

Department of the Built Environment

Gwyn Richards

Planning and Development Director



Telephone 020 7332 1549

Fax 020 7332 1806

Email

PLNComments@cityoflondon.gov.uk

Your ref

Our ref 21/00538/FULEIA

Case Officer

Kurt Gagen

Date 14 July 2021

London Borough of Greenwich
Strategic Planning
Peggy Middleton House
50 Woolwich New Road
London, SE18 6HQ

Dear Sir/Madam

Town and Country Planning Act 1990

Location: **120 Fleet Street London EC4A 2BE**

I am in receipt of an application for development of the above site for the purposes of:

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 non-residential 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 facade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new facade 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 non-residential 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.)

City of London PO Box 270, Guildhall, London EC2P 2EJ

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Given the current COVID-19 situation, you will not be able to view plans in the Guildhall, however you may inspect copies of the application, the plans and any other documents submitted with it online at <http://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV79B9FH0QH00>. If you are finding it difficult to access the on-line documents or require paper documents please contact us by email at plans@cityoflondon.gov.uk or telephone 020 7332 1710.

Please let me have any observations your authority has under Article 18 of the Town and Country Planning (Development Management Procedure) Order 2015, so that the representations may be taken into account in determining the application. The case officer dealing with this application is Kurt Gagen.

Any observations should be made in writing and must be received within a period of 21 days beginning with the date of this letter.

Yours faithfully,

Kurt Gagen

Kurt Gagen
Development Division