

Miss Agnieszka Nowak  
London Borough of Lambeth  
Development Management  
Phoenix House  
10 Wandsworth Road  
London  
SW8 2LL

Our Ref: **2015/5675/P**  
Your Ref:  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

27 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:

**Land Bounded By Wandsworth Road To The West  
Parry Street To The North  
And Bondway And Railway Line To The East  
London**

Proposal:

Request for observations from the London Borough of Lambeth for a Variation of condition 2 (approved plans ) and condition 40 (quantum of A3/A4/A5 uses) of planning permission 14/03477/VOC (variation of original application 11/04428/FUL).

Drawing Nos:

Letter dated 7th October 2015 from London Borough of Lambeth.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Reason for no objection.

The current Variation Of Condition (VOC) application is the third that have been submitted.



The current proposed variation to condition 2 with regards to the drawings would see the following; Increase in footprint by 250mm, height by 250mm to 550m and width by 2.6m on various areas of the development; Revised façade treatment; Replacement of office floorspace with residential floors with additional market units, Relocation of affordable housing; Reconfiguration of suite hotel to increase number of rooms; Revised façade treatment and articulation; Replacement of hotel with office space; Relocation of cinema entrance; Increase in area of roof plant; Amendments to east/west and north/south through routes; Removal of overnight coach parking space; Amendments to floor areas; Internal reconfiguration; Revised massing and façade; Addition of balconies in south and north elevation to the reconfigured hostel. Variation of Condition 40 is also proposed which seeks to increase the proportion of A3/A4/A5 uses from 25% of total commercial floorspace to 50%.

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 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.

The principle of the development was agreed when the original planning permission was granted in July 2013. The proposal is considered minimal in context towards Camden in comparison to the previous two VOC applications in March and September 2015 were given approval with no objections from Camden. The proposals are considered sufficiently minor towards Camden and 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. The development in Vauxhall Square remains fundamentally a mixed use scheme following the proposed change in commercial floorspace.

It is considered that there is sufficient distance between the site and Camden for there not to be any impacts on other sites in Camden, specifically in terms of transport, visual impact, impact on cultural heritage and flood risk.

No objection is raised by Camden.

As such the proposal is in accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.12, 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56-66 of the National Planning Policy.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment