

Our Ref: 04C500209

Planning Portal Ref: PP-14083759

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4 ANGEL SQUARE - S73 APPLICATION TO AMEND OFFICE DEVELOPMENT CONSENTED UNDER PLANNING PERMISSION REF: 123437/FO/2019

On behalf of our client, Bank of New York Mellon Corporation (the Applicant), please find enclosed a Section 73 planning application to amend the office development consented under application reference: 123437/FO/2019. This application was granted permission on 26th July 2019 and permitted the following development:

"Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works."

The 11 storey building which offers 200,000sqft of floorspace has been fully constructed with all necessary pre-commencement conditions discharged. The Bank has signed a long-term lease to occupy the full building. Architects TP Bennett, alongside CBRE project management and an appointed technical team are working towards RIBA Stage 3 for the internal fit-out of the office space prior to the Bank's intended occupation date of September 2026. It is part of the internal fit-out works that this S73 application relates.

THE PROPOSALS

The proposed amendments to the building, which are set out in detail in the Supporting Planning Statement and Design and Access Statement Addendum, have been made as a consequence of the Bank's occupier demands. In summary they include:

- Reconfiguration of internal ground floor layout and replacement of Commercial Unit 2 and Office Space in lieu of ancillary gym for use by employees/ visitors only.
- Replacement of Commercial Unit 1 with café, theatre space and a clinical suite for use by BNY employees/ visitors only.
- Signage/ vinyl to a small section of windows at ground floor level to secure privacy for gym users.

- Reduction in car parking in basement in lieu of back-up generator and workshop.
- Expanded locker/shower area in the basement including amends to cycle parking spaces.

Discussions with the local planning authority (LPA) have taken place and it has been agreed that the amendments can be applied for under Section 73 of the Town and Country Planning Act. As a result of the amendments proposed, this Section 73 application therefore seeks to amend a number of the original planning conditions, as detailed at paragraph 1.6 of the Planning Statement.

A comprehensive list of proposed revised conditions has been set out at Appendix I of the Planning Statement document. The schedule also lists any plans proposed to be deleted, new plans submitted, and makes clear which plans are unaffected by this Section 73 application.

SCOPE OF SUBMISSION

A full list of information submitted in support of this application is set out below:

Documents

- Covering Letter;
- Application forms and certificates;
- Design and Access Statement Addendum (S73 document); and
- Planning Statement, including:
 - Appendix I: S73 Conditions Schedule;
 - Appendix II: S73 Drawing Schedule; and
- Area Schedule dated 04.07.25.

Drawings

- BNYM-TPB-ZZ-B1-DR-ID-201001-S3-P01 Basement Zone 1 General Arrangement Plan;
- BNYM-TPB-ZZ-B1-DR-ID-201002-S3-P01 Basement Zone 2 General Arrangement Plan;
- U8881 D 0 301 T1 Proposed Ground Floor Plan;
- U8881_D_0_300_T1 Proposed Ground Floor Use Plan
- U8881 D 0 303 T1 Proposed Accommodation Matrix
- U8881 D 0 098 T1 Proposed Basement Zone 1 – Showers and Cycle Parking;
- U8881 D 1 098 T2 Proposed Basement Zone 2 - Car Park;
- U8881 D 0 200 T1 proposed Ground Floor Café and Assembly Space;
- U8881 D 0 250 T1 Proposed Ground Floor Manifestation Location; and
- U8881 D 0 251 T1 Gym Internal Elevation and External Manifestation Detail.

SUMMARY

The planning application is accompanied by a comprehensive suite of supporting documents and drawings. The scope of submission has been agreed with Officers during pre-application discussions.

The application has been submitted electronically through the Planning Portal (Ref: PP-14083759). A BACS payment of £2,085.00 (including the service charge) to cover the requisite application fee has been paid online via the Planning Portal.

I trust that the above and enclosed information is sufficient to enable you to validate the submission. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,



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Director

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For and on behalf of Avison Young (UK) Limited