

Application ref: 2019/2482/P
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Mr Jeff Holt
Lambeth Planning Phoenix House
10 Wandsworth Road
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SW8 2LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Elizabeth House
39 York Road
London
SE1 7NQ

Proposal: Observations from the adjoining borough of Lambeth for 'Demolition of the existing building and all structures on the site, including the footbridge from Waterloo Station concourse and across York Road; the construction of a new building ranging between 12 and 31 storeys (plus basements), to provide 146,170sqm office (B1) and 8,900sqm flexible floorspace (B1, A1, A2, A3, A4, A5, D2); creation of new pedestrian routes and public realm including a new footbridge connecting the building to Waterloo Station, hard and soft landscaping; works to Cab Road, Mephram Street, York Road and Leake Street; basement parking and servicing, building plant and other associated infrastructure and works'

Drawing Nos: Refer to LB Lambeth application 19/01477

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:

- 1 Given the distance of the proposal from LB Camden and the size and siting of the proposal, there would be no adverse effects on any planning interests within Camden.

The site lies approximately 1.3 km from the southern boundary of LB Camden. While a twelve to thirty one storey development is proposed the proposal would not obscure Camden's protected views of the Palace of Westminster (a World Heritage site) from Primrose Hill or Parliament Hill. The proposal is included in the Townscape, Visual Assessment and Built Heritage Assessment which has been submitted with the application.

The Assessment notes that the site is outside the protected vista to the Palace of Westminster and its wider setting from the summit of Parliament Hill. The proposal does not impact upon the setting or appearance of the World Heritage Site (the Palace of Westminster). The proposal would be seen alongside the similar sized 'Southbank Place' scheme and the significance of the proposal on the skyline, when viewed from the summit of Parliament Hill, would be minor.

The Assessment includes the vista from the viewing gazebo at Kenwood. The proposal would be visible to the right of the view from Kenwood though it would be partially screened by the Southbank Place scheme. The significance of the proposal on the skyline, when viewed from the viewing gazebo at Kenwood, would be minor

The Assessment notes that the site lies well outside the protected vista to the palace of Westminster and its wider setting from the summit of Primrose Hill. The proposal would be sited behind existing development to the left of the BT tower and just visible in this view. The significance of the proposal on the skyline, when viewed from the summit of Primrose Hill, would be minor/negligible.

The proposed development would be 'car-free' (apart from disabled persons car parking spaces) and it would not have any significant impact on highways or transport conditions in Camden. It is noted in the Air Quality chapter of the ES that the residual effects of demolition and construction dust will be 'not significant'. Additionally, the proposed development would have a non-significant effect on air quality during the operational phase.

The Socio-Economic chapter notes no adverse London-wide effects and notes moderate benefits at the regional level as a result of additional employment.

There would be no other material impacts upon any other planning interests within LB Camden and consequently no objections are raised.

Yours faithfully



Daniel Pope
Chief Planning Officer