

2014/3687

Department of the Built Environment

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Case Officer
Liam Hart

Date 30 May 2014

Dear Sir/Madam

Town and Country Planning Act 1990

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Location: **20 Farringdon Street London EC4A 4AB**

I write with regard to a planning application that has been submitted to the City of London for the following development:

Redevelopment providing a 12 storey building comprising office accommodation (Class B1) at basement to 11th floor (9,464sq.m) and public house (Class A4) at part basement and part ground floor (370sq.m) (Total floorspace 9,834sq.m GLA).

The proposal triggers the consultation procedure on Protected Vistas as set out in the Secretary of State's Directions, and the Mayor of London's London View Management Framework (LVMF) Supplementary Planning Guidance (SPG) to the London Plan.

The majority of the site falls within the viewing corridor of the Primrose Hill Protected Vista (View 4A.1), with the exception being the south west of the site, which lies within the Vista's Wider Setting Consultation Area (right foreground). The lowest viewing corridor development threshold plane relates to the Primrose Hill Protected Vista which falls from 53.401m AOD to 53.278m AOD as it crosses the site from North West to South East. The proposed development would measure 53.130m AOD at its highest point and would **not** exceed the Primrose Hill Viewing Corridor development threshold plane.

The site lies within the Background Wider Setting Consultation Area of the Greenwich Park and Blackheath Point Protected Vistas (Views 5A.2 and 6A.1). The Greenwich Park Background Wider Setting Consultation Area threshold plane rises from 52.277m AOD to 52.296m AOD as it crosses the site from South East to North West. The Blackheath Point Wider Setting Consultation Area threshold plane rises from 52.349m AOD to 52.374m AOD as it crosses the site from South East to North West.

The development would therefore exceed the Greenwich Park Background Wider Setting Consultation Area threshold plane by up to 0.85 metres and the Blackheath Background Wider Setting Consultation Area threshold plane by up to 0.78 metres.

Proposals that fall within Protected Vistas and exceed consultation thresholds are assessed in relation to policy CS13: Protected Views of the City of London Core Strategy. This policy seeks to implement the Mayor's London View Management Framework SPG to manage designated views of strategically important landmarks.

Should you wish to make any representations on this application please send your comments to the address detailed above within **14 days** from the date of this letter.

I have enclosed a copy of a LVMF Strategic Views Report submitted with the application for your information. Copies of all documentation relating to the application can be viewed on the City of London's website.

Should you have any queries please contact the case officer, Liam Hart, on the above telephone number.

Yours faithfully,



Ted Rayment
Assistant Director (Development Management West)