

Our ref: 2021/2319/P
Your ref: 21/AP/1361
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DRAFT

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

DECISION

Proposal: Redevelopment to include demolition of the 1980s office buildings and erection of a 26-storey building (plus mezzanine and two basement levels) of a maximum height of 108.0m AOD, restoration and refurbishment of the listed terrace (nos. 4-16 St Thomas Street), 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 46,851sqm GEA of Class E(g)(i) office floorspace, 360sqm GEA flexible office E(g)(i)/retail E(a) floorspace, 592sqm GEA Class E(b) restaurant/café floorspace and a public rooftop garden, and 5,190sqm GEA of affordable workspace within the Georgian terrace, Keats House and part of the tower, 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.

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 26 storey building and refurbishment / restoration of listed buildings following the demolition of an existing office block in association with the provision of 46,851sqm GEA of Class E(g)(i) office floorspace, 360sqm GEA flexible office E(g)(i)/retail E(a) floorspace, 592sqm GEA Class E(b) restaurant/café floorspace and a public rooftop garden, and 5,190sqm GEA of affordable workspace with 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 revised proposal for a site that LB Camden have provided observations for twice before under application ref. 18/AP/4039. Given the reduction in height of the tower building, the comments remain as per the previous response which is provided below.

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 and Primrose Hill; 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

Chief Planning Officer