

Delegated Report		Analysis sheet		Expiry Date:		11/01/2012	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Amanda Peck				2011/6438/P			
Application Address				Drawing Numbers			
Land bounded by Cannon Street, Queen Street, Queen Victoria Street, Burklersbury and Walbrook London EC4				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Observations to the City of London for the construction of two new buildings comprising floorspace within Office (Class B1) and retail (Class A1), the reconstruction of the remains of Temple of Mithras and new display space; the provision of a new entrance to Bank Station; the creation of new open space accessible to the public and pedestrian routes; three basement levels; and the provision of ancillary servicing and incidental works (Ten storey 110,510sq.m).							
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:	n/a						

Site Description

The site is within the City of London close to Bank station. It is within the St Paul's strategic view corridor and background consultation areas of Greenwich, Blackheath, Primrose Hill, Kenwood and Parliament Hill. The site also includes the Grade II listed reconstruction of the remains of the Roman Temple of Mithras. The majority of buildings on site have been demolished under the 2007 planning permission as amended in Feb 2011 (see relevant history).

Relevant History

06/00442/FULEIA Demolition and redevelopment to provide four separate buildings arranged on two basement floors, ground and up to 21 upper floors comprising floorspace for use within Classes B1 (Offices) and A (Retail) of the Use Classes Order, the reconstruction of the Remains of the Temple of Mithras and display chamber, the opportunity to provide a new entrance to Bank Station, the creation of new public realm, associated pavilion and pedestrian routes; the provision of ancillary services and other incidental works." Granted December 2007

Camden objected to this application on the following grounds:

- Because of its mass and visual prominence the Walbrook Square development would breach the Viewing Corridor threshold plane of Strategic Views of St Paul's Cathedral and would neither preserve nor enhance the ability to recognise and appreciate the landmark building. This would be contrary to policy B9a of the London Borough of Camden Replacement Unitary Development Plan 2006, Regional Planning Guidance 3A and the London Plan policy 4b.17.

With the following informatives

- We are aware that the development proposal is based on the London View Management Framework Draft SPG however, this has yet to be adopted and replace the existing RPG3a and therefore this proposal must be assessed against current policy.
- Any resubmission should demonstrate the impact of the development within all the designated Strategic Views that it falls within.

10/00888/NMA Non-Material Amendments to the above planning permission were approved on 17 February 2011 (Ref: 10/00888/NMA) making changes to basement levels 1 and 2, ground floor and south and east elevations, servicing strategy and LUL station box.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

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

DP21 – Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Camden Planning Guidance (2011)

Assessment

Proposal

There is a long planning history on this site, with the principal of a 21 storey tower being established in 2007 in spite of Camden's objection. This application changes the scheme and the proposal is now for the tallest building on site to be 10 storeys.

Assessment

The principle of the redevelopment of the site and the uses proposed do not raise strategic issues and are therefore a matter for the City of London;

Views

The LVMF states that a planning application for a proposal that could affect a designated view should be accompanied by an analysis that explains, evaluates and justifies any visual impact on the view. The applicant has submitted a townscape, built heritage and visual assessment report with the application containing this analysis.

The LVMF states that from viewing location 4A (Primrose Hill) there is a cluster of tall buildings in the City of London that are partially obscured by towers at Euston with St Paul's Cathedral framed by two of these towers with a third lower tower reducing the appreciation of the dome and drum. It is an important characteristic of the view that the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral is preserved or enhanced.

The applicant has submitted a number of photomontages and the key one (view 01) shows that the height of the proposed development will not exceed the Threshold Plane of the Landmark Background Assessment Area defined in the LVMF SPG. A small part of the top of the proposed development may be visible above the tree line between the Euston Station towers. This view also shows that the key elements of St Paul's Cathedral will still be visible and be able to be appreciated in the designated

view. It is considered that the applicant has provided adequate demonstration that the designated view will be preserved at a minimum and potentially enhanced by the proposal.

Conservation

It is considered that the application site is of a sufficient distance from Camden's borough boundary not to have a detrimental impact on the setting or character and appearance of any Conservation Area or listed buildings.

Transport

The differences between the schemes would not raise any new transport issues and would not affect transport flows or parking capacity within Camden.

Recommendation

It is therefore recommended that the City of London be advised that no objections are raised.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444