

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>15/08/2014</b>
		N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Christopher Heather			2014/4927/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Hampton House 20 Albert Embankment London SE1 7TJ			See website of London Borough of Lambeth		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Request for observations from the London Borough of Lambeth for a variation of condition 2 (approved plans) of planning permission ref:- 12/04422/FUL (Demolition and redevelopment of the existing building and the erection of a part 15, part 16-24, part 19-27 storey building to provide a residential led mixed use development comprising ground floor cafe/restaurant uses (A3); office (B1); residents gym and members lounge; and 253 residential units, together with ancillary residential facilities, associated amenity space, car, motorcycle and cycle parking, access and servicing, refuse storage and collection facilities and landscaped public piazza) Granted on 19.06.2013					
<b>Recommendation(s):</b>		No objection			
<b>Application Type:</b>		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
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

## Site Description

The site is on the Albert Embankment within the London Borough of Lambeth. Hampton House is an existing 10 storey (33m) 1950's office block located on the south bank of the Thames, between Vauxhall and Westminster Bridges within the London Borough of Lambeth. The site falls within the background assessment area for London Panorama 2A.2 - Parliament Hill to the Palace of Westminster, London Panorama 2B.1 - Parliament Hill to the Palace of Westminster and London Panorama 4A.2 - Primrose Hill to the Palace of Westminster.

## Relevant History

**2007/6398/P** - Observations to the London Borough of Lambeth for redevelopment of the site involving demolition of existing buildings and erection of three buildings of between 13 and 27 storeys to provide a mixed use development comprising ground floor commercial units (flexible use Class A1, A2, A3 A4, B1, D2) an 167 room apart-hotel 242 self-contained residential units (comprising 93 x 1bed; 22 x 2-bed; 65 x 3-bed and 7 x 4-bed; with associated parking and landscaping including first floor podium and roof gardens. Objection made 6th February 2008.

**2010/6259/P** - Renewal of planning permission dated March 2008 (ref: 07/04264/FULL) (for redevelopment of the site involving the demolition of existing buildings and erection of three buildings of between 13 and 27 storeys to provide a mixed use development comprising ground floor commercial units (flexible Use Class A1, A2, A3, A4, B1, D2), a 167 room apart-hotel, 242 self-contained residential units comprising 93 x 1 bed, 77 x 2 bed, 65 x 3 bed and 7 x 4 bed, along with associated parking and landscaping including first floor podium and roof gardens). Objection made 8th December 2010.

**2012/6699/P** - Observations to the adjoining borough of Lambeth for the demolition and redevelopment of the existing building and the erection of a part 15, part 16-24, part 19-27 storey building to provide a residential led mixed use development comprising ground floor cafe/restaurant uses (A3); office (B1); residents gym and members lounge; and 248 residential units, together with ancillary residential facilities, associated amenity space, car, motorcycle and cycle parking, access and servicing, refuse storage and collection facilities and landscaped public piazza. Objection made 28th January 2013.

**2013/5092/P** - Request for observations from the London Borough of Lambeth for the variation of condition 2 (approved plans) of Planning Permission Ref: 12/04422/FUL (Demolition and redevelopment of the existing building and the erection of a part 15, part 16-24, part 19-27 storey building to provide a residential led mixed use development comprising ground floor cafe/restaurant uses (A3); office (B1); residents gym and members lounge; and 253 residential units, together with ancillary residential facilities, associated amenity space, car, motorcycle and cycle parking, access and servicing, refuse storage and collection facilities and landscaped public piazza) Granted on 21.06.2013. The variation would seek to allow the following minor material amendments to the approved scheme:

- The loss of 1 residential unit on the first floor level.
- Extension to the kitchen and dining area on the first floor level.
- Addition of a balcony at second floor level on the eastern elevation of building 3.
- Removal of a balcony at eight floor.

## Relevant 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 and Parliament Hill. The proposal is for a variation of condition 2 which lists the approved drawings. Therefore, the principle of the development was agreed when planning permission was granted in June 2013. Whilst an objection was raised to both the original granting of planning permission and the subsequent renewal the amendments now proposed are considered sufficiently minor that no such objection is appropriate for this amended development. They concern relatively minor changes to internal layout and to the elevations, and so would not affect the strategic views to a greater extent.

**Recommendation:** No objection.