.07.2016
16/00762/LDC Cripplegate	Barbican Arts And Conference Centre Silk Street London EC2Y 8DS	Details of signage, display cabinets, staircase, manifestation and particulars and samples of materials have been submitted pursuant to condition 4 of listed building consent dated 13th May 2016 (Ref: 16/00056/LBC).	Approved 04.08.2016
16/00667/LBC	Barbican Arts And	Installation of 6 No. ceiling	Approved

Cripplegate	Conference Centre Silk Street London EC2Y 8DS	mounted projectors within the Arts Centre foyers.	11.08.2016
16/00689/LBC Cripplegate	Barbican Arts And Conference Centre Level 1 Silk Street London EC2Y 8DS	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 3 (approved plans) of listed building consent (application no. 15/00979/LBC) dated 19 November 2015 to refer to a revised list of drawings amended to reflect minor alterations to the design of the equipment storage enclosure.	Approved 11.08.2016
16/00665/LBC Cripplegate	44 Speed House Barbican London EC2Y 8AT	Retention of the works to remove the existing glazed timber sliding door between the kitchen and living room.	Approved 25.08.2016
16/00497/FULL Cornhill	55 Bishopsgate London EC2N 3AS	Change of use of part of lower ground floor from Class B1 ancillary accommodation to Class D2 gym use (enlargement of existing Class D2 gym use).(435 sq.m nia)	Approved 12.07.2016
16/00256/ADVT Cornhill	99 Bishopsgate London EC2M 3XF	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 99 Bishopsgate. (REFUSED)	Refused 19.07.2016
16/00500/LBC Cornhill	1 Bishopsgate London EC2N 3AQ	Replacement of existing fascia sign and projecting sign.	Approved 19.07.2016
16/00504/ADVT Cornhill	1 Bishopsgate London EC2N 3AQ	Installation and display of: (i) One internally illuminated fascia advertisement measuring 2.1m(w) by 0.25m(h), displayed at a height of 4.5m above ground floor level, and (ii) One non-illuminated projecting advertisement measuring 0.79m (h) by 0.7m (w),	Approved 19.07.2016

		displayed at a height of 4.1m above ground floor level.	
16/00534/LBC Cornhill	32 Threadneedle Street London EC2R 8AY	Removal of non-original partitions, installation of new partitions, including the insertion of new glass doors and screens; works to ceilings and columns; installation of metal framed suspended ceiling; and formation of new entrance lobby.	Approved 28.07.2016
16/00630/MDC Cornhill	15 Bishopsgate London EC2R 8AY	Details the structural integrity of the listed Gibson Hall boundary wall (Method Statement and Structural Survey) pursuant to Condition 12 of planning permission 14/01251/FULMAJ.	Approved 19.08.2016
16/00493/FULL Candlewick	Sherborne House 119 - 121 Cannon Street London EC4N 5AT	Installation of a louvre within existing window opening at first floor level.	Approved 19.07.2016
16/00795/NMA Candlewick	24 King William Street London EC4R 9AJ	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 14/01096/FULMAJ dated 11th May 2015 to allow a change to the cladding and junction on the south facade between the building and neighbouring property at 6 Arthur Street.	Approved 16.08.2016
16/00618/POD C Coleman Street	21 Moorfields, Land Bounded By Moorfields, Fore Street Avenue, Moor Lane & New Union Street London EC2P 2HT	Submission of details of the Alternative Route Bond pursuant to schedule 3 paragraph 15.24 of the section 106 agreement dated 25 November 2015 in relation to planning permission 14/01179/FULEIA.	Approved 14.07.2016
16/00569/ADVT Coleman Street	48 London Wall, London, EC2M 5TE.	Installation and display of one internally illuminated fascia sign measuring 3.7m wide by 0.72m high located at a height of 2.2m above ground level.	Approved 21.07.2016
16/00463/FULL	51-53 Moorgate	Refurbishment, re-cladding	Approved

Coleman Street	London EC2R 6BH	and extension of the existing building for continued office (Class B1) use (uplift 497sq.m GIA) , along with the provision of retail floorspace at ground level comprising a Class A3 unit on the Moorgate elevation north of Coleman Street Buildings, and for a flexible use for either Class A1/A2/A3 purposes on the south side of Coleman Street Buildings on the Moorgate elevation, associated public realm improvements to Coleman Street Buildings passageway and the provision of a new electricity sub station in the northern courtyard.	26.07.2016
16/00264/LBC Coleman Street	Basildon House 7 - 11 Moorgate London EC2R 6AF	Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 3 of listed building consent dated 14 January 2016 (ref: 15/00969/LBC) to amend the proposed works to the WCs from a full replacement to a refurbishment and to amend the detail of the oak cladding to the marble in the entrance corridor.	Approved 02.08.2016
16/00175/FULL Coleman Street	99 Gresham Street London EC2V 7NG	(i) Change of use of part ground floor from office use (Class B1) to create four retail units (Class A1) (465sq.m) together with associated physical alterations including new windows and entrance doors to Coleman Street; (ii) New windows and entrance doors to the existing retail unit fronting Gresham Street; (iii) Alteration to the office entrance to Gresham Street; (iv) Installation of lighting to the first floor window bays to Coleman Street.	Approved 05.08.2016

16/00262/ADVT Coleman Street	Bus Stop Outside 143 - 171 Moorgate London EC2M 6XQ	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 143-171 Moorgate. (REFUSE)	Refused 19.08.2016
16/00560/FULL Coleman Street	30 - 34 Moorgate London EC2R 6PL	Part re-cladding and extension of the existing building for office (B1) use (uplift 234sq.m GIA); change of use from ancillary office (Class B1) and financial and professional services (Class A2) at part- ground and part-basement levels to flexible retail use (Class A1/A2/A3) (36sq.m) and associated works including roof top plant.	Approved 19.08.2016
16/00567/NMA Coleman Street	67 - 71 Moorgate & 34 London Wall London EC2R 6BH	Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission (14/00518/FULL) dated 1st May 2015 to reflect minor detail alterations to the internal layout, the shopfront to No. 71 and the rear core extension.	Approved 19.08.2016
16/00775/XRAI L Coleman Street	87 Moorgate & 8 Moorfields London EC2	Plans and specifications submission under Schedule 7 of the Crossrail Act 2008 for Permanent Works at 87 Moorgate and 8 Moorfields (replacement windows) authorised by the Act.	Approved 19.08.2016
16/00574/LBC Coleman Street	London Metropolitan University 84 Moorgate London EC2M 6SQ	Temporary improvements to escape stair fire protection to the Electra House and Tower Chambers buildings. Works to include: new corridor doors, re-instatement of partitions, re-hanging of existing doors, upgrading of the fire resistant existing doors, the fixing shut of the existing doors and the formation of 3 (No.) new doorways. All work to be reversible.	Approved 25.08.2016
16/00703/POD C	100 Cheapside, 1 Honey Lane, 28-30	Submission of Interim Travel Plan and Delivery and	Approved

Cheap	Lawrence Lane & 39 King Street London EC2	Servicing Management Plan pursuant to Schedule 3 paragraphs 10.1 and 11.1 of Unilateral Undertaking dated 25 August 2011 associated planning application 09/00353/FULMAJ.	26.07.2016
16/00387/MDC Cheap	Abacus House 33 Gutter Lane London EC2V 8AS	Details of the means of protection of the existing trees and their root systems pursuant to condition 11 of planning permission dated 18th February 2016 (App No 15/01210/FULL).	Approved 09.08.2016
16/00587/ADVT Cheap	100 Cheapside London EC2V 6DT	Installation and display of i) one internally illuminated projecting sign measuring 0.6m by 0.6m located at a height of 3.7m above ground floor level on the Cheapside elevation ii) one internally illuminated projecting sign measuring 0.6m by 0.6m located at a height of 3.7m above ground floor level on the King Street elevation.	Approved 16.08.2016
12/00527/MDC Cheap	150 - 152 Cheapside (St Vedast House), 161-162 Cheapside & 2-14 St Martins Le Grand (Empire House) London EC2 EC2V 6ET	Details of resiting and fixing details of two blue commemorative plaques on the Foster Lane and St Martin Le Grand elevations pursuant to condition 25 of the planning permission dated 7th June 2005 (Application No 05/00061/FULL).	Withdrawn 25.08.2016
16/00502/MDC Cordwainer	Land Bounded By Cannon Street, Queen Street, Queen Victoria Street, Bucklersbury & Walbrook London EC4	Details of a retail kitchen extract plant noise mitigation survey submitted pursuant to condition 16 of planning permission dated 30th March 2012 (Ref: 11/00935/FULEIA).	Approved 12.07.2016
16/00644/FULL Cordwainer	40 Bow Lane London EC4M 9DT	Alterations to shopfront to incorporate sash window to right hand bay.	Approved 04.08.2016

16/00787/MDC Cordwainer	19-28 Watling Street & 10 Bow Lane London EC4M 9BR	Submission of a noise assessment report pursuant to condition 3 (a) of planning permission dated 23rd December 2015 (15/01164/FULL).	Approved 16.08.2016
16/00638/FULL Cordwainer	29 Watling Street London EC4M 9BR	Installation of two external heaters; installation of brass covers to existing ground floor window cills.	Approved 23.08.2016
16/00639/ADVT Cordwainer	29 Watling Street London EC4M 9BR	Installation and display of: (i) two non-illuminated awnings with advertisement measuring 1.6m (w) by 0.7m (h) displayed at a height of 2m above ground floor level.	Approved 23.08.2016
16/00568/ADVT Cordwainer	60 Queen Victoria Street, London, EC4N 4TR.	Installation & display of i) three sets of internally illuminated individual fascia lettering and logo measuring 0.45m (h) by 3.5m (w) located at varying heights between 3.7m and 4.1m above ground floor level on the Queen Victoria Street elevation ii) one internally illuminated individual fascia lettering and logo measuring 0.45m (h) by 3.5m (w) located at a height of 2.92m above ground level on Queen Street elevation; iii) four non-illuminated projecting signs measuring 0.63m (h) by 2.94m (w) located at height varying heights of between 3.4m - 3.6m above ground floor level on Queen Victoria Street elevation iv) two non-illuminated projecting signs measuring 0.63m (h) by 2.94m (w) located at height varying heights of between 2.36m and 2.94m above ground level on Queen Street elevation.	Approved 25.08.2016
16/00672/NMA Dowgate	108 Cannon Street London EC4N 6EU	Non-material amendment under section 96A of the Town and Country Planning Act	Approved 12.07.2016

		1990 to planning permission 13/01110/FULL dated 28.04.2014 to clad over the first floor level beam on the Cannon Street elevation.	
16/00555/MDC Dowgate	108 Cannon Street London EC4N 6EU	Details of the relocation of the sculpture pursuant to condition 10 of planning permission 13/01110/FULL dated 28/4/2014.	Approved 28.07.2016
16/00467/FULL Dowgate	Livery Hall Dyers Hall 10 Dowgate Hill London EC4R 2ST	Installation of new ductwork and one kitchen extract fan, two toilet extract fans and one toilet air intake fan at roof level on the existing lift motor room with associated 1.1m high guardrail and a ladder with protective cage.	Approved 04.08.2016
16/00468/LBC Dowgate	Livery Hall Dyers' Hall 10 Dowgate Hill London EC4R 2ST	Internal and external alterations including: i) Installation of new flight of stairs between this and lower basement level partially infilling existing lightwell ii) refurbishment of lower ground floor level to provide new male and female toilets and cloak room involving the demolition of an existing lightwell window and walls and the installation of new partition walls, suspended ceiling and sanitary equipment; iii) replacement of existing extract duct in lightwell and erection of new ductwork and x1 kitchen extract fan x2 toilet extract fans and x1 toilet air intake fan at roof level on existing lift motor room with associated 1.1m high guardrail and a ladder with protective cage to same.	Approved 04.08.2016
16/00580/FULL Dowgate	80 Cannon Street London EC4N 6HL	External alterations comprising the replacement of the mezzanine level louvres with glazing to facilitate office use and alterations to the plant and equipment at roof level, including the formation	Approved 16.08.2016

		of a plant store.	
16/00156/ADVT Farringdon Within	Bus Stop On Northern Side of Newgate Street Outside Christchurch Greyfriars Churchyard London EC1A 1HQ	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside Atlantic House, 100 Newgate Street.	Refused 14.07.2016
16/00157/ADVT Farringdon Within	Bus Stop Outside Fleet Place House London EC4M 7RF	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside Fleet Place House.	Refused 14.07.2016
16/00517/ADVT Farringdon Within	20 Holborn Viaduct London EC1A 2AT	Retention of i) one internally illuminated hanging sign measuring 0.6m in diameter situated at a height of 2.84m above ground level; and ii) one externally illuminated fascia sign measuring 0.97m in height x 5.53m in width situated at a height of 2.65m above ground level.	Approved 19.07.2016
16/00558/MDC Farringdon Within	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Operational Waste Management Plan for Phase 2a (Office A) pursuant to condition 36 pursuant (in part) of planning permission dated 24 July 2015 (app ref: 15/00417/FULMAJ).	Approved 28.07.2016
16/00669/MDC Farringdon Within	69 Carter Lane London EC4V 5EQ	Acoustic Consultancy Report pursuant to Condition 3 (Noise Attenuation Assessment) of planning permission dated 23 June 2015 (ref: 15/00332/FULL).	Approved 28.07.2016
16/00328/FULL Farringdon Within	Livery Hall Butchers' Hall 87 - 89 Bartholomew Close London EC1A 7EB	(i) Alterations at ground floor level including the relocation of the main entrance and the provision of a new access ramp; (ii) Removal and replacement of the 4th floor mansard roof to provide office	Approved 11.08.2016

		(Class B1) accommodation; (iii) Erection of a new fifth floor pavilion to provide additional office (Class B1) accommodation, rooftop plant and rooftop amenity space; and (iv) Erection of a rear extension with the existing lightwell at basement to fifth floor level to provide new office (Class B1) accommodation (net increase in floorspace 378 sq.m GIA).	
16/00624/ADVT Farringdon Within	'El Vino' 30 New Bridge Street London EC4V 6BJ	Installation and display of i) one externally illuminated fascia sign measuring 3.6m wide by 0.8m high located at a height of 2.5m above ground floor level. ii) two internally illuminated menu boards measuring 0.65m wide by 1m high located at a height of 0.8m above ground floor level on the flank elevation.	Approved 17.08.2016
16/00674/MDC Farringdon Within	St Bartholomew House 58 West Smithfield London EC1A 9DS	Details of new doors and louvres to the new refuse enclosure and secondary entrance on Cloth Fair pursuant to condition 2(h) of listed building consent dated 03 April 2014 (ref: 12/01146/LBC) and condition 6(f) of planning permission dated 03 April 2014 (ref: 12/01145/FULL).	Approved 25.08.2016
16/00675/LDC Farringdon Within	St Bartholomew House 58 West Smithfield London EC1A 9DS	Details of the proposed floor to lobby, entrance hall and landings pursuant to condition 2(c) of listed building consent dated 03 April 2014 (ref: 12/01146/LBC).	Approved 25.08.2016
16/00676/LDC Farringdon Within	St Bartholomew House 58 West Smithfield London EC1A 9DS	Details of proposed glass stairwell ceiling pursuant to condition 2(d) of listed building consent dated 03 April 2014 (ref: 12/01146/LBC).	Approved 25.08.2016
16/00678/LDC Farringdon	St Bartholomew House 58 West Smithfield	Method statement for the refurbishment of internal stairwell tiles, internal doors	Approved 25.08.2016

Within	London EC1A 9DS	and surviving decorative plasterwork pursuant to condition 2(a) of listed building consent dated 03 April 2014 (ref: 12/01146/LBC).	
16/00058/MDC Farringdon Without	Halsbury House 35 Chancery Lane London WC2A 1EL	Details of junctions with adjoining premises pursuant to condition 6d of planning permission dated 20th June 2014 (reference: 13/01189/FULL).	Approved 26.07.2016
15/00895/MDC Farringdon Without	25 - 26 Furnival Street London EC4A 1JT	Details of archaeological evaluation, a programme of archaeological work, foundations and piling configuration pursuant to conditions 6, 7 and 8 of planning permission dated 27.04.2015 (application number 14/00866/FULL)	Approved 28.07.2016
16/00433/FULL Farringdon Without	53 Fleet Street London EC4Y 1JU	Installation of shopfront and alterations to ground level elevations.	Approved 02.08.2016
16/00691/NMA Farringdon Without	Halsbury House 35 Chancery Lane London WC2A 1EL	Application under section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission dated 20th June 2014 (ref: 13/01189/FULL) to enable the relocation of the retail unit entrance on Chancery Lane.	Approved 02.08.2016
16/00316/NMA Farringdon Without	25-32 Chancery Lane & 2 Bream's Building London WC2A 1LS	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 11/00426/FULMAJ dated 28.03.12 to include external lighting on the Chancery Lane elevation.	Approved 04.08.2016
16/00531/LBC Farringdon Without	East Wing St Bartholomew's Hospital West Smithfield London EC1A 7BE	Internal alterations to second floor of the East Wing building including removal of internal partitions.	Approved 04.08.2016
16/00733/NMA	25 - 32 Chancery	Non-material amendment	Approved

Farringdon Without	Lane & 2 Bream's Building London WC2A 1LS	under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 11/00426/FULMAJ dated 28.03.12 to allow the installation of facade drenchers at the southern end of the Little Whites Alley elevation, and for the installation of granite plinths to the Chancery Lane, Bream's Buildings and Little Whites Alley facades.	04.08.2016
16/00699/TCA Farringdon Without	Kings College Maughan Library Chancery Lane London WC2A 1LR	Root trimming of a small tree adjacent to the pavement on the right-hand side of the entrance to Maughan Library.	No objections to tree works - TCA 10.08.2016
16/00453/ADVT Farringdon Without	31 Holborn London EC1N 2HR	Installation and display of i) five non-illuminated fascia signs measuring 0.3m high by 0.236m wide at heights above ground of 8.14m, 4.61m, 4.48m, 4.78m and 4.81m; and ii) two non-illuminated hanging signs measuring 0.6m in diameter at heights above ground of 3.18m and 2.94m.	Approved 11.08.2016
15/01204/FULL Farringdon Without	St Bartholomew's Hospital West Smithfield London EC1A 7BE	Installation of stand alone gas enclosure room and oil fill point to serve St Bartholomew's Hospital.	Withdrawn 12.08.2016
16/00730/MDC Farringdon Without	40 Furnival Street London EC4A 1JQ	Submission of an acoustic report to demonstrate that the installed plant equipment meets design requirements pursuant to condition 2 of planning permission 15/01240/FULL dated 19.01.16.	Approved 16.08.2016
15/00870/NMA Farringdon Without	1-6 Dyer's Buildings London EC1N 2JT	Application under Section 96a of the Town and Country Planning Act 1990 for a non-material amendment to planning permission dated 01 July 2013 (ref:	Approved 19.08.2016

		11/00885/FULMAJ) to enable (i) the alteration of fourth floor windows to doors; (ii) the introduction of rooftop plant within the existing building envelope; and (iii) the removal of condition 19 (PV Panel Details).	
16/00303/MDC Farringdon Without	1-6 Dyer's Buildings London EC1N 2JT	Particulars and samples of the materials (bricks, quartz-zinc, anthrax-zinc, lightwell render) to be used on the external faces of the building pursuant to condition 7(a) (in part) of planning permission dated 1st July 2013 (ref: 11/00885/FULMAJ dated 1st July 2013).	Approved 19.08.2016
16/00472/MDC Farringdon Without	25 - 26 Furnival Street London EC4A 1JT	Submission of an Energy Statement and BREEAM Assessment pursuant to condition 10 and 11 of planning permission 14/00866/FULL dated 27.04.15	Approved 23.08.2016
16/00648/MDC Farringdon Without	98 Fetter Lane & 12 Norwich Street London EC4A 1EP	Details of proposed shopfronts pursuant to condition 9 (Part) of planning permission 13/00771/FULMAJ dated 21.02.14.	Approved 25.08.2016
16/00649/MDC Farringdon Without	Site Bounded By 34-38, 39-41, 45-47 & 57B Little Britain & 20, 25, 47, 48-50, 51-53, 59, 60, 61, 61A & 62 Bartholomew Close, London EC1	Cycle parking details for Phase 2a (Office A) pursuant to condition 34 (in part) of planning permission dated 24 July 2015 (ref: 15/00417/FULMAJ).	Approved 25.08.2016
16/00696/FULL Farringdon Without	10 Snow Hill, 2-3 Hosier Lane & 12 Smithfield Street London EC1A 2AL	Retention of one new air conditioning unit within the internal courtyard area.	Approved 25.08.2016
16/00507/MDC	21, 21A Lime	Details of the green roof and a	Approved

Langbourn	Street, 8, 10, 10A, 11A & 11B Ship Tavern Passage London EC3	plant noise report pursuant to conditions 6 & 15 of planning permission dated 16th April 2015 (15/00089/FULL).	14.07.2016
16/00361/ADVT Langbourn	77 - 80 Gracechurch Street London EC3V 0AS	Installation and display of i) one externally illuminated fascia lettering measuring 0.37m in height x 3m in width situated at a height of 3.29m above ground level; ii) one non-illuminated fascia lettering measuring 0.13m in height x 1.9m in width situated at a height of 3.35m above ground level; iii) one non-illuminated fascia lettering measuring 0.13m in height x 1.6m wide situated at a height of 3.35m above ground level; and iv) one externally illuminated hanging sign measuring 0.52m in height x 0.75m in width situated at a height of 3.67m above ground level.	Approved 19.07.2016
16/00245/ADVT Langbourn	Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street) London	Installation and display of: (i) two internally illuminated projecting advertisement signs each measuring 0.5m (h) by 0.7m (w), displayed at a height of 4.2m above ground floor level; and (ii) installation of glass fronted purple cladding with illuminated central strip and lettering around two ATM machines.	Approved 21.07.2016
16/00441/MDC Langbourn	Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street) London EC3	Details of samples of materials: new facades including typical details of fenestration and entrances; typical bay; stonework; pursuant to condition 18 (a), (b), (c), (d) of planning permission 14/00237/FULMAJ dated 8th February 2016.	Approved 21.07.2016
16/00505/ADVT	67 Lombard Street London	Installation and display of two internally illuminated	Approved

Langbourn	EC3V 9LJ	projecting signs measuring 0.9m in height x 0.3m in width situated at a height of 2.73m above ground level.	28.07.2016
16/00704/CLOP D Langbourn	85 Gracechurch Street London EC3V 0EQ	Application for certificate of lawfulness for proposed change of use from Class A2 use (Financial and Professional Services) to Class A1 use (Shops).	Grant Certificate of Lawful Development 04.08.2016
16/00597/MDC Langbourn	21, 21A Lime Street, 8, 10, 10A, 11A & 11B Ship Tavern Passage London EC3	Details of louvres and aluminium pressings pursuant condition 5a (part) of planning permission 15/00089/FULL dated 16.04.2015.	Approved 09.08.2016
16/00581/MDC Langbourn	Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street) London EC3	Submission of Servicing Management Plan pursuant to Condition 40 of planning permission dated 8th February 2016 (14/00237/FULMAJ).	Approved 11.08.2016
16/00258/ADVT Lime Street	6 Bishopsgate London EC2N 4DA	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 6 Bishopsgate. (REFUSED)	Refused 19.07.2016
16/00658/POD C Lime Street	22 Bishopsgate London EC2N	Submission of details of the Local Training Skills and Job Brokerage Strategy pursuant to schedule 3 paragraph 3.3 of the section 106 agreement dated 16 June 2016 planning application reference 15/00764/FULEIA.	Approved 21.07.2016
16/00659/POD C Lime Street	22 Bishopsgate London EC2N	Submission of details of a Local Procurement Strategy pursuant to schedule 3 paragraph 2.1 of the Section 106 agreement dated 16 June 2016 planning application reference 15/00764/FULEIA.	Approved 21.07.2016
16/00679/TCA	St Helen's	Works of pruning to a Lime	No objections to

Lime Street	Bishopsgate Great St Helen's London EC3A 6AT	Tree.	tree works - TCA 26.07.2016
16/00646/MDC Lime Street	22 Bishopsgate London EC2N	Submission of details of a survey to show no unacceptable risk to below ground utilities infrastructure pursuant to condition 8 of planning permission dated 16th June 2016 (15/00764/FULEIA)	Approved 16.08.2016
16/00655/MDC Lime Street	22 Bishopsgate London EC2N	Submission of details of a survey of the highways and other land at the perimeter of the site showing the existing Ordinance Datum level of the adjoining streets and open spaces pursuant to condition 4 of planning permission dated 16th June 2016 (15/00764/FULEIA).	Approved 16.08.2016
16/00660/POD C Lime Street	22 Bishopsgate London EC2N	Submission of details of utilities connections requirements, including all proposed service connections and communal entry chambers and the draft programme of ordering and completion pursuant to schedule 3 paragraph 13 of the Section 106 agreement dated 16 June 2016 planning application reference 15/00764/FULEIA.	Approved 16.08.2016
16/00661/POD C Lime Street	22 Bishopsgate London EC2N	Submission of details of a television interference survey pursuant to schedule 3 paragraph 14.1 of the section 106 agreement dated 16 June 2016 planning application reference 15/00764/FULEIA.	Approved 17.08.2016
16/00186/FULL Portsoken	St Botolph Aldgate Church Yard Aldgate High Street London EC3N 1AB	Alterations to existing churchyard railings, gates and layout and the erection of new railings/gates at the church's southern elevation; re-landscaping and laying out of Churchyard.	Approved 12.07.2016

16/00254/ADVT Portsoken	Bus Stop Outside 57 - 60 Aldgate High Street London EC3N 1AL	Internally illuminated advertisement measuring 2.37m high by 1.34m wide by 0.35m deep on bus shelter outside 57-60 Aldgate High Street.	Refused 14.07.2016
16/00489/MDC Portsoken	Site At The Junction of Duke's Place, St. Botolph Street & Aldgate High Street, London EC3	Details of a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during the period of works; details of foundations and piling configuration; details of design and materials for the pavilion pursuant to Conditions 2, 6 and 7 of planning permission dated 03.02.2015 (14/00986/FULL)	Approved 21.07.2016
15/01067/FULL Portsoken	15-16 Minories 62 Aldgate High Street London EC3N 1AL	Application under S73 of the Town and Country Planning Act 1990 to vary Condition 70 of planning permission dated 30.06.2014 (13/01055/FULMAJ) to incorporate minor material amendments to the layout and design of the building to be used for residential purposes.(Class C3).	Approved 19.08.2016
15/01185/MDC Queenhithe	62 Upper Thames Street London EC4V 3EH	Submission of particulars and samples of walkway surface, specifications, lighting and drainage pursuant to conditions 4, 9,10 and 11 of planning permission 15/01015/FULL dated 5.11.15.	Approved 25.08.2016
16/00420/MDC Queenhithe	Ocean House, Fur Trade House, Queensbridge House 10 Little Trinity Lane London EC4V 2AR	Discharge of condition 38 pursuant to application 11/00572/FULMAJ dated 20th March 2012.	Approved 25.08.2016
16/00524/MDC Queenhithe	Ocean House, Fur Trade House, Queensbridge House, 10 Little Trinity Lane,	Details of making good to the Painter-Stainers Hall pursuant to condition 8 of planning permission 11/00572/FULMAJ dated 20/03/2012.	Approved 25.08.2016

	London EC4.		
16/00427/FULL Tower	1 Aldgate London EC3N 1RE	Installation of five condenser units.	Approved 19.07.2016
16/00526/MDC Tower	Walsingham House 35 Seething Lane London EC3N 4AH	Details of an Environmental Management Plan pursuant to condition 2 of planning permission 14/01226/FULMAJ dated 08.01.2016.	Approved 21.07.2016
16/00720/POD C Tower	Walsingham House 35 Seething Lane London EC3N 4AH	The submission of a Highways Schedule of Condition Survey pursuant to Schedule 3, Paragraph 6.1 and 6.2 of the Section 106 agreement dated 08.01.2016 - planning application reference 14/01226/FULMAJ.	Approved 28.07.2016
16/00728/POD C Tower	Walsingham House 35 Seething Lane London EC3N 4AH	The submission of the Local Procurement Strategy and the Local Jobs Strategy dated 08.07.16 pursuant to Schedule 3, Section 1.1 and 1.9 as well as Schedule 3, Section 2.2.1 of the Section 106 agreement signed on the 08.01.16.	Approved 28.07.2016
16/00570/FULL Tower	1 Aldgate London EC3N 1RE	Installation of two new entrances and replacement of glazing on the Aldgate elevation.	Approved 09.08.2016
16/00525/MDC Tower	100 Minories London EC3 1JY	Submission of samples and particulars of materials to use for the external stonework, aluminium rainscreen cladding and window frames, granite base band pursuant to condition 15 (a) (in part) of planning permission dated 14.02.2014 (12/00263/FULMAJ).	Approved 11.08.2016
15/01306/FULL Tower	3 America Square London EC3N 2LR	Application under Section 73(a) of the Town and Country Planning Act 1990 to retain works as carried out without complying with conditions	Approved 16.08.2016

		3(a), (b) and (c) of planning permission (application no. 13/00677/FULL) dated 15th August 2013 which required details of a new garden, roof terrace including handrails, balustrades, surface treatments and landscaping; details of new entrance door and new windows.	
15/00680/MDC Tower	15-16 Minories & 62 Aldgate High Street London EC3N 1AX	Details of design and method statements demonstrating the impact on London Underground structures pursuant to Condition 7 (in part) of planning permission 13/01055/FULMAJ dated 30.06.14 as amended by non-material alteration 14/00923/NMA dated 16.10.14 and 15/00069/NMA dated 12.02.15.	Approved 19.08.2016
16/00484/FULL Tower	51 - 54 Fenchurch Street London EC3M 3LA	Change of use of part ground and lower ground floor from Class B1 to flexible B1/A1 use with associated external elevation changes, including the installation of a shop front at ground floor level.	Approved 19.08.2016
16/00682/ADVT Tower	20 London Street London EC3R 7JP	Installation and display of one internally illuminated projecting sign measuring 0.5m by 0.5m located at a height of 2.7m above ground floor level.	Approved 19.08.2016
16/00779/MDC Tower	Walsingham House 35 Seething Lane London EC3N 4AH	Details of a programme of archaeological work, foundations and piling configuration pursuant to conditions 4 and 5 of planning permission dated 8 January 2016 (application number 14/01226/FULMAJ).	Approved 19.08.2016
16/00314/MDC Vintry	Bracken House 1 Friday Street London EC4M 9JA	Submission of (i) a scheme for protecting nearby residents from noise and dust and other environmental effects (ii) details of proposed materials	Approved 12.07.2016

		and finishes to roof garden, terraces, platform lift and plant screening pursuant to conditions 2 and 3 of planning permission 15/00953/FULL dated 15.12.15.	
16/00049/FULL Vintry	Senator House 85 Queen Victoria Street London EC4V 4AB	Installation of plant and associated enclosures at roof level.	Approved 26.07.2016
16/00583/FULL Vintry	27 Garlick Hill London EC4V 2BA	Change of use from A1 (retail) to A5 (hot food take away), with associated internal and external alterations, including alterations to extractor flue and alterations to the shopfront.	Approved 09.08.2016
16/00367/FULL Vintry	50 Cannon Street London EC4N 6JJ	The installation of an air conditioning condenser at roof level.	Approved 11.08.2016
16/00796/NMA Vintry	33 Queen Street London EC4R 1BR	Non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission 16/00077/FULL dated 14.04.16 to allow amendments to the location of access doors and size of furniture store on the proposed fourth and fifth floor terraces.	Approved 23.08.2016
16/00076/FULL Walbrook	27 Old Jewry London EC2R 8DQ	Change of use of the basement, ground and mezzanine levels from vacant bank (Use Class A2) to flexible use as Class A3 or A4; associated shopfront alterations, including the installation of an awning; installation of external ventilation duct, installation of plant and air conditioning units to the roof at first floor level and associated internal alterations.	Approved 19.07.2016

16/00501/FULL Walbrook	107 Cannon Street London EC4N 5AF	Alterations and refurbishment of the front entrance including re-cladding.	Approved 11.08.2016
16/00690/MDC Walbrook	The Walbrook Building 25 Walbrook London EC4N 8AF (St Swithins House, Walbrook House, Granite House, St Swithins Church Garden.	Details of the uses, configuration, size and frontage of the retail units pursuant to condition 25 of planning permission dated 1st September 2011 (reference 09/00489/FULL).	Approved 11.08.2016
16/00421/LDC Walbrook	111 Cannon Street London EC4N 5AR	Details of an information board, materials and fixing details, explaining the London Stone pursuant to condition 2 of planning permission dated 22nd April 2016 (application number 16/00192/LBC)	Approved 19.08.2016
16/00767/MDC Walbrook	27 - 32 Old Jewry London EC2R 8DQ	Submission of details of mitigation of noise, dust and other environmental effects during construction, pursuant to condition 2 and details of an acoustic report relating to construction noise pursuant to condition 3 of planning permission dated 19th July 2016. (16/00076/FULL).	Approved 23.08.2016
16/00791/POD C Walbrook	15 - 17 St Swithin's Lane, London EC4N 8AL	Submission of the Highway Schedule of Condition survey pursuant to schedule 3, paragraph 9.1 of the Section 106 Agreement dated 30 June 2014 relating to Planning Permission 13/00805/FULMAJ.	Approved 25.08.2016
16/00794/MDC Walbrook	27 - 32 Poultry London EC2R 8AJ	Details of all ground level surfaces including new paving and any alterations to existing surfaces, creation of the ramped accesses and works within Mildred's Court and Grocers' Hall Court pursuant to conditions 12 (g) and 3 (o) of planning permission dated 3rd June 2013	Approved 25.08.2016

		(13/01036/FULMAJ) and listed building consent dated 10th July 2015 (15/00438/LBC).	
--	--	--	--

This page is intentionally left blank

Agenda Item 5

Committee:	Date:
Planning and Transportation	13 September 2016
Subject: Valid planning applications received by Department of the Built Environment	
Report of: The Director of the Built Environment	Public

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development applications received by the Department of the Built Environment since my report to the last meeting.
2. Any questions of detail arising from these reports can be sent to plans@cityoflondon.gov.uk.

DETAILS OF VALID APPLICATIONS

Application Number & Ward	Address	Proposal	Date of Validation
16/00773/FULL Aldersgate	From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican, London, EC1A 4LA	Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows and the erection of an extension to provide a staircase.	22/07/2016
16/00768/FULL Aldersgate	From John Wesley Highwalk To Seddon Highwalk, Thomas More Highwalk, Barbican, London EC2	Change of use of podium level and upper floors of Turret to form one two bedroom residential dwelling (Use Class C3), including the insertion of windows.	22/07/2016
16/00781/FULL Aldgate	3 Lloyd's Avenue, London, EC3N 3DS	Refurbishment and redecoration of the main entrance door (including the replacement of right leaf panels with glazed vision panels, and new steel handle); and the replacement of the terrace door with a new glazed aluminium frame door.	01/08/2016
16/00800/FULL Aldgate	117 - 119 Houndsditch, London, EC3A 7BT	Installation of a new shopfront including replacement of doors and glazing, and installation of new signage.	15/08/2016
16/00715/FULL Billingsgate	11 - 15 St Mary At Hill, London, EC3R 8EE	Replacement of door and side screen and installation of box	07/07/2016

		hedge planter to front railing.	
16/00736/FULL Billingsgate	The Guild Church of St Margaret Pattens, Eastcheap, London, EC3M 1HS	Change of use of the wellbeing centre (Class D1) use within Guild Church to office (Class B1) use (15.5sq.m).	13/07/2016
16/00751/FULL Billingsgate	St Mary-At-Hill Church , St Mary At Hill, London, EC3R 8EE	Re-landscaping of the St Mary-at-Hill churchyard, involving removing steps and installing ramps for better access from St Mary-at-Hill and St Mary-at-Hill Church, including a reduction in site levels and partial-demolition of a retaining wall. Installation of new drainage and a SUDS scheme, new areas of soft landscaping, replacement of existing paving, new lighting scheme and new timber seats.	25/07/2016
16/00725/FULL Bishopsgate	206 - 210 Bishopsgate, London, EC2M 4NR	Change of use of part ground floor and basement floor from Class Use A1 (Shops) to Class Use A4 (Drinking establishment) (110sq.m GIA).	07/07/2016
16/00582/FULL Bishopsgate	Dashwood House, 69 Old Broad Street, London, EC2M 1QS	Creation of a stepped entrance and archway to the eastern outdoor external seating area	12/07/2016
16/00798/FULL Bishopsgate	206 - 210 Bishopsgate, London, EC2M 4NR	Change of use of part of ground floor and basement from Use Class A1 (shop) to Use Class D1 (non-residential institution).	29/07/2016
16/00797/FULL Bishopsgate	206 - 210 Bishopsgate, London, EC2M 4NR	Change of use of part of the ground floor and the basement from Use Class A1 (shop) to Use Class A3 (restaurant).	29/07/2016
16/00711/FULL Bridge And Bridge Without	Austria House, 36 - 38 Botolph Lane, London, EC3R 8DE	Re-cladding of facade at ground floor level, re-glazing within existing window frames, and replacement of railings at roof level.	06/07/2016
16/00782/FULL Broad Street	Warnford Court, 29 Throgmorton Street, London, EC2N 2AT	Installation of painted timber doors, with glazed vision panels, glazed clerestory, brass handles and building name signage to the principal entrances on Throgmorton St and Throgmorton Avenue/Cophall Avenue.	01/08/2016
16/00776/FULMAJ Broad Street	60 London Wall, London, EC2M 5TQ	Partial demolition and redevelopment to provide a basement, ground floor plus ten upper storey building, to provide retail (Class A1) (floorspace	08/08/2016

		2,319 sq.m GIA) at ground floor level and offices above (Class B1a) (floorspace 42,984 sq.m GEA) with associated roof top plant, terraces, reconfigured servicing, ancillary cycle parking and other associated works.	
16/00785/FULL Candlewick	The Olde Wine Shades Public House , 6 Martin Lane, London, EC4R 0DJ	Removal of three air condenser units and one chiller unit situated on the side elevation and replacement with one unit within an acoustic enclosure; and installation of a louvred vent above the side door.	28/07/2016
16/00766/FULL Castle Baynard	7 Ludgate Circus, London, EC4M 7LF	Installation of new shopfront.	29/07/2016
16/00778/FULL Cheap	Saddlers' Hall, 40 - 44 Gutter Lane, London, EC2V 6BR	Creation of a new entrance on the Gutter Lane elevation, provision of level access on southern elevation, infill extension to third floor, creation of two new meeting rooms and a new external terrace at fourth floor level and rationalisation of existing plant equipment creating 133sqm (GIA) of new floorspace.	29/07/2016
16/00697/FULL Cordwainer	62 - 63 Cheapside, London, EC2V 6BP	Alterations to the existing shopfront including: (i) replacement of the entrance recess panelling with glazing; (ii) removal of applied lattice work to the entrance doors; and (iii) repainting of existing infill panels.	15/07/2016
16/00707/FULL Cornhill	39 Cornhill, London, EC3V 3ND	Removal of existing solid frontage and replacement with full height glazed panels and replacement of the existing entrance door with glazed sliding doors on the St Michael's Alley elevation and associated internal alterations.	05/07/2016
16/00626/FULL Cornhill	The Royal Exchange, London, EC3V 3LL	(i) Use of courtyard and basement for Sui Generis purposes comprising retail, restaurant and bar uses (334sq.m) (ii) Use of retail units at courtyard level for Class A1 purposes (1,632sq.m)	07/07/2016

		<p>(iii) Use of proposed courtyard mezzanine floor for either Class A1 or Class A3 purposes (1,051sq.m)</p> <p>(i) Use of courtyard and basement for Sui Generis purposes comprising retail, restaurant and bar uses (334sq.m)</p> <p>(ii) Use of retail units at courtyard level for Class A1 purposes (1,632sq.m)</p> <p>(iii) Use of existing and proposed courtyard mezzanine floor for either Class A1 or Class A3 purposes (1,051sq.m)</p> <p>(i) Use of courtyard and basement for Sui Generis purposes comprising retail, restaurant and bar uses (334sq.m)</p> <p>(ii) Use of retail units at courtyard level for Class A1 purposes (1,632sq.m)</p> <p>(iii) Use of existing and proposed courtyard mezzanine floor for either Class A1 or Class A3 purposes (1,051sq.m)</p>	
16/00509/FULL Cornhill	68 Cornhill, London, EC3V 3QX	Change of use of lower ground floor from Offices (Class B1(a)) to Chiropractic Clinic (Class D1) (Total floorspace 78 sq.m GIA).	18/07/2016
16/00764/FULL Cornhill	22 Old Broad Street, London, EC2N 1DP	Installation of rooftop plant equipment and associated works including plantscreen and ductwork.	22/07/2016
16/00780/FULL Cornhill	55 Bishopsgate, London, EC2N 3AS	Installation of extractor fan at sixth floor roof level.	29/07/2016
16/00590/FULL Cripplegate	Bernard Morgan House, 43 Golden Lane, London, EC1Y 0RS	Demolition of existing building, retention of existing basement and construction of new residential building together with ancillary car parking, hard and soft landscaping and all associated works.	05/07/2016
16/00351/FULL Farringdon Within	Flat 17, The Gallery, 38 Ludgate Hill, London, EC4M 7DE	Retention of alterations to fenestration on eastern elevation.	02/08/2016
16/00632/FULL Farringdon Within	Flat 17,, The Gallery, 38 Ludgate Hill, London, EC4M 7DE	Installation of two air conditioning units at sixth floor; installation of two vents and two skylights on the main roof.	02/08/2016

16/00817/FULL Farringdon Within	79 - 79A Carter Lane, London, EC4V 5EP	Change of use from shop (Class A1) and office (Class B1) uses to residential (Class C3) (1 unit) and associated external alterations, including a roof extension (28sq.m).	12/08/2016
16/00696/FULL Farringdon Without	10 Snow Hill, 2-3 Hosier Lane & 12 Smithfield Street, London, EC1A 2AL	Retention of one new air conditioning unit within the internal courtyard area.	04/07/2016
16/00805/FULL Farringdon Without	St Andrew Holborn, 32A Holborn Viaduct, London, EC1N 2HB	Re-opening of existing blocked doorway to the crypt and provision of new oak doors at ground floor level facing Shoe Lane.	02/08/2016
16/00809/FULMAJ Langbourn	Fountain House, 130 Fenchurch Street, London, EC3M 5DJ	Demolition of existing building and erection of a building over two basement levels, ground, mezzanine and 18 upper storeys and a triple height plant storey [106.35m AOD] for uses comprising office (Class B1) [45,128sq.m GEA], retail (Class A1) and flexible retail/office space (Class A1/A3/B1) [486sq.m GEA] with associated cycle parking, servicing, storage and plant. [Total 45,614sq.m GEA] The proposals do not comply with one or more provisions of the development plan (City of London Local Plan, London Plan and the NPPF) in force in the area within which the proposal site is located.	08/08/2016
16/00713/FULL Lime Street	Hasilwood House, 60 Bishopsgate, London, EC2N 4AW	Internal and external alterations including replacement of the windows at ground floor level in association with the proposed change of use from a storage facility (Use Class B8) to sports facility (Use Class D2) of 12sq.m of lower ground floor space.	07/07/2016
16/00849/FULEIA Lime Street	22 Bishopsgate, London, EC2N	Amendments to planning permission ref 15/00764/FULEIA (for Construction of a building arranged on three basement floors, ground and 61 upper floors plus mezzanines and	22/08/2016

		<p>plant comprising floorspace for use within Classes A and B1 of the Use Classes Order and a publicly accessible viewing gallery and facilities (Sui Generis); hard and soft landscaping works; the provision of ancillary servicing and other works incidental to the development. (200,714 sq.m GEA.)) comprising changes to the layout and configuration of the basement and base of the building, including; relocation of the retail units; changes to the proposed wind mitigation measures; changes to the cycle parking provision and facilities; changes to the Bishopsgate elevation at lower levels; changes to the art street; and changes to the proposed land use distribution and floor area (201,863 sq.m GEA).</p> <p>This application is accompanied by an Environmental Statement which is available for inspection with the planning application. Copies of the Environmental Statement may be bought from DP9, 100 Pall Mall, London, SW1Y 5NQ, electronic copy at a cost of £5.00 and hard copy for £50.00.</p> <p>The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.</p>	
16/00742/FULL Portsoken	9-13 Aldgate High Street, London, EC3N 1AH	Proposed extension to hotel building comprising rooftop hotel bar and external terrace area including associated facilities, service and guest access with reconfiguration of plant equipment.	19/07/2016
16/00406/FULMAJ Tower	15 Minories, 57 - 60 & 62 Aldgate High Street,	Demolition of existing structures, and erection of a	07/07/2016

	London, EC3N 1AL	mixed use office building (Class B1(a), including ground floor Class A1 and A3/A4 uses. (28,819sq.m)	
16/00741/FULL Tower	Minories Public House, 64 - 73 Minories, London, EC3N 1JL	Installation of a new kitchen extract plant.	14/07/2016
16/00826/FULL Walbrook	Telecommunications Mast, 8 - 10 Old Jewry, London, EC2Y 8DP	Upgrade to existing telecommunications equipment comprising the replacement of 9 No. existing antennas with 9 No. new antennas together with associated cabinet removal and upgrade.	15/08/2016

This page is intentionally left blank

Committee(s):	Date(s):
Planning & Transportation - For decision	13/09/2016
Streets & Walkways Sub - For decision	27/09/2016
Subject: Moorgate Area Enhancement Strategy	Public
Report of: The Director of the Built Environment	For Decision
Summary	
<p>An area-based approach for the City’s public realm is set out within the City Public Realm SPD, adopted in July 2016 (Appendix 1). Area Enhancement Strategies have been approved for all except 4 of the 16 City districts, one of which is the Moorgate area.</p> <p>Moorgate is undergoing significant change at present. There are a number of developments within the area that are recently completed, consented or currently under consideration (Appendix 2), many of which have an impact on the adjacent public realm. The creation of a new Crossrail station in Moorgate and Moorfields and associated development will lead to a sharp increase in pedestrian numbers, along with a likely increase in development pressure as a result of the improved connectivity. In addition to this, the emerging proposals for the Cultural Hub to the west mean that there is now an increasing emphasis on the quality of the walking and arrival experience.</p> <p>It is proposed to develop an area enhancement strategy for the Moorgate area in order to provide a framework for future public realm enhancements and address the needs of the changing area. There are a number of key issues that the strategy will cover:</p> <ul style="list-style-type: none"> • New developments in the area would benefit from a clear and coordinated design approach to the adjacent public realm; • There is now a greater understanding of the implications of Crossrail on pedestrian flows that requires a review of footway capacity and key junctions; • There is a need to develop a greater sense of place around Moorgate, which is a Principal Shopping Centre, in order to enhance its future vitality and role within the City. Much of the area is also within a conservation area and Finsbury Circus is an Historic Park and Garden; • There is a need to improve the arrival experience and key walking routes between the Cultural Hub and both Moorgate and Liverpool Street stations; • There may be opportunities to create more green spaces and plant trees to enhance the environment and mitigate the impacts of pollution. <p>It is proposed to adjust the strategy boundary to include the whole of Moorgate and its side streets. This will enable a coordinated approach for the street and its junctions to be developed as well as improved connections between Crossrail and the Cultural Hub.</p>	

Recommendation: It is recommended that:

- Officers undertake the production of a Moorgate Area Enhancement Strategy at a total estimated cost of £80,000, funded from the 2016/17 TfL Local Implementation Plan allocation (£40,000) and the River Plate House (7-11 Finsbury Circus) Section 106 Agreement (£40,000).

Main Report

Background

1. An area-based approach for the City's public realm is set out within the City Public Realm SPD (adopted July 2016) with Area Enhancement Strategies already approved for the majority of the 16 City areas. The four areas that do not yet have a strategy in place are Moorgate, St Pauls, Holborn and Temple & Whitefriars. Of these, Moorgate is considered to be a priority due to the significant amount of change that the area is experiencing and its proximity to Crossrail and the Cultural Hub.
2. The Liverpool Street Area Enhancement Strategy, approved by Members in September 2013, contains guidance on the northern section of Moorgate, but does not cover the streets to the south, east and west. The Barbican & Golden Lane Area Strategy (December 2015) addresses some of the streets to the west of Moorgate by introducing the principle of a 'Moorgate Quarter' but this does not extend beyond Moor Lane.
3. The proposed Moorgate Strategy area will provide a critical link between existing strategies and will be the missing piece of the jigsaw in addressing public realm proposals in this area.

Current Position

4. Moorgate as a whole suffers from a lack of clear identity or sense of place. Although the area has one of the busiest stations in the City, is one of the City's Principal Shopping Centres and contains a number of designated heritage assets, the focus of the urban experience is on movement and transition, rather than as a place or destination.
5. There are a number of redevelopments in the Moorgate area that are either recently completed, consented or currently being considered (Appendix 2) with a general trend towards increased retail provision on Moorgate and the enhancement of east-west pedestrian routes along historic lanes. There is a clear need to develop a coordinated approach to the public realm which addresses the changing character of this part of Moorgate and identifies opportunities for improvements in the surrounding streets and spaces.
6. There is now a greater understanding of the likely pedestrian flows and comfort levels around Moorgate that will result from the opening of Crossrail. Findings from recent studies have revealed very low pedestrian comfort levels at the junctions of London Wall and Ropemaker Street post Crossrail

completion as well as poor accessibility. In order to deliver a safe and attractive public realm that will successfully accommodate the increasing pressures in this area, a review of the design and operational capacity of these junctions needs to be undertaken, with particular attention given to the wider changes to the strategic network such as the proposals at Bank Junction.

7. The emergence of the Cultural Hub and the identification of a number of projects within the Barbican & Golden Lane Area Strategy mean that further consideration must be given to the role that Moorgate will play as a gateway into the area, particularly for pedestrians moving west from the new Crossrail station, towards the Barbican and Cultural Hub.
8. Finsbury Circus sits between Liverpool Street and Moorgate and is one of the largest green spaces in the City. Crossrail are required to submit for approval under Schedule 7 of the Crossrail Act proposals for the reinstatement of the public realm that fall within the site area. Discussions are in progress to ensure that the works would be constructed to the City's specifications and standards. The proposed Strategy will enable officers to also consider opportunities for complementary improvements to connecting streets.
9. There is a general need throughout this area for an improved street environment and the predicted increase in pedestrian numbers will only intensify this position. In addition to increasing tree planting and the enhancement of townscape and public spaces, an improvement in air quality will be paramount to the future success of the area, particularly given that parts of it fall within the City's pilot Low Emissions Neighbourhood. The area is also vulnerable to flooding from surface water/sewer overflow and the potential for sustainable drainage measures will need to be taken into account.

Proposal

10. The creation of a Moorgate Area Enhancement Strategy will not only fill the current gap in public realm guidance and proposals, but will develop a strategy that addresses the increasingly important role that this part of the City will play in delivering an attractive, accessible and safe public realm, whilst accommodating significant increases in pedestrian numbers and delivering all of the functional requirements of the street network.
11. In order to develop a clear scope for the strategy, a review of the boundary line of the strategy area has been undertaken and it is proposed to include the northern section of Moorgate and areas to the east and west of the street. This updated strategy boundary will ensure that opportunities and changes are captured that may not have been fully resolved in previous area strategies, in particular around Crossrail, the Cultural Hub, Finsbury Circus and Moorgate as a Principal Shopping Centre.
12. The proposed strategy will also seek to address utilities and maintenance issues in any design proposals.
13. Given that much of the background data is already available, it is proposed that a streamlined approach to the production of this strategy is undertaken

with a shorter programme for delivery and a targeted consultation process. It is anticipated that the strategy would be completed, consulted upon and submitted to committees for adoption within 12 months.

Corporate & Strategic Implications

14. This project will contribute to the delivery of Key Policy Priority 1 from the City's Corporate Plan: Supporting and promoting the UK financial based services sector throughout the world for the benefit of the wider UK economy. This specifically mentions the need to seek continued investment in transport and other infrastructure projects and continue our support for key cross-London projects including Crossrail.

15. There are several Local Plan Policies that are of relevance to the Moorgate area strategy and these will be taken into account in the preparation of the document.

16. A new Moorgate Area Enhancement Strategy will principally aim to progress two of the key delivery themes from within the Departmental Business Plan 2016/19:

Future Key Places – To focus on key places in the City including supporting and enabling the development of a vibrant Cultural Hub in a world class setting.

Future Streets & Public Realm – To deliver a distinctive, attractive, inclusive and safe public realm in the City by:

- Upgrading busy key public realm areas including the Crossrail environs.
- Transforming traffic junctions to create calmer, safer, more attractive places in the heart of the City

17. The City has recently secured funding for a Low Emissions Neighbourhood, which partly falls within the proposed strategy area. Where possible, opportunities to complement this approach and improve local air quality will be explored as part of this process.

18. The City is currently developing a Noise Strategy which shall be considered during the development of proposals, particularly where there may be opportunities to enhance the acoustic environment to complement physical and visual landscape measures.

Financial Implications

19. The total estimated cost of the preparation of the strategy (including consultation) is £80,000. This estimate is based on the cost of a similar strategy that was recently produced for the Cheapside and Guildhall area. The proposed funding approach for the Moorgate Area Strategy is to utilise £40,000 from the 2016/17 TfL Local Implementation Plan allocation and £40,000 from the Local Community Facilities and Environmental Improvement Works payment from the River Plate House (7-11 Finsbury Circus) Section 106 Agreement dated 10 May 2013.

20. The funds from the S106 Agreement may only be expended on works and facilities within the area specified in the agreement. This only covers part of the Moorgate strategy area. Therefore, it is proposed that the rest of the strategy will be funded by the TfL Local Implementation Plan allocation for 2016/17.

Table 1: Estimated cost of the Moorgate Area Enhancement Strategy

Item	Estimated Cost (£'s)
Staff costs	40,000
Fees	40,000
TOTAL	80,000

Conclusion

21. Given the significant change and increasing development pressure in the Moorgate area, there is a clear need for a public realm strategy to provide a well-functioning and attractive public realm to accommodate increasing numbers of pedestrians and deliver a street level environment that is commensurate with a Principal Shopping Centre, key transport interchange and arrival point to the Cultural Hub.

Appendices

- Appendix 1 – Area Strategies Map
- Appendix 2 – Strategy Area and Development Activity

Luke Joyce

Project Manager

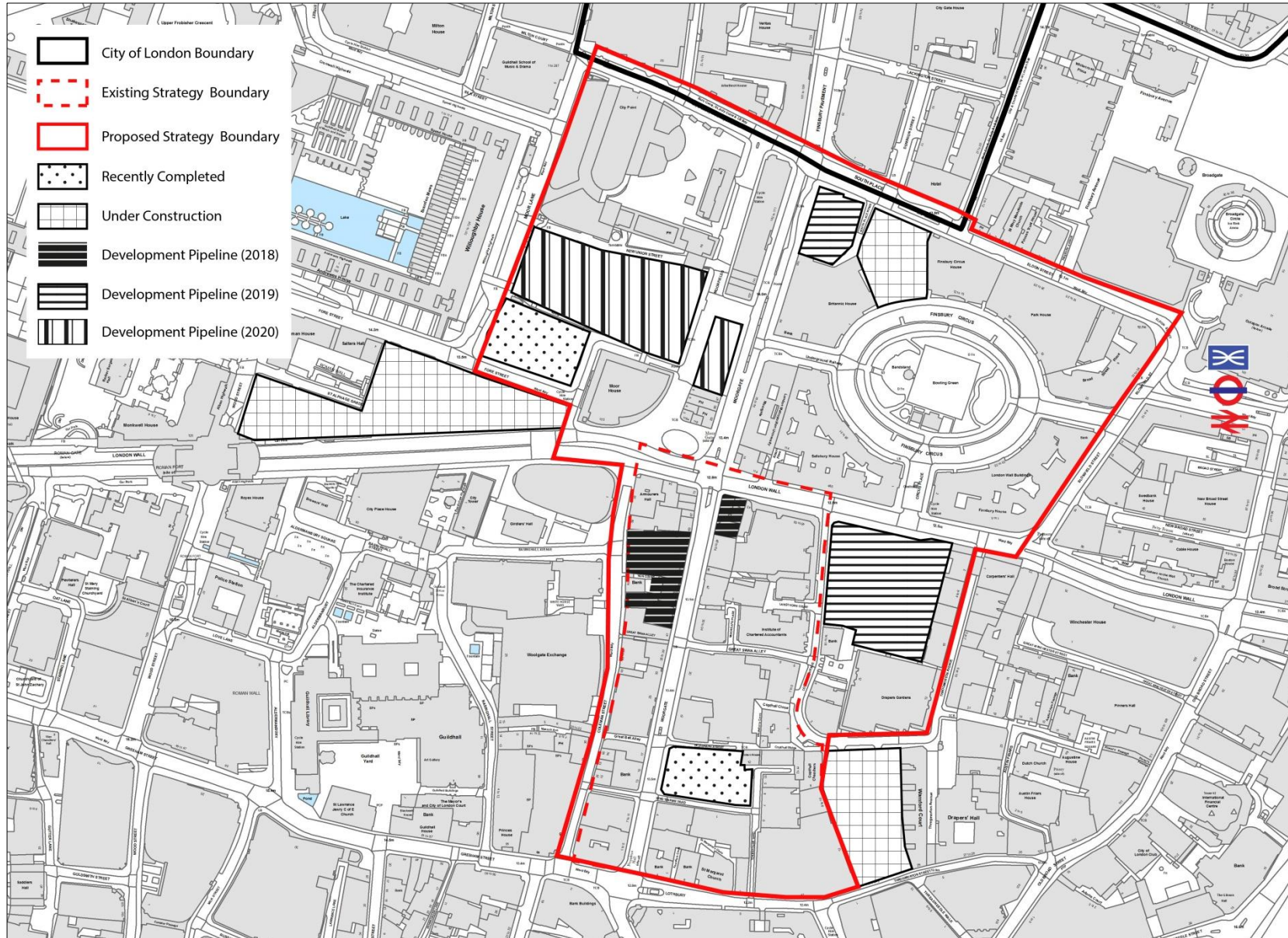
T: 020 7332 1928

E: luke.joyce@cityoflondon.gov.uk

Appendix 1 – Area Strategies Map



Appendix 2 – Strategy Area and Development Activity



This page is intentionally left blank

Committee(s):	Date(s):
Planning and Transportation Committee (for decision) Police Committee (for information) Policy and Resources Committee (for decision)	13 September 2016 22 September 2016 6 October 2016
Subject: City of London ATTRO – Public consultation report	Public
Report of: Director of the Built Environment	For Decision
<u>Summary</u>	
<p>The City of London Corporation (“the City Corporation”) received a formal request from the Commissioner of the City of London Police in July 2015 to introduce an Anti-Terrorism Traffic Order (ATTRO) in the City Corporation area.</p> <p>At the relevant Committees in December 2015/January 2016 Members approved the making of the ATTRO in principle subject to agreeing the draft protocol between the City Corporation, the City of London Police and Transport for London (TfL) and three other conditions ,namely:-</p> <ul style="list-style-type: none"> • Members to determine whether or not to proceed with the ATTRO following the statutory consultation on the ATTRO; • An annual review of the ATTRO be presented to Members; and • Confirmation that the ATTRO is to be used in a proportionate manner. <p>In April 2016 Members agreed the protocol referred to above and agreed that the ATTRO could be put forward for statutory consultation. Members further agreed that the final decision as to proceed with the ATTRO would be taken once the responses to this consultation were known. This report sets out that there were only two formal responses and that any concerns raised by these respondents have now been addressed.</p> <p>Members also resolved in April that the City Corporation could enter into an agreement under Section 101 of the Local Government Act 1972 with Transport for London to carry out the statutory steps associated with the making of an ATTRO that would include the TLRN roads that lie within the City of London. As part of the Section 101 agreement that was made, TfL required the City Corporation to indemnify it against any claims or liabilities incurred in its function as a traffic authority as a result of the City Corporation applying the ATTRO.</p> <p>The results of the public consultation are contained in this report.</p> <p>Recommendations</p> <p>It is recommended that Planning and Transportation Committee and Policy and Resources Committee :</p> <ol style="list-style-type: none"> (1) Authorise the making of the ATTRO; and (2) Authorise the Indemnity provided to Transport for London in the Section 101 Agreement. 	

Main Report

Background

1. In July 2015, the Commissioner of the City of London Police requested formally that an Anti-Terrorism Traffic Order (ATTRO) be made by the City Corporation for the roads in the City of London where the City Corporation is the Traffic Authority.
2. A report on the ATTRO proposal was approved by the Planning and Transportation Committee in December 2015 and by the Police Committee and the Policy and Resources Committee in January 2016. Members approved the making of the ATTRO in principle subject to certain conditions being met. These conditions related to :
 - Members to approve the draft Protocol between the City Corporation, the City of London Police and Transport for London (TfL);
 - Members to determine whether or not to proceed with the ATTRO following the statutory consultation on the ATTRO;
 - An annual review of the ATTRO be presented to Members; and
 - Confirmation that the ATTRO is to be used in a proportionate manner.
3. Following this decision, the City Corporation held meetings and workshops with the City of London Police and TfL that resulted in TfL agreeing to the inclusion of the roads within the City of London that form part of the Transport for London Route Network (TLRN) for which TfL is the Traffic Authority.
4. A Protocol has been drafted jointly by the City Corporation, the City of London Police and TfL that sits alongside the ATTRO and sets out the arrangements for its operation. An agreement has been signed under Section 101 of the Local Government Act 1972 with TfL to allow the City Corporation to carry out the statutory process for the proposal, notification and making of the ATTRO on the TLRN roads within the City of London.
5. A further report on the ATTRO was presented on 14 April 2016 to the Police Committee for information and for decision by the Policy and Resources Committee, and on 26 April 2016 to the Planning and Transportation Committee for decision.
6. This report addressed the concerns of Members arising from the earlier report and the Planning and Transportation Committee and Policy and Resources Committee approved the draft Protocol and resolved that the statutory process to propose the making of the ATTRO could be commenced. The resolution requires the results of the statutory consultation to be reported to the Planning and Transportation Committee and the Policy and Resources Committee for those committees to determine the next step.

7. The public consultation ran from 7 June to 30 June 2016. The consultation documents were sent to all neighbouring authorities, emergency services, transport organisations and all bodies on the consultation list for traffic orders. The notice of proposal was published in the Evening Standard and London Gazette, and notices were put on the ward noticeboards throughout the City.

Consultation Responses

8. During the public consultation two responses were received. One was received from the London Borough of Islington enquiring about the effect of the ATTRO on boundary roads. In response it was made clear that boundary roads were excluded from the proposed Order.
9. A response was received from the City of Westminster. Officers met with their counterparts at the City of Westminster to discuss their comments. Following discussions with the Cabinet Member and Director, Westminster confirmed that they were content for the proposal to proceed.
10. TfL have reviewed the results of the consultation and provided authorisation to proceed to make the Order. (see Appendix 1)

Section 101 Agreement

11. A Section 101 Agreement was entered into between the City Corporation and TfL on 6 June 2016 authorising the City Corporation to exercise TfL's traffic authority functions on its roads in the City for the purposes of consulting on and making the ATTRO. TfL required the City Corporation to provide it with an Indemnity against any claims against or liabilities incurred in its function as a traffic authority as a result of the City Corporation discharging those functions negligently. The Section 101 Agreement was authorised by the April Committee resolutions but the Indemnity was not specifically approved. It was included in the Section 101 Agreement on the basis that (i) without the Section 101 Agreement being in place the City Corporation could not proceed with the ATTRO consultation in respect of the TfL roads; (ii) the Indemnity provisions would not be engaged unless it was resolved to make the ATRO; (iii) therefore authority for the Indemnity would be sought in conjunction with any recommendation to make the ATTRO.
12. The terms of the Indemnity reflect the usual requirements where one authority delegates statutory functions to another and is in the same terms to the Indemnities required by the City Corporation from TfL where TfL has been authorised to exercise the City Corporation's functions (such as in relation to the Olympics and the Cycle Superhighways). The measures put in place to ensure the proper and proportionate use of the ATTRO are considered to mitigate risks arising in respect of the Indemnity.

Legal implications

13. The legal implications arising from the consultation and the Section 101 agreement are contained in the body of the report. The other legal implications

in respect of the ATTRO remain as previously reported and are reproduced in Appendix 2.

Outline Programme

14. The key milestones are:-
- September 2016: Consultation report submitted to City Committees
 - October 2016: If approved by Committees, ATTRO to be made operational to the City of London Police
 - October 2017: 1st year review of the ATTRO report to be submitted to City Committees

Evaluation

15. Following consideration of the consultation responses the evaluation remains as set out in the reports of January and April 2016. The permanent ATTRO covering the whole of the City (but contingent in nature to be implemented as described in the previous reports) is recommended on the basis that due to its exceptional characteristics (i.e. its highly dense nature and the concentration of high profile historic, prestigious and financial targets throughout its area) the City Corporation's area is particularly vulnerable to terrorism. The safeguards provided for in the ATTRO, Schedule and Protocol aim to ensure it is a proportionate measure used to the minimum extent. In addition, as required by previous Committees, reports reviewing the operation of the ATTRO will be presented to relevant Committees to ensure ongoing scrutiny and oversight of its operation.

Conclusion

16. There were no objections received as a result of the consultation and the concerns that two of the neighbouring authorities expressed have been addressed.
17. It is recommended that the request of the Commissioner of the City of London Police made in July 2015 is agreed. The ATTRO is recommended on the basis that due to its exceptional characteristics the City Corporation's area is particularly vulnerable to terrorism. With the proposed safeguards for managing impacts, and with the measures aimed at ensuring restrictions are imposed to the minimum extent necessary, the ATTRO is considered an appropriate measure which will help the Commissioner of Police better protect the City community.

Appendices

Appendix 1: TfL Approval to proceed

Appendix 2: Legal implications

Background Papers

- “Anti-Terrorism Traffic Regulation Order (ATTRO)” report presented at Planning and Transportation Committee on 15th December 2015 and Police and Policy and Resources Committees on 21st January 2016.
- “Update Report – City ATTRO” presented at Planning and Transportation Committee on 26 April 2016 and Police and Policy and Resources Committees on 14th April 2016.

Carolyn Dwyer

Director of the Built Environment

T: 020 7332 1600

E: Carolyn.dwyer@cityoflondon.gov.uk

Appendix 1

TfL approval to proceed

File Ref : **ATTRO City of London**

To: Leon Daniels
Managing Director – Surface Transport for London

Area: City of London

Title of advertised Order: **City-wide Anti-terrorism Traffic Order
The City of London (Protective Measures) (No.1) Order 201***

Objection Period *from* : 07 June 2016 *to* : 30 June 2016

1. The above draft Traffic Order has been subject to consultation and advertisement in line with the requirements of Regulation 6 and 7 of The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (SI 1996 No.2489).
2. **No objections** have been received. Copies of any responses are attached, together with a summary table (TRO/form.30) for your information.
3. If you are content, please give your approval to the making and bringing into effect of this Traffic Order.

Signed


.....
Derek Theobald
Head of TfL Events Team

Date 22/7/2016

PART B

To: Derek Theobald
Head of TfL Events Team

Please proceed with the making and bringing into effect of the Order in line with Part III of the Regulations.

Signed


.....
Leon Daniels
Managing Director – Surface Transport for London
Transport for London

Date 22/7/16

Appendix 2

Legal implications

- 1 Statutory power to make the ATTRO – Sections 6, 22C and 22D of the Road Traffic Regulation Act 1984 (as amended by the Civil Contingencies Act 2004) enables traffic orders to be put in place by the traffic authority for the purposes of avoiding or reducing the likelihood of danger connected with terrorism, or preventing or reducing damage connected with terrorism.
- 2 Statutory duties of traffic authority - As traffic and highway authority, the City Corporation has the duty to secure the expeditious, convenient and safe movement of traffic (having regard to the effect on amenities) (S122 Road Traffic Regulation Act 1984) and the duty to secure the efficient use of the road network avoiding congestion and disruption (S16 Traffic Management Act 2004). The Schedule to the ATTRO sets out requirements aimed at meeting these duties by ensuring that any restrictions will be the minimum necessary to remove or reduce the danger and are consistent with the statutory requirements for making such Orders. In implementing the ATTRO the traffic impacts of restricting or prohibiting traffic to roads within the City, including, potentially, pedestrian traffic, should be considered. In the event of a threat, the disruption to traffic flow would also have to be weighed against the threat of more severe disruption and greater risk being caused due to failure to prevent an incident.
- 3 By way of further controls, the Schedule to the draft ATTRO requires that in most cases at least seven days' notice of any restrictions must be given to persons likely to be affected (unless this is not possible due to urgency or where the giving of notice might itself undermine the reason for activating the ATTRO), and notice must also in any event be given to the City, TfL and other affected traffic authorities. The arrangements are further explained in the Protocol.
- 4 Human Rights and Proportionality - In considering the request for the ATTRO, there is a duty to act in accordance with the European Convention on Human Rights. In relation to possible restriction of access to property, any interference with Article 1 rights to enjoyment of property must be justified. Interference may be regarded as justified where it is lawful, pursues a legitimate purpose, is not discriminatory, and is necessary. It must also strike a fair balance between the public interest and private rights affected (i.e. be proportionate). It is considered that the public interest in being protected by the existence and operation of the ATTRO can outweigh interference with private rights which is likely to occur when restrictions are in operation. The scope of restrictions must be proportionate and should only last until the likelihood of danger or damage is removed or reduced sufficiently in the judgment of a senior police officer. The Schedule to the ATTRO sets out arrangements (further expanded in the Protocol) for ensuring that any interference is proportionate. Given the risks to life and property which could arise if an incident occurred, and the opportunity provided by the ATTRO to remove or reduce the threat of and/or impacts of incidents, it is considered that the ATTRO can be justified and any resulting interference legitimate.

- 5 Leading Counsel has reviewed the proposed arrangements and has advised that, with some modifications (which have been adopted in the proposals before you), the recommendations are ones which the City may properly and reasonably agree. It should be noted that an external legal counsel has been consulted on three separate occasions regarding the use of the above legislation and the proposal for a City ATTRO.

Committee(s)	Dated:
Planning & Transportation Committee – For Information	13092016
Port Health & Environmental Services Committee – For Information	20092016
Subject: Department of the Built Environment Risk Management – Quarterly Report	Public
Report of: Director of the Built Environment	For Information
Report author: Richard Steele	

Summary

This report has been produced to provide the Planning & Transportation and Port Health and Environmental Services Committees with assurance that risk management procedures in place within the Department of the Built environment are satisfactory and that they meet the requirements of the corporate Risk Management Framework.

Risk is reviewed regularly as part of the ongoing management of the operations of the Department of the Built Environment. In addition to the flexibility for emerging risks to be raised as they are identified, a process exists for in-depth periodic review of the risk register.

Since the last report to Members there have been no changes in the list of Corporate or Red risks managed by the department.

There is one Corporate Risk managed by the Department of the Built Environment. This is:

- CR20 - Road Safety (Current risk: RED – unchanged)
[Planning & Transportation Committee]

There is one Departmental RED Risk managed by the Department of the Built Environment. This is:

- DBE- TP-01 - Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business (Current Risk: RED - unchanged).
[Port Health & Environmental Services Committee]

Recommendation

Members are asked to:

- Note the report and the actions taken in the Department of the Built Environment to monitor and manage effectively risks arising from the department's operations.

Main Report

Background

1. The Risk Management Framework of the City of London Corporation requires each Chief Officer to report regularly to Committee the risks faced in their department.
2. Risk Management is a standing item at the Senior Leadership Team meetings.
3. Risk owners are consulted and risks are reviewed between SLT meetings with the updates recorded in the corporate (Covalent) system.

Current Position

4. This report provides an update on the current risks that exist in relation to the operations of the Department of the Built Environment and, therefore, Planning & Transportation Committee and/or Port Health and Environmental Services Committee.
5. The risk register captures risk across all four divisions within the department, (Transportation & Public Realm, District Surveyor, Development and Policy & Performance) but risks relating to the City Property Advisory Team are managed by the City Surveyor.

Risk Management Process

6. Risk and control owners are consulted regarding the risks for which they are responsible quarterly. Historically changes to risks have been reported to Members as part of the following Business Plan report. In future Members will receive this report quarterly (Planning & Transportation Committee) or 4-monthly (Port Health and Environmental Services Committee).
7. All significant risks (including Health & Safety risks) identified by the Department have been added to the Covalent Corporate Risk Management System.
8. Many of the department's risks have "Business As Usual" mitigations. These mitigations are ongoing and in Appendix 1 they do not have either a "Latest Note" or a "Latest Note Date". Because the Covalent system requires that they have a Due Date the fictitious (and meaningless) date of 31 Dec 2999 has been used.

Significant Risk Changes

9. Regular assessments of risks have identified no increase or decrease in the Risk Score any Departmental risk.

Identification of New Risks

10. New risks may be identified at the quarterly review of all risk; through Risk reviews at the Department Management Team; or by a Director as part of their ongoing business management.

11. An initial assessment of all new risks is undertaken to determine the level of risk (Red, Amber or Green). Red and Amber risks will be the subject of an immediate full assessment with Red risks being report to the Department Management Team. Green risks will be included in the next review cycle.
12. No new risks have been identified since the last report. The impact of Brexit has been noted in several risk reviews (in particular in DBE-DS-01 relating to the viability of the District Surveyor's Division) however it is too early to assess the impact in most areas and will be kept under review.

Impact of implementing the future City and the Place Steering Group

13. The Department's Business Plan for 2016/19 is focused on the Future City with a vision of 'creating and facilitating the leading future world class City'

It is critical that the department, whilst focused on its vision, continues to deliver its key services and facilitates delivery by our partners. Our risk registers are currently aligned to this work.

However, as we develop long term ambitious strategies for the Future City through the cross Departmental Chief Officer Place Steering Group this will lead to identification of more strategic risks and opportunities, which in turn will inform those strategies.

The Director of the Built Environment will raise this at the next Audit and Risk Management Committee Informal Risk Challenge session to start to consider how we deal with strategic risks and use them to inform our strategies.

Summary of Key Risks

14. The Department of the Built Environment is responsible for one Corporate Risk. This is:

- **Road Safety (CR20) which is RED**
[Planning & Transportation Committee]

This is the risk related to road traffic collisions.

This risk is assessed as having impact 8 (Critical) and Likelihood 4 (Likely). Once the Interim Bank Junction redesign has been implemented (scheduled for completion in April 2017) the risk will be reduced to Amber.

The Target date for risk reduction is unchanged with both the longer term and experimental schemes to improve Bank Junction on track. The Road Danger Campaign is now in final draft. The review of future joint working between the City Police and the City's road safety team has been incorporated into the One Safe City programme and the Due Date adjusted accordingly.

15. The Department of the Built Environment's Risk Register includes one RED risk.
This is:

- **Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business (DBE-TP-01)**
[Port Health & Environmental Services Committee]

This risk is assessed as having Impact 8 (Critical) and Likelihood 2 (Unlikely).

Good progress has been made in implementing the Corporate Transport Policy and all staff will be undertaking a formal Training Needs assessment followed, for those who drive and their managers, by an online training session covering the new policy. All drivers will be required to register their licence details to ensure ongoing validity. The target is to complete 80% of the training and licence checking by the end of October.

The Target Date of 1 September has been met for the formal roll out of the policy however a review of the risk itself has concluded that it would not be appropriate to downgrade the risk from Red to Amber until 80% of training and licence checking is complete and the Target Date has been revised accordingly.

Conclusion

16. Members are asked to note that risk management processes within the Department of the Built Environment adhere to the requirements of the City Corporation's Risk Management Framework and that risks identified within the operational and strategic responsibilities of the Director of the Built Environment are proactively managed

Appendices

- Appendix 1 - City of London Corporation Risk Matrix
- Appendix 2 – Register of DBE Corporate and Departmental risks

Carolyn Dwyer

Director of the Built Environment

T: 020 7332 1700

E: carolyn.dwyer@cityoflondon.gov.uk



City of London Corporation Risk Matrix (Black and white version)

Note: A risk score is calculated by assessing the risk in terms of likelihood and impact. By using the likelihood and impact criteria below (top left (A) and bottom right (B) respectively) it is possible to calculate a risk score. For example a risk assessed as Unlikely (2) and with an impact of Serious (2) can be plotted on the risk scoring grid, top right (C) to give an overall risk score of a green (4). Using the risk score definitions bottom right (D) below, a green risk is one that just requires actions to maintain that rating.

(A) Likelihood criteria

	Rare (1)	Unlikely (2)	Possible (3)	Likely (4)
Criteria	Less than 10%	10 – 40%	40 – 75%	More than 75%
Probability	Has happened rarely/never before	Unlikely to occur	Fairly likely to occur	More likely to occur than not
Time period	Unlikely to occur in a 10 year period	Likely to occur within a 10 year period	Likely to occur once within a one year period	Likely to occur once within three months
Numerical	Less than one chance in a hundred thousand (<10-5)	Less than one chance in ten thousand (<10-4)	Less than one chance in a thousand (<10-3)	Less than one chance in a hundred (<10-2)

Page 75

(B) Impact criteria

Impact title	Definitions
Minor (1)	Service delivery/performance: Minor impact on service, typically up to one day. Financial: financial loss up to 5% of budget. Reputation: Isolated service user/stakeholder complaints contained within business unit/division. Legal/statutory: Litigation claim or find less than £5000. Safety/health: Minor incident including injury to one or more individuals. Objectives: Failure to achieve team plan objectives.
Serious (2)	Service delivery/performance: Service disruption 2 to 5 days. Financial: Financial loss up to 10% of budget. Reputation: Adverse local media coverage/multiple service user/stakeholder complaints. Legal/statutory: Litigation claimable fine between £5000 and £50,000. Safety/health: Significant injury or illness causing short-term disability to one or more persons. Objectives: Failure to achieve one or more service plan objectives.
Major (4)	Service delivery/performance: Service disruption > 1 - 4 weeks. Financial: Financial loss up to 20% of budget. Reputation: Adverse national media coverage 1 to 3 days. Legal/statutory: Litigation claimable fine between £50,000 and £500,000. Safety/health: Major injury or illness/disease causing long-term disability to one or more people Objectives: Failure to achieve a strategic plan objective.
Extreme (8)	Service delivery/performance: Service disruption > 4 weeks. Financial: Financial loss up to 35% of budget. Reputation: National publicity more than three days. Possible resignation leading member or chief officer. Legal/statutory: Multiple civil or criminal suits. Litigation claim or find in excess of £500,000. Safety/health: Fatality or life-threatening illness/disease (e.g. mesothelioma) to one or more persons. Objectives: Failure to achieve a major corporate objective.

(C) Risk scoring grid

	X	Impact			
		Minor (1)	Serious (2)	Major (4)	Extreme (8)
Likelihood	Likely (4)	4 Green	8 Amber	16 Red	32 Red
	Possible (3)	3 Green	6 Amber	12 Amber	24 Red
	Unlikely (2)	2 Green	4 Green	8 Amber	16 Red
	Rare (1)	1 Green	2 Green	4 Green	8 Amber

(D) Risk score definitions

RED	Urgent action required to reduce rating
AMBER	Action required to maintain or reduce rating
GREEN	Action required to maintain rating

This is an extract from the City of London Corporate Risk Management Strategy, published in May 2014.

Contact the Corporate Risk Advisor for further information. Ext 1297

October 2015

This page is intentionally left blank

DBE Corporate & Departmental Level Risks

Appendix 2

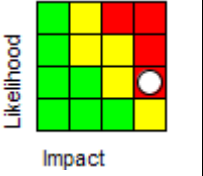
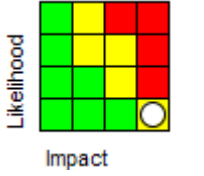

Report Author: Richard Steele

Generated on: 30 August 2016

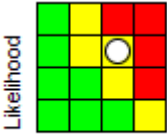
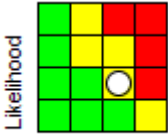
Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
CR20 Road Safety Page 77 23-Oct-2015 Carolyn Dwyer	Cause: Limited space on the City's medieval road network to cope with the increased use of the highway by vehicles and pedestrians / cyclists within the City of London. Interventions & legal processes take time to deliver Event: The number of casualties occurring in the City rises instead of reducing. Effect: The City's reputation and credibility is adversely impacted with businesses and/or the public considering that the Corporation is not taking sufficient action to protect vulnerable road users; adverse coverage on national and local media	 Likelihood Impact	16	Longer term and experimental schemes to improve Bank Junction are still on track. The Road danger campaign is now in final draft stage. The review of future joint working between City Police and the City's road safety team is now embodied within the One Safe City programme. 23 Aug 2016	 Likelihood Impact	6	30-Apr-2017	↔ No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
CR20a Joint Safer Transport Team	Implement a joint City of London Corporation & City of London Police Road Safety/Safer Transport Team	The review of future joint working between City Police and the City's road safety team is now embodied within the One Safe City programme and is now expected to be resolved by the end of January and the Due Date has been adjusted accordingly.	Steve Presland	25-Aug-2016	31-Jan-2017
CR20b Permanent Bank Junction redesign	Permanent Bank Junction redesign	Still on track	Steve Presland	25-Aug-2016	30-Nov-2018

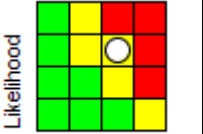
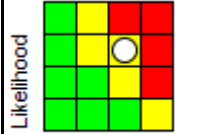

CR20c Interim Bank Junction redesign	Working with TfL to explore and, where practicable, deliver short term design/operational improvements to Bank Junction	It is anticipated that a report to proceed to implementation will be presented by December this year with implementation by the end of April 2017	Steve Presland	25-Aug-2016	30-Apr-2017
CR20d Road Safety Communications Strategy	Work with the Corporation's Communications Office to deliver a Road Safety Communications Strategy	The Road Danger campaign is now in final draft stage.	Steve Presland	25-Aug-2016	30-Nov-2016
CR20e City Contracts	Explore embedding vehicle and driver safety in all City of London Corporation contracts	Vehicle and driver safety now a requirement in the City of London Responsible Procurement Strategy.	Steve Presland	18-Jul-2016	30-Sep-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-TP-01 Road Traffic Collision caused by City of London staff or contractor who is unfit to drive while on City business	Cause: A member of staff/contractor who is unfit or unqualified to drive causes ... Event: a road traffic collision which results in ... Impact: death or injury; financial claim		16	Training needs assessments will commence in September with the aim of completing these by the end of September. Drivers and those managing drivers will be required to complete an online training session and this training will also commence in September. All drivers will be required to register their driving licence details to ensure on-going validity. The target is to complete 80% of training and licence checking by the end of October at which point the risk should be reduced to Amber. 23 Aug 2016		8	31-Oct-2016	 No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-TP-01a Approve Corporate Transport Policy	Approve Corporate Transport Policy [NB this depends on HR and Chief Officers]	ACTION COMPLETED 16 Jul 15	Oliver Sanandres	29-Apr-2016	31-Aug-2015
DBE-TP-01b Implement Corporate Transport Policy	Implement Corporate Transport Policy (including establishing monitoring regimen)	Training needs assessments will commence in September with the aim of completing these by the end of September. Drivers and those managing drivers will be required to complete an online training session and this training will also commence in September. All drivers will be required to register their driving licence details to ensure on-going validity. The target is to complete 80% of training and licence checking by the end of October at which point the risk should be reduced to Amber.	Steve Presland	23-Aug-2016	31-Oct-2016

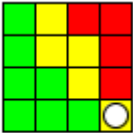
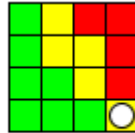
Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-DS-01 The Division becomes too small to be viable 25-Mar-2015 Bill Welch	Cause: Reduced Income causes the service to be unviable Event: Development market fails to maintain momentum or our market share shrinks Impact: Reduced staffing levels do not provide adequate breadth of knowledge and experience	 Likelihood Impact	12	No specific changes - except the potential Brexit impact on planned developments and those further back in the pipeline which will need to be monitored carefully. 13 Jul 2016	 Likelihood Impact	8	31-Dec-2016	↔ No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-DS-01a	Business as usual mitigating controls (1) Continue to provide excellent services [evidenced by customer survey]; (2) Maintain client links with key stakeholders; (3) Continue to explore new income opportunities; (4) Continue to undertake cross-boundary working.		Bill Welch		31-Dec-2999
DBE-DS-01b	Building Control business model review (1) Review and update Marketing Strategy (2) Consider Options for Change	(1) Review completed and Marketing Strategy updated. (2) (a) Consulting with LABC & neighbouring Local Authorities has commenced and is on-going; (b) Undertaking options review to commence in October 2016. The Due Date has been adjusted accordingly.	Bill Welch	25-Aug-2016	31-Dec-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-PP-01 Adverse planning policy context 06-Mar-2015 Paul Beckett	Cause: A desire in Government and others to change the existing planning system in a way which may be detrimental to the City Event: Changes detrimental to the City are implemented Impact: Adverse changes cannot be prevented using local planning control	 Likelihood	12	No change - too early to assess the Planning Policy implications of Brexit 18 Jul 2016	 Likelihood	12		 No change

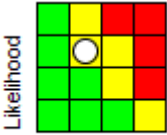
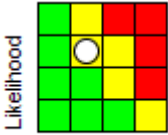

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-PP-01a Business as usual mitigating controls	(1) Ongoing monitoring of government regulations; (2) continue monitor progress of, and seek to influence, Housing and Planning Bill		Paul Beckett		31-Dec-2999

Page 81

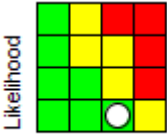
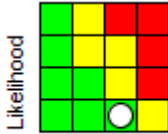

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-02 Service/Pipe Subways 02-Dec-2015 Giles Radford	<p>Cause: Provide safe access and egress for utilities and maintenance functions, whilst having operatives entering the confined space to undertake checks.</p> <p>Event: A lack of Oxygen, poisonous gases, fumes and vapour, liquids and solids that suddenly fill spaces, Fire and explosions, hot conditions, Entrapment and falling debris.</p> <p>Impact: Fatality / Major Injury / Illnesses</p>	<p>Likelihood</p>  <p>Impact</p>	8	<p>Webpage training has now been completed. Looking to go live in Mid-October.</p> <p>Pipe sub group has been set up and will review COP in the next meeting.</p> <p>All other matters have been addressed.</p> <p>24 Aug 2016</p>	<p>Likelihood</p>  <p>Impact</p>	8	31-Dec-2016	<p>↔</p> <p>No change</p>

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-02a Business As Usual Mitigations	<p>Confined space working is avoided when possible.</p> <p>All PPE and other equipment required for a SSOW shall be suitable and sufficient for the tasks identified. The following PPE and equipment shall be provided, as stated in the approved code of practice</p> <p>All openings are controlled through a central booking system. A subway must not be entered if permission to do so has been refused.</p> <p>No booking will be granted to parties who are not on the database. If the contractor is not on the database they must seek approval from CoL regarding their works. Once confirmed, the contractors will be added to the system before agreeing access.</p> <p>All works and operatives entering the pipe subway must comply with the code of practice for access and safe</p>		Giles Radford		31-Dec-2999

	<p>working in local authority subways.</p> <p>Regular inspections of the structure, covers, condition and asbestos surveys are undertaken.</p> <p>The Permit to enter form must be completed and contractors checked to ensure they have suitable and sufficient equipment to enter a confined space.</p> <p>No smoking is allowed at any time.</p>				
DBE-02b Update Code of Practice	Revisit and update the approved code of practice working with other Local Authorities who have pipe subways.	Working party create with UK Power Networks, BT, London Fire Brigade and other Local Authorities. A full review of the Code of Practice will take place in October 2016.	Giles Radford	26-Aug-2016	31-Dec-2016
DBE-02c Permit to Enter application form	Update Permit to Enter application form to improve clarity and reduce incorrect completion	[COMPLETED]	Steve Presland	19-Apr-2016	01-Mar-2016
DBE-02d Web presence	Publish an extranet page that includes all relevant documentation to ensure that utilities have access to up-to-date documents at all times. This will also include an on-line booking form.	[COMPLETED]	Giles Radford	26-Aug-2016	30-Apr-2016

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-PL-02 Not being alive to the needs/requirements of the world business centre and the political environment 23-Mar-2015 Annie Hampson	Cause: Staff are badly briefed in relation to the planning development needs of the City as a world business centre Event: Perception that we are not responsive to the planning development needs of the City as a world business centre Impact: The City's reputation suffers and we fail to deliver buildings that meet the needs of the City as a world business centre	 Likelihood Impact	6	The risk is unchanged - it is too early to assess the impact of Brexit. 18 Jul 2016	 Likelihood Impact	6		 No change

Location no, File,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-PL-02a	(1) Continue to work closely with other parts of the department; the City Property Advisory Team; other City of London Departments; & the Greater London Authority. (2) Attendance at MIPIM.		Annie Hampson		31-Dec-2999

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-TP-03 Major Projects and key programmes not delivered as TfL funding not received 27-Mar-2015 Steve Presland	Cause: City of London fail to bid at the appropriate time or City of London lose credibility with TfL or Reduced funding from TfL Event: TfL funding for Local Investment Plan ceased or significantly reduced Impact: Unable to deliver highway investment & improvement programmes	 Likelihood Impact	4	Discretionary TfL funding is being maintained for 16/17 at £1.1M and potential further funding up to £1M for Bus Priority Measures. Regular meetings with TfL are being maintained. 25 Aug 2016	 Likelihood Impact	4	30-Apr-2017	 No change

Action no, Title,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-TP-03a	Agree TfL interactions timetable	COMPLETED	Steve Presland	25-Aug-2016	30-Apr-2016
DBE-TP-03b	Conduct quarterly meetings with TfL-	Regular meeting being held.	Steve Presland	25-Aug-2016	30-Mar-2017

Risk no, Title, Creation date, Owner	Risk Description (Cause, Event, Impact)	Current Risk Rating & Score		Risk Update and date of update	Target Risk Rating & Score		Target Date	Current Risk score change indicator
DBE-TP-07 A major incident, such as flooding or fire, makes Walbrook Wharf unusable as a depot 27-Mar-2015 Steve Presland	Cause: A major incident, such as flooding or fire Event: Walbrook Wharf unusable as a depot Impact: Unable to clean streets; collect waste or maintain City of London Police vehicles. City of London unable to meet its contractual arrangements with third parties who use the depot for their commercial purposes.	 Likelihood Impact	4	The risk is unchanged. A Business Continuity exercise is scheduled for autumn 2016. 25 Aug 2016	 Likelihood Impact	4		 No change

Action no, Title, File,	Description	Latest Note	Managed By	Latest Note Date	Due Date
DBE-TP-07a Business Continuity exercise	Conduct annual DBE business continuity exercise	Rescheduled for autumn 2016.	Steve Presland	25-Aug-2016	30-Nov-2016

Committee(s):	Date(s):
Planning and Transportation	13 September 2016
Subject: Department of the Built Environment, Business Plan Progress Report for Q1 2016/17	Public
Report of: Carolyn Dwyer, Director of the Built Environment	For Information
<p>This report sets out the progress made during Q1 (April – June) against the 2016/17 Business Plan. It shows what has been achieved, and the progress made against our departmental objectives and key performance indicators.</p> <p>At the end of the first quarter 2016/17 the Department of Built Environment was £122k (4.2%) underspent against the local risk budget to date of £2.9m, over all the services managed by the Director of Built Environment covering the Planning & Transportation Committee. Appendix B sets out the detailed position for the individual services covered by this department.</p> <p>Overall the Director of Built Environment is currently forecasting a year end underspend position of £451k (4.9%) for her City Fund and Bridge House Estate services.</p> <p>Recommendation(s)</p> <p>Members are asked to:</p> <ul style="list-style-type: none"> • note the content of this report and the appendices • receive the report 	

Main Report

Background

1. The 2016/17 Business Plan of the Department of the Built Environment was approved by this committee on 5th April 2016. As agreed, quarterly progress reports will be provided.

Key Performance Indicators and Departmental Objectives

2. During the period of this Business Plan, the department are monitoring 20 Key Departmental Performance Indicators (KPIs) relating to the work of this committee (Appendix A). Performance against the departmental key performance indicators is generally good with those not meeting their targets being actively managed.
3. The department are working towards the Accommodation and Ways of Working pilot; this includes activities around the corporate de-cluttering campaign and exploring new ways of working.
4. External wind consultants have been commissioned to undertake a city wide wind assessment, to establish the baseline wind conditions of the pedestrian wind environment for the City of London as part of the Future Cities project. The baseline conditions are being tested via a wind tunnel test and a computational fluid dynamics analysis to provide verified results. The purpose of this work is to provide the City of London planning team with a baseline wind environment against which the impact of future developments can be holistically evaluated.
5. Work towards the 3d model of the City cluster is progressing; further updates will be reported by the end of the year.

Achievements

6. The new London Bridge staircase, enhancing access between London Bridge and the Thames' Riverside Walk was opened on May 16th by Lord Mayor Jeffrey Muntevans. This new link between the staircase and Riverside Walkway has proved to be very popular with pedestrians.
7. Highway work at the Aldgate Highway Changes and Public Realm Improvements Project has completed, the result of these highway changes will:
 - Improve cycling facilities on Aldgate High Street, Middlesex Street and St Botolph Street
 - Provide pedestrian crossings to support desire lines and improve routes and connections
 - Improve lighting throughout the area

The western side of the previous gyratory has been developed into the largest new public space in the area, Aldgate Square. Once Aldgate Square is

completed it will provide a north-south segregated route for cyclists as well as a new public space for events, leisure and play.

8. A number of awards have been won by the department, these awards are won by projects which rely on the input of staff from across the department:
 - The Holborn Circus Area Enhancement project achieved Highly Commended from the Chartered Institute of Highways and Transportation.
 - The Bank of England Taylor's Treasury won a City Heritage Award, and at the same ceremony Cutlers Hall façade restoration was Highly Commended.
 - The Sculpture in the City project achieved Commended by the New London Awards
 - The Bank Station Upgrade and Golden Lane Playground received Highly Commended from the Planning Awards
 - 122 Leadenhall Street won the Building of the Year Award from the Worshipful Company of Chartered Architects.
9. A number of staff, from across the department, have been recognised in the Celebrating our People awards this year, full results will be announced later in the year.
10. The Corporate GIS (Geographical Information Systems) team have now gone live with the new intranet mapping ("City Maps") and a new map for inclusion in the new corporate online induction course.
11. Staff, at all levels of the department have represented the City at a number of high profile external events, including:
 - NLA Conference on Tall Buildings
 - Select Committee visit of MP's with Historic England
 - British Standards Committee BS9991
 - Association of Structural Engineers of London Boroughs
 - London Bridges Engineering Group
 - Presentations were given to Director General of Regeneration of Buenos Aries
 - International seminar on Modern Buildings for the Getty Foundation.

12. Annie Hampson, Chief Planning Officer and Development Director, gave the 2016 Honor Chapman Memorial Lecture at Haberdashers Hall and spoke at the London Real Estate Forum.
13. Gwyn Richards, Assistant Director (Design) was chosen to deliver the annual Milo Lecture to the Worshipful Company of Architects
14. The District Surveyors division recently held a CPD Away Day at Hampstead Heath. The division, along with key business partners from the Chamberlains and Town Clerks, learnt a great deal about Hampstead Heath; additionally presentations were given by Philip Everett, Paul Monaghan and Tom Creed about the dam project which was followed by a tour of the site.

Financial and Risk Implications

15. The first quarter monitoring position for Department of Built Environment services covered by Planning & Transportation Committee is provided at Appendix B. This reveals a net underspend to date for the Department of £122k (4.2%) against the overall local risk budget to date of £2.9m for 2016/17.
16. Overall the Director of Built Environment is currently forecasting a year end underspend position of £451k (4.9%) for the City Fund and Bridge House Estate services under her control. The table below details the summary position by Fund.

Local Risk Summary by Fund	Latest Approved Budget	Forecast Outturn	Variance from Budget	
			+Deficit/(Surplus)	
	£'000	£'000	£'000	%
City Fund	8,968	8,517	(451)	5.0%
Bridge House Estates	256	256	0	0%
Total Built Environment Services Local Risk	9,224	8,773	(451)	4.9%

17. The reasons for the significant budget variations are detailed in Appendix C, which sets out a detailed financial analysis of each individual division of service relating to this Committee, for the services the Director of Built Environment supports.
18. The better than budget position at the end of the first quarter is principally due to outstanding invoices for agency staff within Transportation Planning Service due to contract queries raised by City Procurement; delays in Riney's highway repair & maintenance monthly invoice reconciliation; and

underspends within On-Street Parking Service due to salary vacancies and delays in receiving contract invoices from Indigo. These underspends to date were partly offset by overspends within Traffic Management Service due to an incorrect budget profile for road closure fee income, which will be adjusted for future financial reporting.

19. The Director of Built Environment anticipates this current better than budget position will continue to provide a projected year end underspend, subject to income performance being maintained and staff vacancies remaining.

Appendices

- Appendix A – Q1 KPI results
- Appendix B – Finance Report

Background Papers:

DBE Business Plan 2016/17

Elisabeth Hannah

Head of Planning Support and Business Performance

T: 0207 332 1725

E: elisbeth.hannah@cityoflondon.gov.uk

Simon Owen

Group Accountant

T: 020 7332 1358

E: simon.owen@cityoflondon.gov.uk

This page is intentionally left blank

Departmental Key Performance Indicators

Green	This indicator is performing to or above the target.
Yellow	This indicator is a cause for concern, frequently performing just under target.
Red	The indicator is performing below the target.

		Target 16/17	Q4	Q1	
Transportation & Public Realm					
LTR2	Percentage of valid PCN debts recovered.	80%	82%	83%	Green
LTR3a	Respond to percentage of PCN correspondence within 10 days.	90%	100%	100%	Green
TPR2	No more than 3 failing KPI's, per month on new Highway Repairs and Maintenance contract.	<9 per quarter	0	0	Green
TPR3a	To reduce the number of persons killed or seriously injured in road traffic collisions to a three-year rolling average of 32.9 casualties per annum	32.9 casualties per annum by 2016	12*	11	Yellow
TPR3b	To reduce the total number of persons injured in road traffic collisions to a three-year rolling average of 294.9 casualties per annum	294.9 casualties per annum by 2016	89*	83	Yellow
District Surveyor's (Building Control)					
LBC1	To monitor targets for approval turnarounds for both standard applications and report to committee quarterly. (90% within 19 working days).	90%	100%	100%	Green

		Target 16/17	Q4	Q1	
LBC2	To monitor targets for approval turnarounds for non-standard applications and report to committee quarterly. (90% within 26 working days).	90%	96%	94%	Green
LBC3	To issue a completion certificate within 10 days of the final inspection of completed building work in 90% of eligible cases.	90%	92%	93%	Green
Planning Policy					
PP1	Adopt revised Statement of Community Involvement by May 2016 to provide a context for public consultation on the Local Plan Issues and Options review stage commencing July 2016.	NEW	NEW	Revised SCI adopted July 2016; Local Plan consultation deferred until September	Green
PP2	Establish a Sustainability Officer post by April 2016 to focus on sustainability and establish a Sustainable City Forum online discussion site	NEW	NEW	Sustainability planner appointed Feb 2016; Internal Sustainable City Forum established June 2016	Green
PP3	Publish development pipeline information bi-annually (June & Dec) and publish monitoring reports on Local Plan policies by Oct 2015.			March data published May 2016	Green
PP4	Submit address and street gazetteer updates to the national hub at new Bronze standard and	Bronze standard Green	Bronze standard Green	Bronze standard Green status	Green

		Target 16/17	Q4	Q1	
	maintain Green status for development monitoring submissions to the London Development Database.	status	status		
PP5	Ensure internal and public-facing GIS services are available 98% of the working day (excluding IS service disruptions) and implement a "mobile friendly" GIS for use internally and externally.	98%	100%	99.8%	Green
PP6	Process all standard land charge searches within 6 working days.	100%	80%	100%	Green
Development Management					
DM1a	Process 65% of minor planning applications within 8 weeks	70%	96%	98%	Green
DM1b	Process 75% of other planning applications within 8 weeks	75%	96%	97%	Green
DM1c	Negotiate with applicants such as to be in a position to recommend 95% of all planning applications	90%	95%	97%	Green
DM6	Provide access observations to 95% planning applications within 14 days of receipt of information	95%	67%	94%	Green
DM7	To manage responses to requests under Freedom of Information within 20 working days.	90%	100%	97%	Green
DM8	Investigate 90% of alleged breaches of planning control within 10 working days of receipt of complaint.	90%	90%	90%	Green

This page is intentionally left blank

Department of Built Environment Local Risk Revenue Budget - 1st April to 30th June 2016
(Income and favourable variances are shown in brackets)

Appendix B

	Latest Approved Budget 2016/17 £'000	Budget to Date (Apr-Jun)			Actual to Date (Apr-Jun)			Variance Apr-Jun £'000	Forecast for the Year 2016/17			Notes
		Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000	Gross Expenditure £'000	Gross Income £'000	Net Expenditure £'000		LAB £'000	Forecast Outturn £'000	Over / (Under) £'000	
Planning & Transportation (City Fund)												
Town Planning	2,532	748	(194)	554	695	(167)	528	(26)	2,532	2,330	(202)	1
Planning Obligations Monitoring	0	31	0	31	33	0	33	2	0	0	0	
Transportation Planning	550	741	(7)	734	633	(18)	615	(119)	550	564	14	2
Road Safety	345	75	(15)	60	103	(13)	90	30	345	309	(36)	
Building Control	168	413	(215)	198	381	(212)	169	(29)	168	107	(61)	3
Structural Maintenance & Inspection	549	119	(6)	113	81		81	(32)	549	483	(66)	4
Highways	3,065	1,098	(25)	1,073	1,039	(26)	1,013	(60)	3,065	3,047	(18)	5
Traffic Management	(1,083)	248	(1,104)	(856)	227	(902)	(675)	181	(1,083)	(1,118)	(35)	6
Off Street Parking	(147)	898	(617)	281	859	(593)	266	(15)	(147)	(147)	0	
On Street Parking	2,633	514	(8)	506	462	(5)	457	(49)	2,633	2,600	(33)	7
Drains & Sewers	356	147	0	147	144	(3)	141	(6)	356	342	(14)	
	8,968	5,032	(2,191)	2,841	4,657	(1,939)	2,718	(123)	8,968	8,517	(451)	
Planning & Transportation (BHE)												
London Bridge	82	16	0	16	17	0	17	1	82	82	0	
Blackfriars Bridge	54	10	0	10	10	0	10	0	54	54	0	
Southwark Bridge	47	11	0	11	11	0	11	0	47	47	0	
Millennium Bridge	73	17	0	17	17	0	17	0	73	73	0	
	256	54	0	54	55	0	55	1	256	256	0	
TOTAL PLANNING & TRANSPORTATION COMMITTEE	9,224	5,086	(2,191)	2,895	4,712	(1,939)	2,773	(122)	9,224	8,773	(451)	

Notes

- Town Planning** - favourable outturn relates to salary underspends due to vacancies and SLA payment from Tideway for 'strategic overview' and funding a Planning Officer on the Thames Tunnel Project.
- Transportation Planning** - favourable variance to date is mainly due to outstanding invoices for six agency staff from April to June. The contract with the agencies is being queried by City Procurement.
- Building Control** - favourable outturn relates mainly to staffing vacancies.
- Structural Mte & Inspection** - favourable outturn is due to SLA payment from Tideway for an Engineering Officer to work on the Thames Tunnel Project.
- Highways** - favourable variance to date mainly relates to outstanding invoices for Riney's monthly R&M works reconciliation for May and June.
- Traffic Management** - adverse variance to date mainly relates to an incorrect budget profile for Road Closure fee income which needs correcting.
- On Street Parking** - favourable variance to date is due to salary vacancies and delays in receiving contract invoices from Indigo.

This page is intentionally left blank

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Points to Note:

- There are 14 Public Lifts/Escalators in the City of London estate. This is a report by exception, and hence, only the five listed lifts/escalators that suffered breakdown within the reporting period are shown within this report.
- The report was created on 30th August 2016 and subsequently since this time the public lifts or escalators could have been brought back into service or experienced further breakdowns which will be conveyed in the next report.

Location And Age	Status as of 30/08/2016	% of time in service between 13/07/2016 And 30/08/2016	Number of times reported between 13/07/2016 And 30/08/2016	Period of time Not in Use between 13/07/2016 And 30/08/2016	Comments Where the service is less than 95%
Little Britain Modernised 2007 SC6458967 Page 99	IN SERVICE	62.2%	1	436 hrs.	1. 08/08/2016 - Engineer attended site and found car doors not closing and lift stuck between floors. Upon investigation the car door shoes had become twisted and required replacing. Parts ordered with return visit on the 26/08/2016 where engineer replaced faulty part, tested and left in service. (436 hrs)
London Wall (No.1) Lift Eastern Pavilion2003 SC6458964	IN SERVICE	91.5%	1	96 hrs.	1. 15/07/2016 - Engineer attended site and released trapped passengers and identified a fault with a blocked valve which required a hydraulic specialist. Return visit on the 19/07/2016 which rectified the problem, lift tested and left in service. (96 hours)
London Wall (No.1) Escalator (UP) 2003 SC6458959	OUT OF SERVICE	52.0%	2	542 hrs.	1. 16/07/2016 - Engineer attended site and found escalator out of service but couldn't identify fault. Return visit from specialist technician on the 18/07/16 where the escalator was reset and left in service. (51 hours) 2. 09/08/2016 – Engineer attended site and found escalator handrail off track. New

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 30/08/2016	% of time in service between 13/07/2016 And 30/08/2016	Number of times reported between 13/07/2016 And 30/08/2016	Period of time Not in Use between 13/07/2016 And 30/08/2016	Comments Where the service is less than 95%
					handrail required, repair incomplete at time of report. (491 hours)
Millennium Bridge Inclinators 2012 SC6459245	OUT OF SERVICE	92.0%	5	92 hrs.	1. 22/07/2016 - Engineer attended site and found lowest level lock not matching, adjustments to lock release made. Tested and left in service (4 hours) 2. 28/07/2016 - Engineer attended site and found lowest level lock not matching, adjustments to lock release made. Tested and left in service (6 hours) 3. 17/08/2016 – Engineer attended site and found top floor lock assembly binding and not matching fully. Adjustments made, tested and left in service (3 hours) 4. 23/08/2016 - Engineer attended site and found lowest level lock not matching, adjustments to lock release made. Tested and left in service (17 hours) 5. 28/08/2016 - Engineer attended site and doors not opening at top level. Parts required and repair incomplete at time of report time. (62 hours)
Tower Bridge SC6459244	IN SERVICE	87.0%	5	136 hrs.	1. 08/08/2016 - Engineer attended site and found lift stuck on the lower level. Adjusted bottom lock. Tested and left in service. (4 Hours) 2. 10/08/2016 - Engineer attended site and found fault with the magnetic switch, parts

PLANNING AND TRANSPORTATION COMMITTEE REPORT

Location And Age	Status as of 30/08/2016	% of time in service between 13/07/2016 And 30/08/2016	Number of times reported between 13/07/2016 And 30/08/2016	Period of time Not in Use between 13/07/2016 And 30/08/2016	Comments Where the service is less than 95%
					<p>required. Return visit on 15/08/2016 where parts fitted, tested and left in service (97 hours)</p> <p>3. 16/08/2016 - Engineer attended site and found a fault with the magnets, adjustments made, tested and left in service. (4 hours)</p> <p>4. 17/08/2016 - Engineer attended site and found lift stopping at 30mm below bottom floor level. Adjustments made, tested and left in service. (27 hours)</p> <p>5. 22/08/2016 – Engineer attended site and found loose wire in limit switch, repaired, tested and left in service. (4 hours)</p>

This page is intentionally left blank

Agenda Item 8

Committee:	Date:	Item no.
Projects Sub Committee	07/09/2016	
Planning and Transportation Committee (For Information)	13/09/2016	
Culture, Heritage and Libraries (For Information)	24/10/2016	
Subject: Tower Bridge – Replacement of Heating System Serving the High Level Walkways and Towers	Gateway 1/ 2 Project Proposal	Public
Report of: Director of Culture Heritage and Libraries		For Decision

Project Summary

1. Context	<p>The Bridge House Estates 50 Year Maintenance Plan for 2017/18 includes provision to replace the heating distribution system at Tower Bridge.</p> <p>Parts of the heating system, including the control panels, are 32 years old and have reached the end of their recommended life. The boilers and flues were installed approximately 10 years ago, however, they are inefficient by modern standards and there are a number of performance and under-capacity issues.</p> <p>In 2013 there was a requirement to improve the heating in the walkways and the local ceiling mounted electric radiant heaters were replaced with hot water radiators connected to the heating system. However, due to the existing systems not having the capacity to heat all areas concurrently it is necessary to have a daytime and evening setting to divert the majority of the heating to the occupied areas i.e. public spaces/ towers during the day and event spaces/ under floor heating during the evening.</p> <p>In addition, there have been regular boiler faults and lock-outs resulting in a number of instances of under-heating or total loss of heating to some or all areas of the Bridge during the winter period. The four boilers (two in each tower) only have the capacity and functionality to heat one tower or one walkway and in the event of a fault it is not currently possible to provide heating to the affected areas.</p> <p>In these circumstances electric heaters have to be sourced on extended hire as a 'back up' to provide additional heating where needed in the towers and walkways.</p>
2. Brief description of project	<p>This project is for the replacement of the heating distribution system which is identified in the Bridge House Estates 50 Year Plan for 2017/18. A number of options need to be further investigated and considered in consultation with the City</p>

	Surveyor's Department and Department of the Built Environment.
3. Consequences if project not approved	<p>The heat losses to the walkways can be excessive due to lack of insulation (which is currently being addressed through another project to replace the walkway roof coverings) and the nature of the steel structure (high thermal transmittance). The temperature of the heating in the towers is kept low as the current system includes underfloor heating and is therefore limited to maintain structural integrity.</p> <p>The low reliability and lack of resilience of the current set up results in an inefficient and unreliable system prone to breakdowns resulting in loss of heating to public spaces which leads to dissatisfied visitors/ clients and staff.</p> <p>This project also has the potential to reduce on-going maintenance costs due to a lower level of calls to attend to breakdowns.</p>
4. Success criteria	<p>Improved environmental conditions in both towers and the walkways for staff, paying visitors and event clients.</p> <p>Reduced breakdowns and additional costs incurred replacing boiler parts etc.</p> <p>Improved resilience and reliability.</p>
5. Notable exclusions	This project is for the towers and high level walkways only and heating for other parts of the asset are not being considered.
6. Governance arrangements	<p>Spending Committee: Planning and Transportation</p> <p>Senior Responsible Officer: Chris Earlie, Head of Tower Bridge</p> <p>Project Board: No</p>

Prioritisation

7. Link to Strategic Aims	<p>SA2: To provide modern, efficient and high quality local service and policing within The Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.</p> <p>SA3: To provide valued services to London and the nation</p>
8. Links to existing strategies, programmes and projects	S2 City Destination: To transform the sense of The City as a destination
9. Project category	7a. Asset enhancement/improvement (capital)
10. Project priority	B. Advisable

Options Appraisal

11. Overview of	1) Do Nothing – the current system is functional but
------------------------	---

<p>options</p>	<p>limited as explained above in relation to both capacity and flexibility.</p> <p>2) Defer the entire project – the proposal is for the works to be completed over the summer period of 2017 but an option could be to defer until later.</p> <p>3) Provide Additional Local Supplementary Electric Heating – the current system will still be unreliable and additional heating will require works to increase existing electricity capacity to deal with the extra loading.</p> <p>4) Upgrade Low Pressure Hot Water Plant, Controls and Emitters – consultant to investigate and advise as part of their remit.</p> <p>5) Remove existing Low Pressure Hot Water Plant and replace with air or water source heat pump system – consultant to investigate and advise as part of their remit.</p>
-----------------------	---

Project Planning

<p>12. Programme and key dates</p>	<p>Overall programme:</p> <p>Key dates:</p> <p>Gateway Report 1/ 2 to Projects Committee – 7th September 2016</p> <p>Appoint Consultant Service Engineer - October 2016</p> <p>Gateway 3/ 4 Options Appraisal – 17th February 2017</p>
<p>13. Risk implications</p>	<p>Overall project risk: Green</p> <p>Delays obtaining statutory consents.</p> <p>Conditions Imposed by statutory consents.</p>
<p>14. Stakeholders and consultees</p>	<p>Culture, Heritage and Libraries, Chamberlain’s, City Surveyor’s, Built Environment, Comptroller and Solicitor’s, Tower Hamlets/ Southwark planners, Heritage England</p>

Resource Implications

<p>15. Total estimated cost</p>	<p>2. £250k to £5m</p> <p>Likely cost range: Up to £500,000</p>
<p>16. Funding strategy</p>	<p>These works are identified in the Planning and Transportation Committee’s Bridge House Estates 50 year Plan for 2017/ 18.</p>
<p>17. On-going revenue implications</p>	<p>The proposed works will result in a reduction in expenditure on repairs and maintenance in the medium and long term.</p> <p>The works will be programmed so as not to impact on income generation and allow for the exhibition and events business to operate as normal.</p>
<p>18. Investment</p>	<p>Not applicable.</p>

appraisal	
<p>19. Procurement strategy</p>	<p>The project will be progressed with the City Surveyor's Department and be considered by the Tower Bridge Steering Group to procure Tower Bridge projects in an efficient and effective manner. The option to add this to other identified projects such as the Walkway Roof Insulation Works will therefore be investigated.</p> <p><u>Works</u></p> <p><u>The work required can be classified as falling within the definition of works according to Public Contracts Regulations 2015.</u></p> <p>The reported likely cost range places the value of the work below the EU Works threshold. Where the opportunity to undertake procurement by combining with another project is not available the procurement route to market options at this contract value include:</p> <ul style="list-style-type: none"> a. Advertised competition, b. Construction Framework, c. Existing CoL minor works framework <p>The optimum route to market, procurement method and form of contract remains to be agreed in consultation with City Surveyor's Department, and Controller.</p> <p><u>Consultant Appointment</u></p> <p>Consultant fees for a project of this value to completion can be estimated as falling under both the EU Services threshold and the Corporations requirement to advertise. The optimum procurement route will be sought from either:</p> <ul style="list-style-type: none"> a. Project consultant framework, b. Request for quotation <p>The initial appointment at Gateway 1/ 2 will include an option to extend to deliver subsequent stages of the project subject to committee approval.</p>
<p>20. Legal implications</p>	<p>Not applicable.</p>
<p>21. Corporate property implications</p>	<p>Not applicable.</p>
<p>22. Traffic implications</p>	<p>Not applicable.</p>
<p>23. Sustainability and energy implications</p>	<p>The new plant will be more efficient using comparatively less fuel. Any likely reduction has not been quantified but will be assessed as part of the project.</p>
<p>24. IT implications</p>	<p>Not applicable.</p>
<p>25. Equality Impact Assessment</p>	<p>Tower Bridge is committed to achieving equality and diversity in accordance with the City of London Equality Scheme and as such welcomes visitors and clients from London, the United</p>

	<p>Kingdom and overseas whilst eliminating any forms of discrimination.</p> <p>Equality Impact Assessments are carried out for any new or significantly changed policies - there is no significant equality impact expected from the completion of this project.</p>
--	--

Recommended Course of Action

26. Next steps	Employ consultant to provide a detailed brief and outline costs/designs for options appraisal.			
27. Approval track and next Gateway	Approval track: 2. Regular Next Gateway: Gateway 3/4 - Options Appraisal (Regular)			
28. Resource requirements to reach next Gateway	Item	Reason	Cost (£)	Funding Source
	Appoint consultant	To identify options and progress outline designs	£10,000	Bridge House Estates 50 Year Plan

Contact

Report Author	Jamie Bottono
Email Address	jamie.bottono@cityoflondon.gov.uk
Telephone Number	020 7940 8391

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank