

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/01/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Charlie Rose				2007/6398/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Hampton House 20 Albert Embankment London SE1 7TJ				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Observations to the London Borough of Lambeth for redevelopment of the site involving demolition of existing buildings and erection of three buildings of between 13 and 27 storeys to provide a mixed use development comprising ground floor commercial units (flexible use Class A1, A2, A3 A4, B1, D2) an 167 room apart-hotel 242 self-contained residential units (comprising 93 x 1bed; 22 x 2-bed; 65 x 3-bed and 7 x 4-bed; with associated parking and landscaping including first floor podium and roof gardens							
<b>Recommendation(s):</b>		<b>Objection</b>					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	N/a						
<b>CAAC/Local groups* comments:</b> *Please Specify	N/a						

### Site Description

Hampton House is an existing 10 storey (33m) 1950's office block, occupying roughly half of the land between the new Riverbank Plaza Hotel and Tinworth Street to the South on Albert Embankment. Albert Embankment is on the East bank of the Thames between Vauxhall and Westminster Bridge within the London Borough of Lambeth. The site is visible from a number of River Prospect and local views and falls within the background assessment area for the **London Panorama 2B.1 - Parliament Hill towards Palace of Westminster** and within the background area for **London Panorama 4A.2 Primrose Hill towards Palace of Westminster**.

### Relevant History

N/a

### Relevant policies

B9a – Strategic Views

London Plan Policies 4B 15 - 4B.17 - Strategic Views

London View Management Framework – the London Plan Supplementary Planning Guidance

## Assessment

The issues to consider are the impact the proposed development would have on the protected strategic views that originate in Camden. As well as having regard to whether the proposal would harm the character and appearance of the views into or out of any Conservation Areas.

### London Panorama 2B.1 - Parliament Hill towards Palace of Westminster

Building 1 (far right as viewed from the North side of the river) stands 56.25m AOD; Building 2 (central) 89.8m above AOD and building 3 - 44.8m above AOD. All parts of the proposed building exceed the background assessment threshold plane which is set at 40m.

All three towers of the Palace of Westminster are visible from the viewing point at Parliament Hill although none has a clear sky space in the background. The LVMF therefore considers that it's the ability to see and identify the building that is important, rather than the establishment of a particular setting for it.

I consider that the position of the proposed building and its height above the threshold level would fail to preserve or enhance the ability to recognise and appreciate the Palace of Westminster.

### London Panorama 4A.2 Primrose Hill towards Palace of Westminster

The LVMF guidance confirms that development in the background of a strategically important landmark should not crowd in too close to it or cause a canyon effect. Development of the background of London Panoramas outside the protected vista will be acceptable where it enhances the experience of the view as a whole.

The development site is considered to afford the Palace of Westminster appropriate setting given its distance from the landmark when viewed from Primrose Hill. The proposed development is not considered to reduce the ability to recognise the landmark in this panorama.

### Recommendation

Object to the proposals impact on London Panorama 2B.1 - Parliament Hill towards Palace of Westminster.

### **Disclaimer**

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