

Application ref: 2023/4508/P  
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City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:

**Site Bounded By 40 Liverpool Street**

**50 Liverpool Street**

**Open Space From Liverpool Street (Hope Square) And Bishopsgate (Bishopsgate Square)**

**And Sun Street Passage/Liverpool Street Bus Station At The Western Boundary**

**CITY OF LONDON**

**London**

Proposal:

Observations to City of London (23/00453/FULEIA) for Liverpool Street Station: Partial demolition of Station including concourse, train sheds and entrances to Bishopsgate, Liverpool Street and Sun Street Passage. Demolition of 50 Liverpool Street. Construction and remodelling of station at basement, lower and upper concourses, new station roof, new entrances to Bishopsgate, Liverpool Street and Sun Street Passage, new lifts and escalators. Provision of units at basement, lower and upper concourse flrs for retail, café/restaurant, public house/bar. Remodelling of existing bus station and provision of a cycle hub on upper concourse.

Andaz/Great Eastern Hotel: Alteration of existing building at basement, ground and upper flrs including insertion of new structure, creation of new west wall and removal and replacement of mansard roof. Change of use from hotel to office at part ground flr and across flrs 1-4; access to servicing area from vehicle lifts at flr 3; provision of units at basement and ground for retail, café/restaurant, and public house/bar; spaces for leisure and community uses; retail and café/restaurant at part of flr 5.

Over Station Development: Erection of a new building above Liverpool Street Station and 40 Liverpool Street with maximum height of 108.6 metres AOD in height (excluding rooftop

plant) comprising office use at flrs 5-13, and partly at flrs 14-15, with ancillary lobby and functions at flrs 3-4. New hotel at flrs 17-20 and partly within flrs 14-16, ancillary restaurant/bar at flr 15 and ancillary leisure facility at flr 16. New public amenity space at podium level comprising café/restaurant, retail, leisure; and partially at flr 16 comprising outdoor pool, leisure court and café/restaurant, alongside a publicly accessible roof garden. Provision of lifts, cycle parking, servicing, refuse, and plant.

Public Realm: Refurbishment and extension of Hope Square and Bishopsgate Plaza. New pedestrian routes, including the pedestrianisation of Liver

Drawing Nos: City of London Corporation application ref 23/00453/FULEIA

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

Conditions and Reasons:

Informative(s):

1 Reasons for raising no objections:

The site is situated approximately 1.6km from the nearest part of the Camden borough boundary and is in the vicinity of many existing tall buildings. Thus, the proposal will have limited visibility within the borough of Camden in addition to having no noticeable effects of 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



Daniel Pope  
Chief Planning Officer