

Application ref: 2021/0320/P
Contact: Kristina Smith
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Date: 1 February 2021

Development Management
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City of London
Department of the Built Environment

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**70 Gracechurch Street
London
EC3V 0HR**

Proposal: Demolition of all existing buildings and the erection of a new building comprising basement levels and ground floor plus 33 upper storeys (155m AOD) including office use (Class E), flexible retail uses (Class E, drinking establishments (Sui Generis) and hot food takeaway (Sui Generis)), a public viewing gallery, cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works. REVISIONS RECEIVED. THESE INCLUDE: ES Addendum (relating to daylight, unlight, overshadowing and solar glare effects and wind microclimate effects).

Drawing Nos: Letter dated 13 January 2021 from Department of the Built Environment at the City of London ref 20/00816/FULEIA

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 The application involves the erection of a 33 storey building accommodating 72,992sqm GEA of Class E offices; 1,823sqm GEA flexible retail use and a public viewing gallery.

The Townscape, Visual Impact Assessment (TVIA) submitted with the application assess the visibility of the proposed development in the strategic London views from LB Camden including from Parliament Hill, Kenwood and Primrose Hill. It concludes that the proposal adds a minor element (within an existing cluster of tall buildings) to the wider setting of St Paul's with no effect on its significance.

Due to the distance of the application site from LB Camden's boundary, it is not considered that the proposal would have a harmful impact on Camden as a neighbouring borough.

It is advised that London Borough of Camden raises no objections and the application should be assessed under the City of London's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer