

Delegated Report		Analysis sheet		Expiry Date:		14/01/2013	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Jason Traves				2013/0028/P			
Application Address				Drawing Numbers			
Shell Centre 2-4 York Road London SE1				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Request for observations from the adjoining borough of Lambeth for external alterations to the retained Shell centre Tower to integrate it with the redevelopment works, to include recladding exposed elements of the building facade.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The Shell Centre Site is located in LB Lambeth on the South Bank of the River Thames. The application Site is approximately 3.5ha in area and is rectangular in shape. The application Site includes part of York Road to the east of the Shell Centre, Chicheley Street to the south and part of Belvedere Road to the west. The northern boundary is formed by a railway viaduct that continues to Hungerford Bridge.

The Shell Centre is used by Shell as its UK headquarters and comprises office and ancillary accommodation.

The Shell Centre includes the Shell Tower which rises to 107 metres over 28 storeys, and wings rising to ten storeys in height. These wings are known as “Hungerford”, “York”, and “Chicheley”. The Hungerford wing lies to the north of the Tower, the York wing lies to the east and the Chicheley wing abuts the base of the Tower on its south side.

The site is separated from LB Camden by the River Thames and LB Westminster and The City. There are no direct inter-relationship with LB Camden in planning terms other than in respect of the Mayor’s London View Management Framework (LVMF) March 2012 for which LB Camden is a consultee in respect of the views:

- 2A.2 – Parliament Hill (London Panorama) looking towards Victoria Tower (Palace of Westminster)
- 2B.1 – Parliament Hill (London Panorama) looking towards Palace of Westminster
- 4A.1/4A.2 Primrose Hill (London Panorama) looking towards Palace of Westminster

The shell site is on the cusp of the middleground and background area but outside of the viewing corridors and wider setting consultation areas of these views as defined in the LVMF March 2012.

Relevant History

The subject application is 1 of 4 related applications for the redevelopment of the greater Shell site. The other applications are as follows:

Application BE1 – Main Application: Part demolition of Shell Centre comprising Hungerford, York and Chicheley wings, upper level walkway, removal of raised podium deck, associated structures and associated site clearance to enable a mixed use development of buildings and basement to provide up to 218,008 m² of floorspace (GIA), comprising offices (B1), residential (C3) (up to 798 units), retail (A1-A5), leisure (D2) and community/leisure uses (D1/D2), parking and servicing space, hard and soft landscaping together with the provision of a new public square, highway and landscaping works to Belvedere Road, Chicheley Street and York Road, modifications to York Road Underground station, 2 no. link bridges from new buildings to the existing Shell Centre Tower, reconfiguration of York Road footbridge if retained, creation of new vehicular access and other associated works

Application BE2 – Conservation Area Consent Application: Part demolition of Shell Centre comprising Hungerford, York and Chicheley wings, upper level walkway, removal of raised podium deck, associated structures and associated site clearance.

Application BE4 – Franta Belsky Fountain Listed Building Consent Application: Works for the dismantling and removal of Grade II listed Franta Belsky fountain from existing Shell Centre courtyard and the temporary safe storage and re-siting of the fountain to new location.

Relevant policies

NPPF 2012

London Plan 2011

Camden LDF Core Strategy and Development Policies

Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP30 Shopfronts

Assessment

The proposed external; alterations are largely to make good the exposed building sections that have been exposed by the removal of the building wings. Also, works as part of application BE1 to incorporate the bridge links and their attachment, as well as part of the covered walkway. In addition, provision of part of the covered walkway as well as some minor reconfiguration work at ground floor level on the east elevation of the Shell Tower to enable access from the public realm.

There are no design, appearance, character and strategic implications for Camden. Therefore the application should be determined in accordance with Brent's policies.

Conclusion

No objection

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