

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	21/08/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Hannah Walker			2014/4924/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
12 - 20 Wyvil Road London SW8 2TG			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>Observations to the London Borough of Lambeth for the demolition of existing buildings and redevelopment of the site to provide a residential led mixed use development in a part three/part 33/part 37 storey building to the north; single storey building to the east; and part six/part eight storey building to the south of the site (fronting onto Wyvil Road) to provide 219 residential units, also comprising new commercial and employment floorspace (flexible use class A1, A2, A3 and B1). Provision of two levels of basement with amended vehicle access to Wyvil Road, car and cycle parking, and provision of areas of public realm.</p>				
<b>Recommendation(s):</b>	<b>Objection</b>			
<b>Application Type:</b>	<b>Request for Observations to Adjoining Borough</b>			

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

## Site Description

This site is located in the Vauxhall area of the London Borough of Lambeth. The site is irregularly shaped and occupied by light industrial and warehouse buildings. The site is located within a wider urban block bounded by the railway tracks to the north, Wyvil Road to the south, Wandsworth Road to the west and South Lambeth Road to the east. This urban block is the location for consented proposals including tall buildings at Vauxhall Sky Gardens to the west of the site, and Keybridge House to the east.

## Relevant History

None

## Relevant policies

### LDF Core Strategy and Development Policies

CS14

London Plan Policies 7.10, 7.11 and 7.12

London View Management Framework 2012

## Assessment

As the site is not located directly adjacent to any of Camden's borough boundaries, the key issue to consider is the potential impact of the development on any strategic views that originate in Camden. The site falls into the Wider Setting Consultation Area of strategic views from Primrose Hill. A Visual Impact Assessment document has been submitted which demonstrates the bulk, height and form of the building within the relevant Strategic View.

### London Panorama 4A.2 – Primrose Hill to the Palace of Westminster

The LVMF guidance confirms that development in the background of a strategically important landmark should not crowd in too close to it or cause a canyon effect. Development in the background of London Panoramas outside the protected vista should preserve or enhance the viewer's ability to recognise and to appreciate the Strategically Important Landmark. The development is considered to afford the Palace of Westminster an appropriate setting, given its considerable distance to the west. The proposed development is not considered to reduce the ability to recognise the landmark in this panorama.

Two other strategic views towards Lambeth originate in Camden, **London Panorama 2A.2 – Parliament Hill to the Palace of Westminster (the summit)** and **London Panorama 2B.1 – Parliament Hill to the Palace of Westminster (east of the summit)**. No documentation has been submitted which demonstrates the impact of the proposed building on these two strategic views. Lambeth Council's planning officer has confirmed that these views have not been included due to the distance of the proposed tower from the sensitive area around the Palace of Westminster. However, in the absence of this information a full assessment cannot be made.

Recommendation: object.