

Application ref: 2018/4716/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 21 December 2018

Development Management
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City of London
PO Box 270,
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EC2P 2EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

Stonecutter Court
1 Stonecutter Street
London
EC4A 4TR

Proposal:

Demolition of 1 Stonecutter Street and 81 Farringdon Street, and associated works to retain the Hoop and Grapes Public House, and erection of a new building providing ground, podium, and 13 upper storeys for office use

Drawing Nos: letter dated 28.9.18 from City of London ref 18/00878/FULMAJ

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 Reasons for raising no objection:

The site is located 270m south east of Holborn Circus. Due to the setback position of the existing building on the site and the curve in Shoe Lane, the building is not visible from within the borough of Camden. The proposed building, although significantly taller, would maintain the setback from the street and is unlikely to alter its visibility from within Camden.

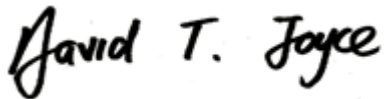
The proposed development is in the wider setting consultation area of the Primrose Hill Summit to St Paul's Cathedral viewing corridor (London Plan LVMF SPG). However the submitted documents indicate that the proposed building would be almost entirely obscured by existing development and vegetation in the view and only a small portion of a corner to the north west of the building would be partially visible in the wider consultation area.

It is considered that the proposals would not infringe significantly on the protected view from Primrose Hill. Furthermore the development would have no significant impact on the adjoining townscape and conservation areas within Camden.

The proposed development is unlikely to have significant transport or amenity impacts on residents or businesses in Camden which cannot be controlled by the City of London through planning conditions or obligations.

The Council therefore raises no objection to the proposal.

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