

Jonathan Hartnett



jonathan.hartnett@royalgreenwich.gov.uk

Mr Kurt Gagen
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

**Directorate of Regeneration,
Enterprise & Skills**
Woolwich Centre, 5th Floor,
35 Wellington Street,
London, SE18 6HQ

21/2630/K

Your Ref:21/00531/FULEIA

15 July 2021

Dear Mr Gagen,

Town & Country Planning Act 1990 (As Amended)

The Town and Country Planning (General Permitted Development) (England) Order 2015

Site: 120 Fleet Street, London, EC4A 2BE

Applicant:

Proposal: Demolition of the existing River Court building at 120 Fleet Street, including part demolition of the basement and the erection of a new building comprising two basement levels and ground floor plus 20 upper storeys (93.15m AOD) including retail, commercial, office and service use (Class E). Creation of new pedestrian routes.

Change of use of Daily Express Building from office (Use Class E) to learning and nonresidential institutions use (Class F1), retail, flexible learning and non-residential institutions and commercial use (Class E), Alterations to and refurbishment of the existing Grade II* listed Daily Express Building at 120 Fleet Street, including works to detach the building from the River Court with demolition of part of linking floorplate and structure from basement level 01 to level 06, demolition of roof and installation of new roof with associated roof garden, erection of new north façade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new façade and shopfront and associated works.

(The proposal would provide 61,135sq.m GIA of Class E offices, 2,051sq.m GIA of flexible retail use (Class E), 2,748sq.m GIA of Sui Generis public roof terrace, 1,331sq.m GIA of learning and non-residential institution use (Class F1), 2,776sq.m GIA of flexible and nonresidential

institutions/commercial business and service; Total floorspace 78,456sq.m GIA. Overall height 93.15m AOD). The application is accompanied by an Environmental Statement which is available for inspection with the planning application. Electronic copies of the ES can also be issued by Trium Environmental Consulting LLP; for further details contact hello@triumenv.co.uk or Tel: +44 (0) 203 887 7118.)

I acknowledge receipt of your communication dated 14 July 2021, which was received as valid on 14 July 2021.

I will endeavour to let you know the Council's view as soon as possible.

Yours Faithfully
Jonathan Hartnett
Development Control