

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/11/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Leo Hammond				2006/4932/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
78 Cannon Street & Cannon Street Railway and Underground Stations London EC4				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>Date:</b>		
<b>Proposal(s)</b>							
Observations to adjoining borough of the City of London for the demolition of the existing buildings and erection of an office building (Use Class B1) with retail uses (Classes A1,A2, A3 and A5) at lower ground, ground, upper ground levels; operational development and enhancement of underground and mainline railway stations; together with associated works, including new altered accesses, servicing and plant areas and parking facilities. (59,969 sq.m 10 storeys) [revised scheme].							
<b>Recommendation(s):</b>		No objection					
<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
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/a					

### Site Description

The site is located at 78 Cannon Street in the City of London and is of a broadly rectangular configuration, covering an area of approximately 0.67 hectares. The site corresponds to the northern third of the Cannon Street mainline railway station. To the north, the site is bounded by Cannon Street, to the west by Dowgate Hill and to the east by Bush Lane. Upper Thames Street is immediately to the south of the site.

### Relevant History

2004/3327/P - Observations to adjoining borough of the Corporation of London for the demolition of the existing buildings and erection of an office building (Use Class B1) with retail uses (Classes A1, A2, A3) at lower ground, ground, upper ground levels; operational development and enhancement of underground and mainline railway stations; together with associated works, including new altered accesses, servicing and plant areas and parking facilities. (59,980 sq.m 10 storeys). – No objection from Camden. Granted Planning by City in Jan 2006.

### Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Replacement UDP Adopted June 2006

B1: General Design principles

B9: Views

### Assessment

The proposals are for amendments to approved scheme 2004/3327/P, to which Camden raised no objections.

The amendments to the scheme do not propose an increase in height or bulk, rather elevational changes.

The amendments will not affect Strategic Views into or out of Camden. Therefore, no objections are raised.

### **Disclaimer**

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