

Application ref: 2024/0583/P
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Southwark Council
Fao. Philip Freeman-Bentley (23/AP/3487)
Corporate Services, Finance &
Governance
Planning Division
PO BOX 64529
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**City Business Centre
Lower Road
London**

Proposal:

Observations to the London borough of Southwark for the demolition of existing buildings and phased redevelopment to provide: one mixed-use building of up to 17 storeys in height, with a single basement, comprising 216 purpose-built shared living units and communal amenity space (Sui Generis) and 1,517 square meters of commercial floorspace (Use Class E); one mixed-use building of up to 10 storeys in height, with a single basement, comprising 24 homes and communal amenity space (Use Class C3) and 149.6 square meters of commercial floorspace (Use Class E); and public realm, including play space, as well as other associated works (ref. 23/AP/3487).

Drawing Nos: Southwark Council Cover Letter ref: 23/AP/3487

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 demolition of existing buildings and phased redevelopment to provide: one mixed-use building of up to 17 storeys in height, with a single basement, comprising 216 purpose-built shared living units and communal amenity space (Sui Generis) and 1,517 square meters of commercial floorspace (Use Class E); one mixed-use building of up to 10 storeys in height, with a single basement, comprising 24 homes and communal amenity space (Use Class C3) and 149.6 square meters of commercial floorspace (Use Class E); and public realm, including play space, as well as other associated works.

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