

Delegated Report		Analysis sheet		Expiry Date:		11/02/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Conor McDonagh				2011/0319/P			
Application Address				Drawing Numbers			
8 Albert Embankment And Land To Rear Bounded By Lambeth High St, Whitgift St, The, Railway Viaduct, Southbank Hse Together With Land Corner Of Black Prince Rd And Newport St Lambeth London				N/A			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>Observations to the adjoining borough of Lambeth for the refurbishment, alteration and extension to the grade II listed fire station to provide a fire station and associated functions for the London Fire Brigade (sui generis) on part basement and ground floors, with residential (class C3) above, including demolition of the communication mobilising centre. Demolition of the brigade workshop/office buildings to the rear. Construction of 7 new buildings ranging in height from 5 to 15 storeys for mixed use purposes, comprising of residential dwellings (class C3); 4,919 sqm of business space (class B1); 639 sqm for shops, financial and professional services, restaurants and cafes, and/or drinking establishments (classes A1, A2, A3 and/or A4); and ancillary facilities. Refurbishment and internal alterations to the grade II listed drill tower associated with the new fire station. Construction of basements to provide servicing, parking, energy centre, plant and storage. Creation of areas of open space, and alterations to existing vehicular and pedestrian access and highway arrangements within and around the site. To provide a total of 293 residential units, a 2,721 sqm fire station, 5,558 sqm of commercial floorspace and 179 car parking spaces; including a 5 storey building on the corner of Black Prince Road and Newport Street (applications received for planning permission, listed building consent and conservation area consent / application is a departure from the adopted Development Plan for the London Borough of Lambeth).</p>							
Recommendation(s):		Raise no objections					
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					
*Please Specify							

Site Description

The 1.26 hectare site fronts onto the Albert Embankment, which runs parallel to the southern bank of the River Thames, within the London Borough of Lambeth. The site comprises the former London Fire Brigade Headquarters, now known as Lambeth Fire Station and is located approximately 3 km from the London Borough of Camden's boundary.

The site is located within the background assessment areas of the Parliament Hill and Primrose Hill designated viewing corridors of the Revised London View Management Framework (LVMF).

Relevant History

N/A –no record of previous referral found

Relevant policies

LDF Core Strategy and Development Policies

Core strategies

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

The London Plan

Revised London View Management Framework 2010 (LVMF)

Assessment

The proposed development would be sited within the background assessment areas of the Strategic views of the Victoria Tower of the Palace of Westminster from Parliament Hill assessment point 2B.1 and Primrose Hill assessment point 4A.1, as identified in the Revised LVMF. These assessment points are located in Camden, hence the requirement for consultation from Lambeth Council.

Accordingly, Accurate Visual Representations (AVRs) have been provided as part of the EIA accompanying the application, which clearly demonstrate that the development will not compromise the viewer's ability to clearly see the features of the Westminster towers against the sky when viewed from the assessment points described above.

Furthermore, the distance between the application site and Camden's nearest boundary is significant enough for there to be no impacts on other sites in Camden, specifically in terms of transport, visual impact, heritage assets and flood risk.

The proposal will not affect Camden in any regard therefore officers **raise no objection.**

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