

# Bunhill and Clerkenwell Area Action Plan

Additional minor  
modifications

June 2022

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# 1 Introduction

- 1.1 This schedule contains all the additional minor changes (known as modifications) to the Bunhill and Clerkenwell Area Action Plan. Minor Modifications do not materially affect the substance of the plan, its overall soundness or the submitted sustainability appraisal. The Minor Modifications generally relate to points of clarification, factual updates and typographical or grammatical errors. Main modifications are those which are considered necessary for soundness are provided in a separate list. The modifications highlighted are based on the version of the document that was submitted to the Planning Inspectorate for Examination in February 2020. This schedule consolidates pre-hearing modifications consulted on in March 2021, modifications proposed in matters statements as well as modifications made in response to actions arising from the examination hearings (September-October 2021).
- 1.2 This document is accompanied by schedules setting out relevant changes on the Strategic and Development Management Policies and Site Allocations document. An update to the Sustainability Appraisal/IIA and relevant changes to the Policies Map have also been published.

## **Format of changes**

The following format has been used to set out what the changes are and distinguish between existing and new text

**Blue** – new text proposed

~~Red~~ – text proposed for removal

Changes to diagrams, tables etc. described in *italic text*

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
BC-AM-01		Contents, policy titles, and Table 1.1 on page 4.	<p>Change the Policy BC1 to BC8 to AAP1 to AAP8.</p> <p>Policy <del>BC</del>AAP1: Prioritising office use</p> <p>Policy <del>BC</del>AAP2: Culture, retail and leisure uses</p> <p>Policy <del>BC</del>AAP3: City Fringe Opportunity Area</p> <p>Policy <del>BC</del>AAP4: City Road</p> <p>Policy <del>BC</del>AAP5: Farringdon</p> <p>Policy <del>BC</del>AAP6: Mount Pleasant and Exmouth Market</p> <p>Policy <del>BC</del>AAP7: Central Finsbury</p> <p>Policy <del>BC</del>AAP8: Historic Clerkenwell</p> <p>Change AAP1 to AAP Plan1: Policy AAP <del>Plan</del>1: Delivering development priorities</p>	To avoid confusion between BCAAP policies and site allocations.
BC-AM-02		Site Allocation: BC7 BC8 BC9 BC10 BC11 BC12 BC13 BC32 BC33 BC34 BC35 BC38 BC40 BC41 BC42 BC48	<p>Site designations and constraints:</p> <ul style="list-style-type: none"> <li>City Fringe Opportunity Area Spatial Strategy area (policy-<del>BC</del>AAP3)</li> </ul>	To avoid confusion between BCAAP policies and site allocations.
BC-AM-03		Site allocations: BC17 BC18 BC19 BC20	<p>Site designations and constraints:</p> <ul style="list-style-type: none"> <li>Farringdon Spatial Strategy area (policy-<del>BC</del>AAP5)</li> </ul>	To avoid confusion between BCAAP policies and site allocations.
BC-AM-04		Paragraph 3.34	The Spatial Strategy area covered by Policy- <del>BC</del> AAP5 (shown on Figure 3.4) consists of two large impermeable city blocks dominated by large scale infrastructure and located within a wider area of significant historic character. The Council's objectives for the area include enhancing design quality, pedestrian circulation, interchange, legibility and permeability.	To avoid confusion between BCAAP policies and site allocations.
BC-AM-05		Site allocations: BC22 BC44 BC25 BC26 BC27 BC36 BC49	<p>Site designations and constraints:</p> <ul style="list-style-type: none"> <li>Mount Pleasant and Exmouth Market Spatial Strategy area (policy-<del>BC</del>AAP6)</li> </ul>	To avoid confusion between BCAAP policies and site allocations.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
BC-AM-06		Site allocations: BC4 BC5 BC6 BC14 BC15 BC23 BC29 BC30 BC31 BC37 BC39 BC42 BC43 BC46 BC47	Site designations and constraints: <ul style="list-style-type: none"> <li>Central Finsbury Spatial Strategy area (policy-<del>BC</del>AAP7)</li> </ul>	To avoid confusion between BCAAP policies and site allocations.
BC-AM-07		Site allocations: BC16 BC17 BC18 BC19 BC20 BC21 BC23 BC26 BC30 BC36 BC39 BC44 BC45 BC50 BC51	Site designations and constraints: <ul style="list-style-type: none"> <li>Historic Clerkenwell Spatial Strategy area (policy-<del>BC</del>AAP8)</li> </ul>	To avoid confusion between BCAAP policies and site allocations.
BC-AM-08	11	1.36	<i>Amend text as follows:</i>  There are 11 conservation areas either fully or partially within the AAP area, covering 50% of the area. Each of these conservation areas have detailed <del>management plans</del> <b>design guidelines</b> to guide development.	Clarification.
BC-AM-09	20	Policy BC2	Policy title: Policy <del>BC</del> AAP2: Culture, retail and leisure uses	To avoid confusion between BCAAP policies and site allocations.
BC-AM-10	23	2.20	<i>Amend text as follows:</i>  The AAP area borders the City of London's Culture Mile to the south, which is developing as a major destination for culture and creativity in the Square Mile and stretches from Farringdon to Moorgate. The area will be host to a programme of events and installations and will also benefit from further investment including public realm improvements. Significant changes are anticipated as part of the Culture Mile project, including the <b>proposed</b> relocation of the Museum of London to Smithfield; the potential development of a new Centre for Music on the site of the existing Museum of London, and the <b>possible</b>	Clarification.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason
			moving of Smithfield Meat Market from its current location. These changes will likely result in increased pedestrian activity and footfall in the area.	
BC-AM-11	26	Policy BC3	<i>Amend policy title:</i> Policy <b>BCAAP3</b> : City Fringe Opportunity Area	To avoid confusion between BCAAP policies and site allocations.
BC-AM-12	26	Policy BC3, part C	<i>Amend text as follows:</i>  Proposals must maximise business floorspace provision, specifically office floorspace, as far as possible in line with the Council's priority for the City Fringe Opportunity Area and other policies in the AAP, particularly Policy <b>BCAAP1</b> .	To avoid confusion between BCAAP policies and site allocations.
BC-AM-13	27	Policy BC3, paragraph 3.6	<i>Amend text as follows:</i> The City Fringe Opportunity Area features a significant concentration of business uses which contribute to the economic success of the borough and provide substantial direct and indirect employment opportunities. The prioritisation of office uses is of particular importance in this area due to the international significance of the cluster within the City Fringe Opportunity Area. The Council expects all developments proposals to be business-led, with specific requirements for certain sized proposals as set out in Policy <b>BCAAP1</b> .	To avoid confusion between BCAAP policies and site allocations.
BC-AM-14	32	Policy BC4: City Road	<i>Amend policy title:</i> Policy <b>BCAAP4</b> : City Road	To avoid confusion between BCAAP policies and site allocations.
BC-AM-15	36	Policy BC5: Farringdon	<i>Amend policy title:</i> Policy <b>BCAAP5</b> : Farringdon	To avoid confusion between BCAAP policies and site allocations.
BC-AM-16	37	Policy BC5 Farringdon, paragraph 3.37	<i>Amend text as follows:</i>  An improved, high quality public realm should create a series of integrated, linked and high quality public spaces, including neighbouring spaces such as Clerkenwell Green. The provision of adequate facilities for passengers is also important, including a need for publicly accessible toilets. <b>The Council will work with the City of London to manage the likely significant increase in pedestrian movements in the vicinity.</b>	Clarification.
BC-AM-17	40	Policy BC6	<i>Amend policy title:</i> Policy <b>BCAAP6</b> : Mount Pleasant and Exmouth Market	To avoid confusion between BCAAP policies and site allocations.
BC-AM-18	40	Policy BC6 part F	<i>Amend text as follows:</i> F. Spa Fields is a prominent, historic green space in the area, and one of the largest green spaces in the entire south of the borough. Proposals in proximity to Spa Fields must <b>ensure</b> avoid adverse impacts on this important green space, and must maximise opportunities to enhance its multifunctional role, including through improvement to routes leading to Spa Fields.	Error in policy wording.
BC-AM-19	43	Policy BC7 Central Finsbury	<i>Amend policy title:</i> Policy <b>BCAAP7</b> : Central Finsbury	To avoid confusion between BCAAP policies and site allocations.
BC-AM-20	44	Policy BC7 Central Finsbury, Paragraph 3.54	<i>Amend text as follows:</i> The area has a distinct commercial focus, particularly on the key routes along Old Street (west of the City Fringe Opportunity Area, see Policy <b>BCAAP3</b> )	To avoid confusion between BCAAP policies and site allocations.
BC-AM-21	47	Policy BC8 Historic Clerkenwell	<i>Amend policy title:</i> Policy <b>BCAAP8</b> : Historic Clerkenwell	To avoid confusion between BCAAP policies and site allocations.

Reference	Page	Section/Paragraph/Policy	Proposed change	Reason		
BC-AM-22	52	Policy AAP1: Delivering development priorities	<i>Amend policy title:</i> Policy AAP <b>Plan</b> 1: Delivering development priorities	To avoid confusion between BCAAP policies and site allocations.		
BC-AM-23		Site Allocation BC1, BC2, BC3, BC4, BC5, BC6, BC7, BC9, BC10, BC11, BC13, BC14, BC15, BC16, BC17, BC18, BC21, BC23, BC24, BC25, BC26, BC28, BC29, BC30, BC31, BC34, BC35, BC37, BC38, BC39, BC40, BC41, BC42, BC43, BC47.	<i>Each of these site allocations has the same typographical error in the Development Considerations, amend text as follows:</i>  Upgrades to the wastewater network may be required as a result <b>of</b> development on this site	To correct an error.		
BC-AM-24	59-60	Site Allocation BC2: City Forum, 250 City Road	<i>How the site was identified and relevant planning history, amend text as follows:</i> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>2013 Site Allocation (BC6) and planning permission P2013/1089/FUL, <b>amended by P2016/2994/S73.</b></td> </tr> </table>	How the site was identified and relevant planning history	2013 Site Allocation (BC6) and planning permission P2013/1089/FUL, <b>amended by P2016/2994/S73.</b>	Updated details.
How the site was identified and relevant planning history	2013 Site Allocation (BC6) and planning permission P2013/1089/FUL, <b>amended by P2016/2994/S73.</b>					
BC-AM-25	59-60	Site Allocation BC2: City Forum, 250 City Road	<i>Amend allocation and justification as follows:</i> <table border="1"> <tr> <td>Allocation and justification</td> <td>The site has hybrid planning permission for the development of four blocks ranging in height from 7 to 42 storeys to provide up to 995 residential units, <del>7,600</del> <b>8,413sqm</b> of B1 floorspace and a mix of other uses. Should the site be subject to further amendments or new applications, the Council will seek to maximise provision of genuinely affordable housing and affordable workspace.</td> </tr> </table>	Allocation and justification	The site has hybrid planning permission for the development of four blocks ranging in height from 7 to 42 storeys to provide up to 995 residential units, <del>7,600</del> <b>8,413sqm</b> of B1 floorspace and a mix of other uses. Should the site be subject to further amendments or new applications, the Council will seek to maximise provision of genuinely affordable housing and affordable workspace.	Correction.
Allocation and justification	The site has hybrid planning permission for the development of four blocks ranging in height from 7 to 42 storeys to provide up to 995 residential units, <del>7,600</del> <b>8,413sqm</b> of B1 floorspace and a mix of other uses. Should the site be subject to further amendments or new applications, the Council will seek to maximise provision of genuinely affordable housing and affordable workspace.					
BC-AM-26	65	Site Allocation BC5: London College of Fashion, Golden Lane	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Current/previous use</td> <td>Further education <del>(D1)</del></td> </tr> </table>	Current/previous use	Further education <del>(D1)</del>	To reflect introduction of Class E.
Current/previous use	Further education <del>(D1)</del>					
BC-AM-27	67-68	Site Allocation BC7: 198-208 Old Street (petrol station)	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Estimated timescale</td> <td><del>2021/22-2025/26</del> <b>2026/27-2030-31</b></td> </tr> </table>	Estimated timescale	<del>2021/22-2025/26</del> <b>2026/27-2030-31</b>	Update.
Estimated timescale	<del>2021/22-2025/26</del> <b>2026/27-2030-31</b>					
BC-AM-28	77	Site Allocation BC12 Cass	<i>Amend text as follows:</i> <table border="1"> <tr> <td>Current/previous use</td> <td>University teaching facilities <del>(D1)</del></td> </tr> </table>	Current/previous use	University teaching facilities <del>(D1)</del>	To reflect introduction of Class E.
Current/previous use	University teaching facilities <del>(D1)</del>					

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		Business School, 106 Bunhill Row						
BC-AM-29	93	Site Allocation BC23: Sycamore House, 5 Sycamore Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del></td> </tr> </table>	Current/previous use	Offices <del>(B1)</del>	To reflect introduction of Class E.		
Current/previous use	Offices <del>(B1)</del>							
BC-AM-30	102	Site Allocation BC28: Angel Gate, Goswell Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del></td> </tr> <tr> <td>Site designations and constraints</td> <td> <ul style="list-style-type: none"> <li>Central Activities Zone (CAZ)</li> <li>City Road Spatial Strategy area (policy <del>BCA</del>AAP4)</li> <li>The site is partially within the Duncan Terrace/Colebrooke Row Conservation Area, and is in close proximity to the New River Conservation Area</li> <li>There are Grade II listed buildings within the site boundary at 320 to 326 City Road, and a locally listed building in close proximity to the site at 14 Wakley Street</li> </ul>           Site is located within a groundwater Source Protection Zone         </td> </tr> </table>	Current/previous use	Offices <del>(B1)</del>	Site designations and constraints	<ul style="list-style-type: none"> <li>Central Activities Zone (CAZ)</li> <li>City Road Spatial Strategy area (policy <del>BCA</del>AAP4)</li> <li>The site is partially within the Duncan Terrace/Colebrooke Row Conservation Area, and is in close proximity to the New River Conservation Area</li> <li>There are Grade II listed buildings within the site boundary at 320 to 326 City Road, and a locally listed building in close proximity to the site at 14 Wakley Street</li> </ul> Site is located within a groundwater Source Protection Zone	<p>To reflect introduction of Class E.</p> <p>Updates to policy references to avoid confusion between BCAAP policies and site allocations.</p>
Current/previous use	Offices <del>(B1)</del>							
Site designations and constraints	<ul style="list-style-type: none"> <li>Central Activities Zone (CAZ)</li> <li>City Road Spatial Strategy area (policy <del>BCA</del>AAP4)</li> <li>The site is partially within the Duncan Terrace/Colebrooke Row Conservation Area, and is in close proximity to the New River Conservation Area</li> <li>There are Grade II listed buildings within the site boundary at 320 to 326 City Road, and a locally listed building in close proximity to the site at 14 Wakley Street</li> </ul> Site is located within a groundwater Source Protection Zone							
BC-AM-31	105	Site Allocation BC31: Travis Perkins, 7 Garrett Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Allocation and justification</td> <td>Intensification of business use, particularly industrial uses such as <del>B1(e)</del>light industrial. Proposals must ensure at least no net loss of existing industrial use.</td> </tr> </table>	Allocation and justification	Intensification of business use, particularly industrial uses such as <del>B1(e)</del> light industrial. Proposals must ensure at least no net loss of existing industrial use.	To reflect introduction of Class E.		
Allocation and justification	Intensification of business use, particularly industrial uses such as <del>B1(e)</del> light industrial. Proposals must ensure at least no net loss of existing industrial use.							
BC-AM-32	106	Site Allocation BC32: Monmouth House, 58-64 City Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del></td> </tr> </table>	Current/previous use	Offices <del>(B1)</del>	To reflect introduction of Class E.		
Current/previous use	Offices <del>(B1)</del>							
BC-AM-33	107	Site Allocation BC33: Oliver House, 51-53 City Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del></td> </tr> </table>	Current/previous use	Offices <del>(B1)</del>	To reflect introduction of Class E.		
Current/previous use	Offices <del>(B1)</del>							
BC-AM-34	108	Site Allocation BC34: 20 Ropemaker Street, 101-117 Finsbury Pavement, 10-12 Finsbury Street	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del> and financial and professional services <del>(A2)</del></td> </tr> </table>	Current/previous use	Offices <del>(B1)</del> and financial and professional services <del>(A2)</del>	To reflect introduction of Class E.		
Current/previous use	Offices <del>(B1)</del> and financial and professional services <del>(A2)</del>							
BC-AM-35	109-110	Site Allocation BC35: Finsbury	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Offices <del>(B1)</del></td> </tr> </table>	Current/previous use	Offices <del>(B1)</del>	To reflect introduction of Class E.		
Current/previous use	Offices <del>(B1)</del>							



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		Tower, 103-105 Bunhill Row				
BC-AM-36	111-112	Site Allocation BC36: London Metropolitan Archives and Finsbury Business Centre	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>Office and light industrial (<del>B1</del>). Part of the site is used for the London Metropolitan Archives.</td> </tr> </table>	Current/previous use	Office and light industrial ( <del>B1</del> ). Part of the site is used for the London Metropolitan Archives.	To reflect introduction of Class E.
Current/previous use	Office and light industrial ( <del>B1</del> ). Part of the site is used for the London Metropolitan Archives.					
BC-AM-37	117	Site Allocation BC39: Laser House, 132-140 Goswell Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>How the site was identified and relevant planning history</td> <td>Planning <del>applications</del> <b>permissions</b> P2017/1103/FUL (refused) and P2018/1578/FUL (granted March 2019)</td> </tr> </table>	How the site was identified and relevant planning history	Planning <del>applications</del> <b>permissions</b> P2017/1103/FUL (refused) and P2018/1578/FUL (granted March 2019)	Updated details.
How the site was identified and relevant planning history	Planning <del>applications</del> <b>permissions</b> P2017/1103/FUL (refused) and P2018/1578/FUL (granted March 2019)					
BC-AM-38	120	Site Allocation BC42: Site of electricity substation opposite 15-27 Gee Street and car park spaces at 90-98 Goswell Road	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td><i>How the site was identified and relevant planning history</i></td> <td>London Borough of Islington's Call for Sites/planning <b>permission application</b> P2017/3389/FUL (granted subject to completion of legal agreement, February 2018)</td> </tr> </table>	<i>How the site was identified and relevant planning history</i>	London Borough of Islington's Call for Sites/planning <b>permission application</b> P2017/3389/FUL (granted subject to completion of legal agreement, February 2018)	To correct an error.
<i>How the site was identified and relevant planning history</i>	London Borough of Islington's Call for Sites/planning <b>permission application</b> P2017/3389/FUL (granted subject to completion of legal agreement, February 2018)					
BC-AM-39	124	Site Allocation BC46: City, University of London, 10 Northampton Square	<p><i>Amend text as follows:</i></p> <table border="1"> <tr> <td>Current/previous use</td> <td>University teaching facilities (<del>D1</del>) and ancillary uses</td> </tr> </table>	Current/previous use	University teaching facilities ( <del>D1</del> ) and ancillary uses	To reflect introduction of Class E.
Current/previous use	University teaching facilities ( <del>D1</del> ) and ancillary uses					
BC-AM-40	144	Glossary and Abbreviations  Term: Function	<p><i>Update text as follows:</i></p> <p>In relation to a specific area, function is defined as that areas predominant role, although some areas can have supporting functions. For example, Islington's town centres all have an overtly <del>A1</del> retail function but some also have a distinct cultural or night-time economy element. The introduction of certain uses can undermine the function of an area and cause harmful impacts either individually or cumulatively.</p>	To reflect introduction of Class E.		
BC-AM-41	150	Glossary and Abbreviations  Term: Office-led development	<p><i>Amend text as follows:</i></p> <p>Development where the majority of floorspace/uses is offices <del>within use class B1(a)</del></p>	To reflect introduction of Class E.		