

Application ref: 2020/3307/P
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Date: 11 August 2020

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Victoria Crosby
London Borough of Southwark
Department of Place and Wellbeing
Planning Division

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

New City Court

4-26 St Thomas Street

London

SE1 9RS

Proposal:

Redevelopment to include demolition of the 1980s office buildings and erection of a 37 storey building (plus two basement levels) of a maximum height of 144m (AOD), restoration and refurbishment of the listed terrace (nos. 4-16 St Thomas Street) and change of use of lower floors to Class A1 retail, and redevelopment of Keats House (nos. 24-26 St Thomas Street) with removal, relocation and reinstatement of the historic façade on a proposed building, to provide a total of 46,374sqm of Class B1 office floorspace, 765sqm of Class A1 retail floorspace, 1,139sqm of Class A3 retail floorspace, 615sqm of leisure floorspace (Class D2), 719sqm hub space (Class B1/D2) and a 825sqm elevated public garden within the 37-storey building, associated public realm and highways improvements, provision for a new access to the Borough High Street entrance to the Underground Station, cycling parking, car parking, service, refuse and plant areas, and all ancillary or associated works. (Associated listed building consent application ref. 18/AP/4040).

RECONSULTATION as additional environmental information has been submitted, a revised servicing strategy, energy strategy, ventilation strategy and travel plan and associated revised drawings previously submitted.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, which can be viewed on the council website southwark.gov.uk using the reference number. A hard copy of the application documents is available for inspection by prior appointment at New City Court, St Thomas Street, SE1 9RS (Monday to Friday 9am to 5pm) by contacting david.shiels@dp9.co.uk. Copies of the Non-Technical Summary are available free of charge, CD copies of the full ES are available for purchase for £25 and printed copies of the ES can be provided on request for sale at a cost of £600 by contacting Waterman Group

Drawing Nos: Consultation letter from London Borough of Southwark dated 22/07/2020

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 The application involves the erection of a 37 storey building and refurbishment / restoration of listed buildings in association with the provision of 46,374sqm of Class B1 office floorspace, 765sqm of Class A1 retail floorspace, 1,139sqm of Class A3 retail floorspace, 615sqm of leisure floorspace (Class D2), 719sqm hub space (Class B1/D2) and a 825sqm elevated public garden within the 37-storey building, associated public realm and highways improvements, provision for a new access to the Borough High Street entrance to the Underground Station, cycling parking, car parking, service, refuse and plant areas, and all ancillary or associated works.

It is noted that this is a reconsultation as additional information has been submitted; however, this does not affect LB Camden's earlier comments which are provided below for reference.

The proposal does not fall within LB Camden's St Paul's Cathedral strategic viewing corridor. The proposed building would be visible in views from Parliament Hill; however, the Townscape, Visual Impact and Built Heritage Assessment (TVIBHA) assesses the effect to be 'neutral'. The proposed building would also be visible in views from Kenwood House; however, the TVIBHA assesses the effect to be 'neutral'.

Due to the distance of the application's site from Camden's boundary, it is not considered that the proposal would have a harmful impact on Camden as a neighbouring borough. The Construction Management Plan illustrates that vehicles will approach from the south (the A200) and they are therefore unlikely to travel through Camden.

It is advised that London Borough of Camden raises no objections and the application should be assessed under LB of Southwark Council planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment