

Delegated Report		Analysis sheet		Expiry Date:		22/12/2010	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/6597/P			
Application Address				Drawing Numbers			
Land Adjacent to Bridgemaster's House, Tower Bridge Road, London, SE1 2UP				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Observations to the adjoining borough of Southwark Council for 4779 sq metres (GEA) of Class C3 floorspace comprising 43 affordable residential units, 368 sq metres (GEA) of commercial floorspace (to accommodate Class A1, A2, A3, A4, B1, D1 and D2) and 766 sqm (GEA) of workshop floorspace, all accommodated within a building of 8 storeys (34.105 AOD), 10 replacement car parking spaces, 1 motorcycle space, 80 cycle spaces and associated highway and access works, and other associated works and uses. The demolition of part of the compound wall and construction of new wall, and creation of new access at basement level at Bridgemaster's House. (Re-consultation on amended scheme) This application is accompanied by an Environmental Statement.							
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					

Site Description

The site is located on the west of Tower Bridge Road on the corner with Queen Elizabeth Street south of Tower Bridge. The existing building on the site has been demolished. The site is located within Southwark Council approximately 1.5 miles from the boundary with the London Borough of Camden across the river.

The site is located within the Blackheath Point to St. Paul's Cathedral and Greenwich Park Wolfe Statue to Tower Bridge both designated London Viewing Corridors.

Relevant History

N/A –no record of previous referral found

Relevant policies

LDF Core Strategy and Development Policies

Core strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP16 (Transport implications of development)

DP17 –(Walking, cycling and public transport)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

The London Plan

Revised London View Management Framework 2010 (LVMF)

Assessment

Obs are sought by Southwark Council relating to the erection of a new nine storey plus basement building.

The proposed development triggers consultation procedures on the Strategic view of St Paul's Cathedral for two of the protected vistas as identified in the London View Management Framework (LVMF). These are the Background Assessment Area (BAA) for strategic views of St Pauls from Blackheath Point and Greenwich Park.

It is considered the proposal would not cause harm to any important local views or have an impact on the background viewing corridor of the strategic view as the Borough of Camden is located wholly beyond both the proposal and St Pauls from these viewing perspectives. Therefore it is not considered that the proposal will not affect the borough in this context.

It is considered that there is sufficient distance between the site and Camden for there not to be any impacts on other sites in Camden, specifically in terms of transport, visual impact, impact on cultural heritage and flood risk.

Raise no objection

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