

Delegated Report		Analysis sheet		Expiry Date:		29/02/2008	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Victoria Fowlis				2008/0656/P			
Application Address				Drawing Numbers			
Fleetbank House Fleet Street Whitefriars Street Salisbury Court & Primrose Hill London EC4Y 8AT				CD			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Observations to the adjoining borough of City of London for the demolition of Fleetbank House, 35-38 Whitefriars Street and Chronicle House behind the retained facade 72-78 Fleet Street. Redevelopment to provide office (Class B1) (32,588 sq.m) retail uses within Classes A1-A3 (1,1996sqm) and certain of new open spaces and highway. (39,988 sq.m floorspace)							
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 lies within the Fleet Street Conservation Area and there are a number of listed buildings nearby. Fleetbank House is a 10 storey office building with projecting wings. Chronicle House is an 8 storey building containing A1, A2, A3 and A5 floorspace. 36-38 Whitefriars Street is an 8 storey office building. The character of the area is predominantly commercial.

The site lies 350m to the south west of the borough. The strategic viewing corridors that seek to protect views to St Paul's and the Palace of Westminster do not extend over the site.

Relevant History

A previous scheme was referred to Camden in 2007 (2007/4629/P) - no objection was raised as that proposal was not considered to raise any land use, amenity or strategic issues for Camden.

Relevant policies

n/a

Assessment

The scheme under consideration here differs from the 2007 scheme in detailed design terms, including alterations to the facing materials, massing at the upper levels, public realm / landscaping design, and redesign of the bridge link and street level revisions to Whitefriars Street. The height of the building does not appear to have altered significantly. The detailed design issues with regards to elevational treatment etc. will have no impact on Camden, and as such no objection is raised in this case.

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