

Lambeth Planning  
Development Control  
Phoenix House  
10 Wandsworth Road  
LONDON  
SW8 2LL

Our Ref: **2017/6715/P**  
Your Ref:  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

19 December 2017

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  
Parry Street, Bondway And Vauxhall Bus Station  
London  
SW8**

Proposal:

Request for observation to adjoining borough of Lambeth for the removal of existing structures and the construction of a mixed-use development comprising two towers of 53 storeys (185m) and 42 storeys (151m), with a connecting podium of 10-storeys (49m), containing office (B1), hotel (C1), residential (C3) and flexible ground floor retail and non-residential institution (A1/A2/A3/A4/D1) uses plus plant, servicing, parking and other ancillary space; the provision of hard and soft landscaping; the creation of a new vehicular access point on Wandsworth Road and a vehicular layby on Parry Street and other works incidental to the development.

Drawing Nos: Letter form Lambeth 1/12/17

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

Conditions and Reasons:



Informative(s):

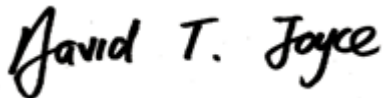
- 1 Reason for no objection.

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 does not fall into the Wider Setting Consultation Area of strategic views from Camden; 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.

It is considered that there is sufficient distance between the site and Camden of around (2000 metres) 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.

Therefore there is no objection to the proposed development.

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