
From: Ken Marshall [REDACTED]
Sent: 16 June 2024 12:17
To: Planning Policy Consultations
Subject: AHB CITY PLAN REPRESENTATIONS
Attachments: AHB CITY PLAN REPRESENTATIONS.docx

Categories: CONFIRMED

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THIS IS AN EXTERNAL EMAIL

Dear Development Plans Team

Kindly consider the Representations set out in the attached letter

Thankyou
Ken Marshall



14th June 2024

Development Plans Team
Environment Department
City of London Corporation
Guildhall
PO Box 270
London EC2P 2EJ

2040 City Plan Representations

Dear Plans Team,

Although I live outside the City I spent my working life as a Shipbroker in the Baltic, as a Volunteer in the Royal Naval Reserve for 27 years and as a member of the Congregation of All Hallows by the Tower since 1957 so I feel qualified to comment.

I have been a Church Warden of All Hallows now for 24 years. All Hallows by the Tower is the oldest Church in the City, Ad675, Grade 1 Listed and open daily throughout the year, except 6 days between Christmas Day and the New Year with some 2/300 visitors daily

While I recognize the need for your Plan 2040 I believe it not sufficiently balanced in its approach. I am particularly concerned that the City Plan gives remarkably little attention to the significant contribution made by our Church, indeed all Churches of all Faiths, to the well being and Historic value of the City, its residents, visitors and tourists which is required by NPPF Section 3.16 d and to which I will return below

REQUIREMENTS	REPRESENTATIONS
SECTION 3 POLICY HL3 NOISE	TFL should be required to fit sound reducing track sleepers to reduce the vibration and noise interruptions experienced in vicinity of places of Worship such as All Hallows
HL5 and 6 ALSO PAGE 102 CV3.4	At one time there were Public Toilets at frequent intervals throughout the City but many have been closed. With increased pedestrian and cyclist demand these should be replaced. RELIANCE SHOULD NOT BE PLACED ON PLACES OF HOSPITALITY
SECTION 7 STRATEGIC POLICY S6. 3 CULTURE AND VISITORS	Protecting and enhancing existing areas of cultural significance including cultural buildings

PAGE 97 SECTION 7.1.3

and leisure and recreation facilities, particularly where they provide an anchor for cultural regeneration or where a continuing need exists and ensuring there is no overall loss of cultural facilities or diversity in the City;

1. AS THE OLDEST CHURCH IN THE CITY ALL HALLOWS HAS PLAYED A SIGNIFICANT PART IN MANY HISTORIC EVENTS THAT HAVE SHAPED LIFE AND FAITH OVER THE CENTURIES,
2. AMONG MANY DOZENS OF ITEMS I WOULD MENTION ROMAN PAVEMENT, SAXON ARCH, GRINLING GIBBONS WOOD CARVING CARING FOR THE VICTIMS OF TOWER EXECUTIONS,(ARCHBISHP LAUD), THE EDUCATION AND WITNESSING OF CHRISTIANITY BY USA FOUNDERS AND PRESIDENTS – PENN, QUINCY ADAMS.
3. A MORE RECENT ADDITION IS THE MALTA GC MEMORIAL.
4. VISITORS ARE ALSO PROVIDED WITH RECREATIONAL SPACE AT ST DUNSTAN IN THE EAST WHERE THE CITY CORPORATION ATTENDS THE GARDENS IN THE RUINS OF THE BOMBED WREN CHURCH. 5.
5. THE TOWER AND SPIRE ARE WITHIN THE ALL HALLOWS RESPONSIBILITIES AND PROVIDE CLERGY HOUSING

POLICY CV2 4.

. Encouraging the provision of arts, culture and leisure facilities in historic buildings and spaces where this would contribute to the enjoyment, appreciation and understanding of the City's heritage in a way that is inclusive, welcoming and accessible for all.

1. PLACES OF WORSHIP PROVIDE THIS NEED BUT REQUIRE TO BE CIVICALLY AND OTHERWISE SUPPORTED
2. THE MAINTENANCE COSTS ARE VERY HIGH.
3. THESE CRAFT WORKS DO REQUIRE AND ENCOURAGE HIGHLY SKILLED WORKERS, THEREBY PROVIDING VALUABLE EMPLOYMENT

POLICY CV6 PUBLIC ART

1. The City's public realm and distinctive identity will be enhanced by: a. encouraging the provision of new permanent, temporary, inclusive, diverse and high quality artworks in appropriate locations in the City on public and private land; b. protecting existing works of art, statues, memorials and other objects of cultural significance; c. ensuring that financial provision is made for the continuing maintenance of new

	<p>public art; ALL HALLOWS AND OTHER CHURCHES HOLD EXHIBITIONS WHICH MANY ATTEND SPECIALLY. GRANT AID IN SETTING UP AND RUNNING SUCH EXHIBITIONS WOULD BE GREATLY VALUED</p> <p>2. 7.7.1 Where appropriate, artworks can be multi-functional so that a variety of community needs can be met. Artworks may provide shelter from the weather, include sensory elements and provide play opportunities. SUCH ARRANGEMNETS ARE PROVIDED BY CHURCHES INCLUDING OURS AND HAVE INCLUDED EXHIBITIONS MORE OFTEN ANNUALLY</p>
<p>SECTION 9 DESIGN POLICY DE3.2 PUBLIC REALM</p>	<p>2. The wellbeing of users ensuring appropriate shade and shelter, provision of areas with access to direct sunlight and taking into consideration microclimatic conditions including temperature, wind, exposure to noise, air pollution to create places that encourage people to dwell and spend time;</p> <p>1. CHURCHES ALREADY CONTRIBUTE GREATLY TO THESE NEEDS .</p> <p>2. AT ALL HALLOWS WE ARE OPEN 360 DAYS A YEAR TO APPROX 70/75000 PEOPLE A YEAR</p> <p>3. THESE PEOPLE ARE WELCOMED FREELY IN ALL WEATHERS FOR SCHOOLS, MULTI FAITH ACCESS,HISTORIC INTEREST, EDUCATION,QUIET MEDITATION AND PRAYER.</p> <p>4. THESE FACILITIES SHOULD BE ACKNOWLEDGED AND GIVEN EQUAL PROMINENCE / RELEVANCE WITHIN THE PLAN</p>
<p>SECTION 10 TRANSPORT 10.1.0</p>	<p>Over 90% of commuter travel to the City is by public transport, walking or cycling.</p> <p>1. THE 10PERCENT NOT MENTIONED ARE STILL A HUGE NUMBER MANY BEING OLDER AND DISABLED AND THEY MUST BE TAKEN INTO CONSIDERATION FOR TRANSPORT NEEDS</p> <p>2. 2. TRANSPORT NEEDS SHOULD INCLUDE SEATING SHELTER AND ACCESSIBLE INFORMATION RE WAITING TIMES' TOILETS ETC</p>
<p>POLICY AT3 CYCLE PARKING</p>	<p>4. Cycling facilities should be conveniently located, easily accessible, safe and secure. THEY SHOULD ALSO BE PLACED WHERE THEY ARE NOT AN OBSTRUCTION TO BLIND PERSONS OR THE DISABLED</p>
<p>SECTION 11 HERITAGE AND TALL BUILDINGS. STRATEGIC POLICY S11 ITEMS 1 TO 5 HISTORIC ENVIRONMENT. POLICY HE1 ITEMS 1 TO 5</p>	<p>1. IT SEEMS STRANGE TO HAVE HERITAGE AND TALL BUILDINGS IN THE SAME SECTION SINCE THE TWO ELEMENTS ARE LARGELY IN CONTRADICTION TO EACH OTHER.</p> <p>2. THIS LACK OF ATTENTION IS A MAJOR CONCERN.</p>

	<p>3. MANY OF THE HISTORIC BUILDINGS ARE GRADE 1 LISTED, OFTEN CHURCHES LIKE OURS.</p> <p>4. TO WIDEN THE ARGUMENT PLEASE CONSIDER THAT MODERN BUILDINGS ARE ALSO AFFECTED SUCH AS THE GHERKIN, LISTED BUT NOW ALMOST TOTALLY ECLIPSED BY TALL BUILDINGS AS MAY BE THE ADJACENT BEVIS MARKS SYNAGOGUE.</p> <p>5. WHERE WOULD ONE FIND A LIST OF UNLISTED HERITAGE ASSETTS?? AS DESCRIBED GENERALLY IN ITEMS 1 TO 5 PAGE 179</p>
<p>STRATEGIC POLICY S14.4</p>	<p>The City Corporation will work in partnership with, the churches and other agencies to promote a greener City by: 1. Protecting existing open and green space; 2. Seeking the provision of new open and green space through development, public realm or transportation improvements; 3. Increasing public access to existing and new open spaces; 4. Creating, maintaining and encouraging high quality green infrastructure;</p> <p>1. WE HAVE BEEN ENCOURAGED IN THIS OBJECTIVE BY THE PLANNING CONSENT GIVEN US RECENTLY BY THE CITY CORPORATION FOR GREEN ROOFING AND SOLAR PANELS.</p> <p>2. WE ARE HOPING WE MAY RECEIVE SOME CITY CORPORATION GRANT ASSISTANCE</p>

I trust these representations will demonstrate the extensive value and support Churches provide already to the City,
Yours faithfully,

K.L.Marshall
Churchwarden of All Hallows by the Tower