

He spoke to
UDR

Department of Planning & Transportation
Peter Wynne Rees BSc, BArch, BTP, RIBA, FRTPI, FRSA
The City Planning Officer



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Our ref 10/00810/FULL

Case Officer
Nancy Merriman

Date 20 January 2011

Dear Sir/Madam,

**Town and Country (General Development Procedure) Order 1995 Article 10 and 14
2 King Edward Street, EC1A**

I am writing to you in connection with an application that has been submitted to the City of London for the "Installation of eight chiller units at roof level to replace existing units." The proposed development triggers the consultation procedure on the Strategic View of St. Paul's Cathedral for one of the protected vistas as identified in the London View Management Framework (LVMF). This policy area comprises the Background Assessment Area (BAA) for the views from Blackheath Point.

Proposals for development falling within Protected Vista which exceed consultation thresholds are considered with regard to the aims of City of London UDP 2002 policy ENV 22. This policy seeks to resist development which would have an adverse effect on the views.

The Blackheath Point Background Assessment Area threshold plane rises from 52.238m AOD to 52.252m AOD Newlyn as it crosses the site from south-east to north-west. The main roof height of the building as existing is 52.965m and is already above the Blackheath Point Background Assessment Area development threshold plane. The existing chiller height at roof level is 52.340m AOD, which is also just above the Blackheath Point Background Assessment Area. The proposed chiller heights are of 52.915m AOD (0.575m higher than the existing chillers). They are below the existing roof level but are high enough to trigger mandatory consultation in accordance with the Directions.

The proposed chiller units exceed the threshold development planes by up to 0.677m (0.555m with Earth Curvature applied) and they would not exceed the existing roof level which does not appear in the existing view.

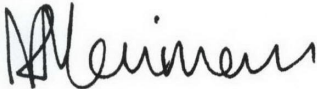
The proposed chiller units would only breach the Blackheath Point Background Assessment Area development threshold plane on the south-west corner of the location of the chiller units. On the

rest of the site at the location of the chiller units, the site is covered by St. Paul's Heights policy but is not in breach of it.

The viewing points are in excess of 4 miles from the application site; therefore over this distance a minor encroachment above the threshold plane would not form an unduly prominent or discordant element in views of the Cathedral from Blackheath Point. It is expected that the proposed building would not be indistinguishable amongst the general pattern of background development.

Should you wish to make representations to this application please send your comments, quoting the above reference number, to the above address within 14 days from the date of this letter. The plans can be viewed at our website www.cityoflondon.gov.uk quoting the above reference number. Should you have any queries please contact the case officer, Nancy Merriman, on the above telephone number.

Yours faithfully,



PR Ted Rayment
Assistant Director (Development Management West) Department of Planning and Transportation