

Astra Spyrou  
London Borough of Lambeth

Our Ref: **2017/1979/P**  
Your Ref:  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

17 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Land To The Front Of The London Television Centre**

**Queen's Walk and Potential Construction Access Routes From Upper Ground  
London  
SE1**

Proposal:

Request for observations to the London Borough of Lambeth, for removal of Condition 34 (ground investigations on anchor ties) of planning permission reference: 14/02792/FUL (Erection of a pedestrian bridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queens Walk on South Bank (in the London Borough of Lambeth) to land above and in the vicinity of Temple London Underground Station on the north bank, the structure of the bridge having a maximum height of 14.3m above Mean High Water and a maximum width of 30m; the development also comprising the erection of 2 new piers in the River Thames; erection of a single-storey landing building (incorporating maintenance, management and welfare facilities and up to 410sqm A1, A3 and/or D1 floorspace with additional ancillary service and plant) on land adjacent to The Queens Walk, opposite the ITV building; associated public realm works; works to trees (including the removal of trees); associated construction work (including laying out of a construction access from Upper Ground) and works sites; and works within the River Thames (including temporary and permanent scour protection, relocation of moorings and erection of temporary structures) granted on 19.12.2014



Drawing Nos: Letter from Lambeth council dated 3/4/17.

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

Informatives:

1 Reason for no objection:

The proposal is for the removal of Condition 34 of Lambeth's planning application 14/02792/FUL, which states;

No development (except investigative works) shall commence until ground investigations on anchor ties of the South Bank have been conducted to determine the residual life of the South Bank flood defence. If found to be in poor condition, further intrusion testing should be undertaken and a remediation plan submitted to and approved by the Local Planning Authority. Any required remedial works identified as a result of the ground investigations shall be completed prior to the first public opening of the bridge (or such other date or stage in development as may be agreed in writing with the Local Planning Authority).

Reason: To ensure that the flood defences in place below the proposed bridge are of suitable condition for the lifetime of the development (London Plan 5.12 and Core Strategy Policy S6).

The condition was suggested to be placed at the request of the Environment Agency (EA) on a precautionary basis.

There are two other related conditions on the parent planning permission; Condition 32 has been imposed to monitor the effects of loading on the flood defences during the construction of the Garden Bridge. It requires Garden Bridge Team to prepare and implement a Flood Defence Monitoring Plan including point position analysis to identify any potential movement as a result of construction works and to set out trigger values and frequency of monitoring. Condition 33 requires an investigation into the impact of piling for the south landing building on the anchorages of the south bank wall to ensure that there is no effect upon the structural stability of the flood defences. An application (ref. 16/00842/DET) to discharge this condition was approved by Lambeth in May 2016.

It is considered that there is sufficient distance between the site and LB Camden for there not to be any flooding impacts. The site is approximately 900m metres from the nearest part of the borough boundary which is on a higher topography than the development area. LB Camden is not within a Flood Risk Zone, and the central London areas between Lambeth's development and Camden benefit from existing flood defences.

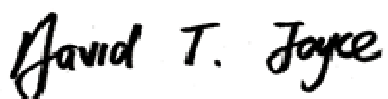
With the above taken into consideration, the proposals would not result in any harmful impact within LB Camden and no objection is raised in respect of the

removal of this condition.

As such the proposal is in accordance with policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.12, 7.29 of the London Plan 2016; and paragraphs 14, 17 and 56-66 of the National Planning Policy and policies CC1, CC2 and CC3 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

Therefore the application should be determined in accordance with Lambeth's policies.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning