

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	14/01/2013
		N/A	<b>Consultation Expiry Date:</b>	-
<b>Officer</b>		<b>Application Number(s)</b>		
Ben Le Mare		2013/0025/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
General Market Building (43 Farringdon Street), Annex Building (25 Snowhill) and the Former Engine House (29 Smithfield Street)		EIA Scoping Report by Waterman Energy, Environmental & Design Limited (Dated November 2012)		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Observations to the City of London on a Scoping Option for partial and full demolition of some buildings and structures on site; works to the General Market building to provide mixed use office and retail accommodation and a piazza space; provision of office and retail accommodation over six storeys within the Annex Building; retention and refurbishment of the former Engine House with the use of the ground floor as a retail unit; use of the basement beneath the General Market and Annex Building for ancillary plant, car, motorcycle and bicycle parking and servicing.				
<b>Recommendation:</b>		No objection		
<b>Application Type:</b>		Request for Observations to Adjoining Borough		
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Letter		
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation responses:</b>		N/A		
<b>CAAC/Local groups comments:</b>		N/A		

## Site Description

The Market Hall of the General Market Building currently comprises storage and office accommodation that is occupied by Crossrail. The buildings on the perimeter of the Market Hall contain retail units. The majority of these units are vacant and boarded up.

The Red House forms the eastern part of the Annex Building and is currently vacant. The Red House was historically in use as a cold store. The Former fish market forms the western part of the annexe building and is currently vacant. Located between the Red House and Former Fish Market is the Iron Mountain Building. The Iron Mountain building was used as a storage facility.

The site is within an Archaeological Priority Zone and within the Smithfield Conservation Area. None of the buildings or structures are listed, but the Canopy spanning between the General Market Building and the Poultry Market located adjacent to the east of the Site is Grade II Listed. The Site is within close proximity to the Hatton Garden Conservation Area.

## Relevant History

In February 2007, a commercial-led planning application (ref: 07/00172/FUEIA) was submitted on the Site. This application was dismissed on appeal following a Public Enquiry.

## Relevant policies

### Town and Country Planning EIA (England and Wales) Regulations 2011 (as amended)

#### LDF Core Strategy and Development Policies 2010

##### Core Strategy

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS9 (Achieving a successful Central London)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS16 (Improving Camden's health and well-being)
- CS17 (Making Camden a safer place)
- CS18 (Dealing with our waste and encouraging recycling)

##### Development Policies

- DP16 (The transport implications of development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP20 (Movement of goods and materials)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)
- DP28 (Noise and Vibration)
- DP29 (Improving access)
- DP31 (Provisions of, and improvement to, open space and outdoor sport and recreation facilities)
- DP32 (Air quality and Camden's Clear Zone)

#### Camden Planning Guidance (2011):

- CPG 1 (Design)

CPG 3 (Sustainability)  
CPG 4 (Basement and lightwells)  
CPG 5 (Town centres, retail and employment)  
CPG 6 (Amenity)  
CPG 7 (Transport)

**London Plan 2011**  
**NPPF2012**

**Assessment**

An EIA Scoping Report has been submitted to the City of London prior to a planning application being submitted for:

- partial and full demolition of some buildings and structures on site;
- works to the General Market building to provide mixed use office and retail accommodation and a piazza space;
- provision of office and retail accommodation over six storeys within the Annex Building;
- retention and refurbishment of the former Engine House with the use of the ground floor as a retail unit;
- use of the basement beneath the General Market and Annex Building for ancillary plant, car, motorcycle and bicycle parking and servicing.

This is a Schedule 2 development (urban development project) that is more than 0.5ha and therefore an Environmental Statement is required. The scoping report identifies potential environmental sensitivities and sensitive receptors; consultation; and issues to be addressed by the ES.

**Assessment**

The site is located on the opposite side of the road to the southern boundary of the borough. This is also the boundary of the Hatton Garden Conservation Area.

Following a review of the submitted Scoping Report it is considered that the proposed content of the information of the ES is acceptable and would have full regard to the main issues affecting the site and surrounding area, specifically in terms of amenity, transport, visual impact and impact on cultural heritage.

**Recommendation**

Issue a letter to the City of London advising them that the London Borough of Camden have no objection to the Scoping Report.