

Schedule of Planning Applications

PLANNING COMMITTEE - Tuesday 19 March, 2024

COMMITTEE AGENDA

1 1 Pear Tree Street

London
EC1V 3SB

2 Castle House, 37 - 45 Paul Street

Fitzroy House - 13-17 Epworth Street and 1-15 Clere Street
London

1 1 Pear Tree Street

London
EC1V 3SB

Application Number: P2023/2345/S73

Ward: Bunhill

Proposed Development: Variation of conditions 2, 3, 4, 8, 11, 16, 19, 20, 21, 24, 27 and 30 of planning permission reference: P2018/0909/S73 dated: 01/11/2018. Amendments seek the following:
Amendments to Conditions 2 and 11 include: Internal - Relocate the SME space to the first floor to provide a better quality and an increased SME area; Repositioning of bicycle storage area with increased capacity; Insertion of a small mezzanine floor to provide fully accessible end of journey facilities (showers and changing rooms); Adjust slab-to-slab heights to accommodate a more sustainable energy system; and increased reception area.
External - Increase in slab-to-slab heights resulting in a cumulative maximum height increase of the Approved Scheme building of 1.00 metre; Changes to the proposed roof level with relocation of the lift core and changes in the proposed energy system; and changes to the elevational design and appearance of the Pear Tree Street façade.
Further amendments include - revision to the Energy Strategy (Condition 24), 4. Variation of Condition 8 (Obscured Windows) to confirm timing of compliance for office windows being obscured; Variation of Conditions 16 (Solar Photovoltaic Panels), 21 (Acoustic Report) and 27 (Bat and Bird Boxes) to amend the timing of when details should be submitted and approved by the LPA; and Variation of Conditions 3 (Small/Micro Workspace requirements), 4 (Small/Micro Workspace amalgamation), 19 (Cycle Storage) and 20 (Refuse/Recycling) to amend specific plan and drawing references.

Application Type: Removal/Variation of Condition (Section 73)

Case Officer: Simon Roberts

Name of Applicant: Please see company name

Recommendation:

2 Castle House, 37 - 45 Paul Street

Fitzroy House - 13-17 Epworth Street and 1-15 Clere Street
London

Application Number: P2022/2893/FUL

Ward: Bunhill

Proposed Development: Demolition of the existing buildings and construction of a part 5, part 6 and part 7 storey building with basement, comprising Class E(g)(i) Office floorspace, including the provision of affordable workspace, alongside Class E(a) Retail, Class E(b) Food and Drink and Class E(d) leisure uses at ground, lower ground, and basement levels. The proposals also comprise the delivery of a dedicated off-street servicing yard and the delivery of cycle parking alongside the provision of landscaped roof terraces and wider public realm works at grade, and all associated and ancillary works (Departure from Development Plan)

Application Type: Full Planning Application

Case Officer: Simon Roberts

Name of Applicant: Lion Portfolio Limited

Recommendation:
