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|--|----------------------------|--|-------------------------------------|----------------------------------|-------------------|------------|--|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>                                |                                     | <b>Expiry Date:</b>              |                   | 04/10/2007 |  |
|  |                            | N/A / attached                                       |                                     | <b>Consultation Expiry Date:</b> |                   |            |  |
| <b>Officer</b>   |                            |  |                                     | <b>Application Number(s)</b>     |                   |            |  |
| Louise Drum  |                            |  |                                     | 2007/4639/P                      |                   |            |  |
| <b>Application Address</b>   |                            |  |                                     | <b>Drawing Numbers</b>           |                   |            |  |
| Milton Court<br>City of London<br>London<br>EC2Y 9BJ   |                            |  |                                     | Refer Draft 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>   |                            |  |                                     |                                  |                   |            |  |
| Revisions to scheme for the demolition of buildings and redevelopment of land and buildings to provide a new building to comprise residential accommodation (Class C3 293 units) and new educational and performance space for the Guildhall School of Music & Drama with ancillary plant and servicing and associated and ancillary uses (Class D1 14,960sq metres); new retail floorspace (Class A1, A3 79Sq meters); works to the pedestrian walkway, works of hard and soft landscaping, alterations to existing vehicular and pedestrian access and highway layout together with other associated and enabling works. |                            |  |                                     |                                  |                   |            |  |
| <b>Recommendation(s):</b>  |                            | <b>No Objections Raised</b>                          |                                     |                                  |                   |            |  |
| <b>Application Type:</b>   |                            | <b>Request for Observations to Adjoining Borough</b> |                                     |                                  |                   |            |  |
| <b>Conditions or Reasons for Refusal:</b>  |                            | <b>Refer to Draft Decision Notice</b>                |                                     |                                  |                   |            |  |
| <b>Informatives:</b>   |                            |  |                                     |                                  |                   |            |  |
| <b>Consultations</b>   |                            |  |                                     |                                  |                   |            |  |
| <b>Adjoining Occupiers:</b>  | No. notified               | <b>00</b>  | No. of responses                    | <b>00</b>                        | No. of objections | <b>00</b>  |  |
|  |                            |  | No. electronic                      | <b>00</b>                        |                   |            |  |
| <b>Summary of consultation responses:</b>  |                            | NA   |                                     |                                  |                   |            |  |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>  |                            | NA   |                                     |                                  |                   |            |  |

### **Site Description**

The application site is situated in the City of London Corporation Authority. The application site is bounded by Milton Court to the north, Moor Lane to the east, Silk Street to the south and Milton Street to the west. The site is currently vacant with the exception of some temporary office space for the Guildhall School and the Coroners' Court. Previous uses on the site include a fire station (vacated in 2001), the city and weights measures office, a mortuary and 13 maisonettes on the upper floors.

### **Relevant History**

No relevant history.

### **Relevant policies**

SPG: London View Management Framework, adopted July 2007.

LBC Replacement Unitary Development Plan, adopted June 2006 – Policy B9 (A), Strategic Views.

### **Assessment**

LBC have raised no objections to previous iterations of the proposed scheme for this site. The current application is a revision of the original scheme, resulting in a 9 storey reduction in the height of the tower building element. It is now proposed to stand at 28.14 metres. The building is now lower than City Point and the Barbican Towers and thus does not compete with the listed towers on the London skyline.

The building form has been simplified to make a clearer distinction between the school and residential uses. Similarly, the bulk of the building has been reduced both within the tower element and the podium, which incorporates the School facilities along Silk Street. This improves the relationship of the new building with Speed House, by setting the building line back further from the earlier scheme and improving the sense of space between the two buildings.

No objections are raised to these proposed revisions, as the scheme is outside of the 'Protected Vistas' originating in Camden, as denoted in the recently adopted London View Management Framework, July 2007.

