

Application ref: 2021/3443/P  
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Date: 7 September 2021

**Development Management**  
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Kurt Gagen  
City of London

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:  
**120 Fleet Street**  
**London**  
**EC4A 2BE**

Proposal:

Demolition of the existing River Court building at 120 Fleet Street, including part demolition of the basement and the erection of a new building comprising two basement levels and ground floor plus 20 upper storeys (93.15m AOD) including retail, commercial, office and service use (Class E). Creation of new pedestrian routes.

Change of use of Daily Express Building from office (Use Class E) to learning and non-residential institutions use (Class F1), retail, flexible learning and non-residential institutions and commercial use (Class E), Alterations to and refurbishment of the existing Grade II\* listed Daily Express Building at 120 Fleet Street, including works to detach the building from the River Court with demolition of part of linking floorplate and structure from basement level 01 to level 06, demolition of roof and installation of new roof with associated roof garden, erection of new north facade, retention of south-east curved corner and part demolition of existing east facade from ground level to level 05, erection of new facade and shopfront and associated works.

Drawing Nos: Cover letter dated 14 July 2021 ref 21/00538/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.

Informative(s):

1 Reasons for no objection-

The overall size and scale of the proposed development and relatively significant distance from the borough boundary would ensure that no harm is caused to the character and setting of the nearby Bloomsbury Conservation Area to the north. Similarly, the proposals are not considered to cause harm to the residential amenities or transport conditions in the borough of Camden. The application should be therefore be determined under City of London's relevant planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer