



CORPORATION  
OF LONDON

## The City Planning Officer

Peter Wynne Rees BSc, BArch, BTP, RIBA, FRTPI, FRSA

### Department of Planning & Transportation

Corporation of London

PO Box 270, Guildhall

London EC2P 2EJ

Facsimile 020 7332 1806

DX 121784 GUILDHALL-DX

www.cityoflondon.gov.uk

General Enquiries: 020 7332 1710

Direct Line: 020 7332 1704

e-mail: nancy.merriman@corpoflondon.gov

Our Reference

NKM/05/00225/FULL

Your Reference

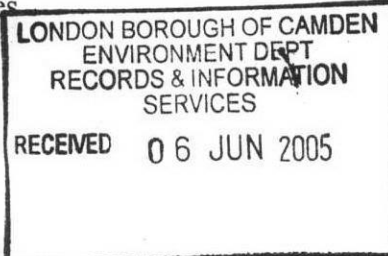
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Date

2 June 2005

Environment Director  
Development Control and Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Dear Sir/Madam



### Town and Country Planning Act 1990

### Town and Country (General Development Procedure) Order 1995

**Location: Land bounded by New Fetter Lane, Bartlett Court, New Street Square, Printer Street, East Harding Street, Pemberton Row and West Harding Street, EC4**

I am writing to you in connection with an application that has been submitted to the Corporation of London for the "Redevelopment to provide a new Class B1 office, with retail (Class A) at ground floor level, building totalling 30, 177sqm and comprising basement, ground, 10 upper storeys with roof top plant, together with associated access, parking servicing and associated works (amendments to Building B, approved on 01 March 2005 under reference 03-5027C) at the above site. The proposed development triggers the consultation procedure on the Strategic View of St. Paul's Cathedral from Primrose Hill, Greenwich Park and Blackheath Point.

#### Primrose Hill Strategic View

The Viewing Corridor (VC) and the Wider Setting Consultation Area (WSCA) cross part of the site. The VC affects only the northern fringe of the site running parallel to Bartlett Court and the northern part of the site. The WSCA covers approximately half of the northern part of the site.

Building B falls within the VC policy area however the building has been designed to take account of the VC height constraints by means of a set-back at 9<sup>th</sup> floor level ensuring the relevant section of the building is below the height of the Primrose Hill VC development plane. The remaining parts of Building B fall within the WSCA and reach a maximum height of 65.33m AOD, approximately 11.5 above the height of WSCA development plane.

#### Greenwich Park and Blackheath Point Strategic Views

The site is wholly within the Background Consultation Area (BCA) for the view from Greenwich Park and the northern half of the site falls within the Blackheath Point BCA. The views are similar, crossing the site from east to west at c.50.71 AOD to x.50.85m AOD.

Building B exceeds the consultation threshold for the Greenwich Park and Blackheath Point BCA.

This application proposes to amend the previous consent and The Corporation still considers that the proposed development within the WSCA for the Primrose Hill view will be obscured behind existing development in the Euston area. In Greenwich and Blackheath views, noticeable background development will be introduced on the skyline within the BCA closer to St. Paul's Cathedral than is currently the case. It is not considered that this will have an adverse impact on the two strategic views.

You were consulted on the previous application and raised no objection. Should you wish to make representations to this application please send your comments, quoting the above reference number, to the above address within 14 days from the date of this letter. Please find enclosed a copy of the applicants Strategic View's Analysis for reference. Should you have any queries please contact the case officer, Nancy Merriman, on the above telephone number.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'E.V. Rayment', written in a cursive style.

E.V. Rayment  
Development Manager (West)  
for Department of Planning & Transportation