

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	20/06/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	-
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Thuaire			2014/3686/P 2014/3687/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
20 Farringdon Street London EC4A 4AB			See ddn	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
86- erection of a 5 storey building at roof level (3817sqm) and recladding of the existing office building.				
87- redevelopment providing a 12 storey building comprising office accommodation (Class B1) at basement to 11th floor and public house (Class A4) at part basement and part ground floor (Total floorspace 9834sqm GIA)				
<b>Recommendation(s):</b>	No objections raised			
<b>Application Type:</b>	Request for Observations to Adjoining Borough			

<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>	-					
<b>CAAC/Local groups* comments:</b> *Please Specify	-					

## Site Description

Site in City of London, a significant distance from the borough boundary.

## Relevant History

n/a

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

CPG 2013

London Plan 2011

NPPF 2012

## Assessment

Two applications have been submitted, one for redevelopment of the site and one for refurbishment and extensions to the existing buildings. They have been submitted to Camden for our observations, as the developments lie within the protected strategic viewing corridor from Primrose Hill to St Pauls Cathedral. The only issue relates to design/heritage and impact on strategic views.

Both developments come to a similar height and, given that the impact of the development on Camden is only in long views where the detailed design will not be legible, the comments below are same for both applications.

In the submitted LVMF Report it is advised that the proposed development falls within the Viewing Corridor (4A.1) of Primrose Hill to St Paul's Cathedral. It will also therefore lie within the Panorama from the same place. It is noted in paragraph 128 of the Mayor's LVMF that "urban development dominates the far middle ground, beyond Regent's Park" of this view.

For view 4A.1 it is advised in paragraph 162 of the LVMF that the viewer's ability to recognise the peristyle, drum, dome and western towers of St Paul's Cathedral in the panorama should be preserved or enhanced.

No view from Parliament Hill has been provided with the application although the application advises that the development will fall below the height of the Protected Vista. It is advised that the viewing corridor starts at a height of 53.273m to 53.401m over the development site whilst it is advised that the highest part of the building 53.130m AOD (redeveloped scheme) or 52.740m AOD (refurbishment and extensions scheme).

Paragraph 130 of the LVMF shows the Protected Vista from Primrose Hill to St Paul's Cathedral and marks on the height of the viewing corridor. Assuming that the proposed buildings are approximately 140mm-500mm below this point, it is considered that it should not block views of any visible part of St Paul's Cathedral. Sitting as it does within dense urban development, the impact on these views should not be significantly altered.

However this assessment is based on what has been submitted and ideally a wireline image from 4A.1 should be provided to confirm this- an informative will be added to advise the City of this.

The site is too far away from the borough boundary to raise any issues regarding impact on residential

amenity, landuse or traffic generation.