

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charlie Rose				2006/4071/P			
Application Address				Drawing Numbers			
Fleetway House 25 Farringdon Street City of London London EC 4A4				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Observations to an adjoining borough concerning the recladding of existing building, extension at roof level (7245 sq.m) and change of use at ground floor level from office (Class B1) to either Class A1, A2, A3 or A4 uses (273 sq.m).							
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The site is located on the east side of Farringdon Street opposite the junction with Stonecutter Street. The existing building comprises ground plus Eight upper storeys.

Relevant History

N/a

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.

The site is located within two Strategic viewing corridors which originate in Camden; From Primrose Hill to Paul's Cathedral and partly within the Strategic Viewing corridor from Parliament Hill to Paul's Cathedral. The site is also located in the Wider Setting Consultation Area of the views from Kenwood to St Paul's Cathedral and the background consultation area from Greenwich Park to St Paul's Cathedral and Blackheath Point to St Paul's Cathedral.

The proposed scheme would increase the height of the existing building by four floors to a maximum height of 53.175m. The overall height of the proposed development is not considered to exceed the height of the development plane for the views from prescribed above. The development would not have adverse impact on the protected strategic views and the proposed scheme is considered acceptable.

The proposal complies with policies B9a of Camden Unitary Development Plan, Policy 4b.17 of the London Plan and Regional Planning Guidance on the protection of strategic views and we have no objection to the proposal.

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