



City Hall Greens

Zack Polanski AM
City Hall
Kamal Chunchie Way
LONDON E16 1ZE

Ms Gemma Delves
The Department of the Built Environment
City of London
PO Box 270, Guildhall
London EC2P 2EJ



Sent via email to: PLNcomments@cityoflondon.gov.uk

1 February 2024

Dear Ms Delves,

Re: Objection to 23/01304/FULEIA, Demolition of 140 & 150 London Wall to provide a phased development

I have been contacted by residents raising deep concerns about this planning application, which proposes to demolish two internationally recognised icons of British post-war urban design. The Museum of London and Bastion House were designed by Owell & Moya, architects of the 1951 festival of Britain Skylon, and are integral to the Barbican's world-famous townscape. To demolish them would be an act of cultural vandalism.

It would also be an act of carbon emissions self-sabotage.

To destroy these two buildings and construct replacements would release over 45,000 tonnes of CO2 into the atmosphere. This is not consistent with the City of London Corporation's stated aim of achieving net zero carbon in its own operations by 2027, nor its commitment to achieve net zero for the Square Mile by 2040.¹ Neither does it comply with the Mayor of London's net zero target of 2030 for the whole of London.²

Furthermore, assessments made by Simon Sturgis, Targeting Zero, and Bob Stagg, Conisbee Structural Engineering, of the reliability of the City of London's Whole Life Carbon Assessment (WLCA) for the development, call into question the reasoning for the whole proposal.³ The Peer Review states:

¹ City of London Climate Action Strategy, updated 27 Nov 2023, <https://www.cityoflondon.gov.uk/services/environmental-health/climate-action/climate-action-strategy>

² Pathways to Net Zero Carbon by 2030, 18 Jan 2022, <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/climate-change/zero-carbon-london/pathways-net-zero-carbon-2030>

³ Stop, Rethink, Reset: Why the City of London's assessment for London Wall West is misinformed and misleading, Sep 2022, <https://static1.squarespace.com/static/62a34bcbcd73ff5ae4b17ef8/t/6332b3d16ca3c904a10e733b/1664267226324/Peer+Review+of+WLCA+on+LWW+2609022.pdf>

“Their reports show that the WLCA is flawed and misleading. It is built on the assumption that Bastion House is at risk of disproportionate collapse. The review by Conisbee Structural Engineers emphatically contradicts this. The actual carbon assessment falls short as it does not consider the retention and retrofit of Bastion House and ignores the impact of its demolition on the scheme’s carbon footprint.”

I urge you to give due weight and regard to these objections to this application – along with the hundreds made by residents – and recommend that you do not approve it.

Yours sincerely,

A handwritten signature in black ink that reads "Zack Polanski". The signature is fluid and cursive, with the first name "Zack" and the last name "Polanski" clearly distinguishable.

Zack Polanski
Green Party Member of the London Assembly