

City of London
Tony Newman
PO Box 270
Guildhall
London
EC2P 2EJ

Our Ref: **2016/5350/P**
Your Ref:
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

5 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
**1 Undershaft
London
EC3P 3DQ**

Proposal:

Request for observation for the demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,970sq.m GEA], retail (Class A1-A3) [2,145sq.m GEA] at lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]

Drawing Nos: Letter from the City of London dated 30th September 2016.

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

Conditions and Reasons:

Informative(s):



1 Reason for no objections.

Observations are sought by the City of London Corporation relating to the proposals mentioned above.

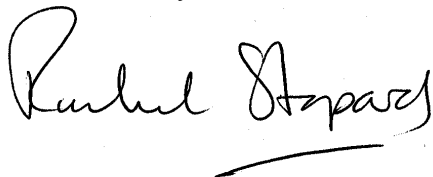
The essential design of the additional floors to each building -bulk and massing and associated alterations is considered from Camden that the scheme remains materially unaltered, the proposal would not cause any direct impact on views of St Paul's Cathedral and Monument from the three relevant London Borough of Camden viewpoints, namely Parliament Hill, Primrose Hill and Kenwood.

The proposal may be prominent within the City but not for the London skyline in general as it is in the context of an established cluster of high buildings, and as such it is not considered to be inappropriate and would not affect the borough in this context.

There is sufficient distance between the site and the borough of Camden, to not create any impacts in terms of visual impact and transport and therefore 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 of the London Plan 2016; and paragraphs 14, 17 and 56-66 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities