

Application ref: 2023/4619/P
Contact: Alex Kresovic
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Development Management
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City Of London
PO Box 270
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

Hill House
1 Little New Street
London
EC4A 3JR

Proposal:

Demolition of existing building above ground with retention of existing basement and piles/ foundations and erection of a mixed use office building comprising two basement levels, lower ground, upper ground and upper ground mezzanine plus 18 upper storeys for the provision of office space (Use Class E), gym/auditorium (Use Class E), flexible office, café/retail (Use Class E), reprovision of existing library (Use Class F1), flexible library/office (Use Class F1/E) and restaurant (Use Class E), discontinuance of the City Walkway, enhanced and enlarged public realm, hard and soft landscaping, highway works, and associated enabling works.

Drawing Nos:

City of London Corporation application ref 23/01102/FULMAJ

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

1 Reasons for raising no objections:

The proposal includes the erection of a mixed use office building comprising two basement levels, lower ground, upper ground and upper ground mezzanine plus 18 upper storeys following the partial demolition of existing building at 1 Little New Street in the City of London.

The site is situated approximately 300m from the nearest part of the Camden borough boundary and adjoins a 21 storey building to the east and a 17 storey building to the north. Thus, the proposal will have limited visibility within the borough of Camden in addition to having no noticeable effects on the amenity or living conditions of any Camden residents or occupiers.

The site would be partially visible on the City skyline from Primrose Hill, Parliament Hill or Kenwood. The proposal would be similar to existing development in the City and it is therefore not considered to result in harm to the protected views of St Paul's or the general views of the City skyline from these sites.

The development would have no material impacts on the significance of any protected views, on the amenity of any Camden occupiers or visitors, on transport, environmental or ecological conditions. Camden therefore raises no objections to the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer