

Delegated Report		Analysis sheet		Expiry Date:		31/12/2008	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Charlie Rose				2009/0074/P			
Application Address				Drawing Numbers			
Parliament House 81 Black Prince Road London SE1 7SZ				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Redevelopment of the site involving the demolition of the existing building and the erection of a 23 storey building (including basement) to contain 1770 square metres (GEA) of commercial floor space (flexible use for B1 or A2) together with 101 self contained flats (41 x 1 bed, 44 x 2 bed, 8 x 3 bed, 4 x 4 bed and 4 x 5 bed) on upper floors.							
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 site is located on Black Prince Road, close to the junction of Albert Embankment between Vauxhall Bridge and Lambeth Bridge in the Borough of Lambeth.

Relevant History

N/a

Relevant policies

Camden UDP policy B9 a
London Plan Policies 4B 15 - 4B.17 - Strategic Views
London View Management Frameworks Guidance.

Assessment

The issues to consider are the impact the proposed development would have on the protected strategic views that originate in Camden.

Camden will seek to resist development in a viewing corridor whose height exceeds the development plane and any development in the wider setting and background areas which adversely affect the strategic views and will be resisted inline with UDP policy B9 and the London Plan policies 4B 15 - 4B.17 .

The proposed development site is located within the background assessment area of two Strategic Viewing Corridors which originate in Camden; from Primrose Hill to the Palace of Westminster and Parliament Hill to the Palace of Westminster.

Primrose Hill to the Palace of Westminster

The Proposed Development falls within the Background Assessment Area of the Protected Vista of the Palace of Westminster from Primrose Hill. It lies on the edge of the shadow of the Victoria Tower from this viewpoint and will be concealed by development in the middle ground.

This view is the Protected Vista from Primrose Hill to the Palace of Westminster from Assessment Point 4A.1 designated in the LVMF SPG (July 2007) (Ref 1-2). The LVMF SPG describes the view from Primrose Hill as:

“The dense development of central London is in the centre of the view. Urban development dominates in the far middle ground, beyond Regent’s Park. There is very little urban order or prevailing character amongst the incoherent groups of large commercial buildings and tall residential buildings interspersed with lower buildings just discernible over the tree line. This middle ground development partially blocks the background cluster of buildings, including views of the City and the Palace of Westminster. [...]

I agree with the assessment of the impact on the view contained within the submitted documents which states that the proposed development at 81 Black Prince Road will be entirely concealed by the Victoria Tower and the existing development in the middle ground.

Palace of Westminster from Parliament Hill.

The Proposed Development also falls within the Background Assessment Area of the Protected Vista of the Palace of Westminster from Parliament Hill. The scheme will be concealed by St Stephen’s Tower and development in the middle ground to its left from this viewpoint. It will also be obscured by

trees. Consequently, an additional view, 750mm west of the LVMF viewpoint, has been produced in the views assessment in order to show the view unobstructed by foreground foliage.

LVMF SPG description of the view:

“All three towers of the Palace of Westminster are visible, although none has a clear sky space in the background. A canyon effect is created by both commercial and residential tall buildings in the view. The sharp edges of these buildings frame the Palace and contrast with its more delicate and intricate silhouette of towers.”

I agree that that 81 Black Prince Road development will be entirely concealed by the Clock Tower of the Palace of Westminster and development in the middle ground of the view.

Given the distance of the site behind the Palace of Westminster the proposal is not considered to break the distant horizon and will entirely be concealed by the palace or buildings in the middle ground. In this regard the scheme is not considered to have an adverse impact on the view or the ability to recognise and appreciate the landmark. As such the proposal complies with policies B9a of Camden Unitary Development Plan, Policy 4b.17 of the London Plan and Regional Planning Guidance on the protection of strategic views and we have no objection to the proposal.

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