

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/11/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Charlie Rose				2006/4710/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Paynes and Borthwick Wharfs, Borthwick Street, Deptford, Greenwich London SE1				Refer to the 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 London Borough of Greenwich for the demolition of buildings at Borthwick Wharf, partial demolition of Paynes Wharf, redevelopment to provide 247 residential units including affordable housing, 10 live/work units, 458sq.metres in Class D1(a)/B1 use, 901 sq metres of A1/A3/A4 space, 5126 sq metres of gallery, A1/A3/A4/B1(c)/D1(a) use and 180 car parking spaces.							
<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 application site is located on the south bank of the River Thames about 750m north of Deptford High Street. It is at the extreme western edge of the London Borough of Greenwich, adjoining the London Borough of Lewisham. The site is occupied by two large warehouse buildings one of which is grade II listed.

### Relevant History

11/11/2005 No Objection - Demolition of buildings at Borthwick Wharf, partial demolition of Paynes Wharf redevelopment to provide 247 residential units including affordable housing, 10 live/work units, 457 sq.m in Class D1(a) (healthcare use), 901 sq.m of commercial space, 5,126 sq.m of gallery space and 180 car parking spaces. (Ref: 2005/4645/P)

### 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.

B9a – Strategic Views

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

Regional Planning Policy Guidance for London 3A – Protection of Strategic Views

## Assessment

The issues to consider are the impact the proposed development would have on the protected strategic views that originate in Camden and the other views which protect the backdrops of the views covering part of 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.

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 will also be resisted in line with The London Plan policies 4B 15 - 4B.17 and Regional Planning Policy Guidance 3A. Regard has also been given to the London View Management Framework Draft SPG.

Consent is sought for the redevelopment of the site to provide two distinct blocks. The low rise block retains the listed building and redevelops the area around it. The high rise area demolishes Borthwick's Wharf to create a tower gradually increasing in height towards the river to a maximum height of approx. 38.40m AOD (23 floors plus plant).

The site is located within the Background Consultation Area of the Strategic View of St Paul's Cathedral from Primrose Hill however the site is located on the south side of the River Thames a considerable distance from St Paul's Cathedral. The highest part of the development would be below the 52.1m development plane threshold set at the base of St Paul's dome. The proposed development is considered to have no impact on the protected strategic views or the setting of Camden Borough and we have no objection to the proposal.

### **Disclaimer**

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