

Application ref: 2021/5677/P  
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**Development Management**  
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Southwark Council  
Chief Executive's Department  
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**

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 46,442sqm GEA of Class E(g)(i) office floorspace, 358sqm GEA flexible office E(g)(i)/retail E(a) floorspace, 450sqm GEA Class E(b) restaurant/cafe floorspace and a public rooftop garden, and 5,449sqm 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.

(Associated listed building consent app 21/AP/1364).

Drawing Nos:

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Conditions and Reasons:

Informative(s):

- 1 The application involves the erection of a 26 storey building and refurbishment / restoration of listed buildings and redevelopment of Keat's House, in association with the provision of 46,442sqm GEA of Class E(g)(i) office floorspace, 358sqm GEA flexible office E(g)(i)/retail E(a) floorspace, 450sqm GEA Class E(b) restaurant/café floorspace and a public rooftop garden, and 5,449sqm 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.

This is a revised proposal for a site that LB Camden has previously commented on 3 times. Given the nature of the proposed revisions, LB Camden does not wish to offer further comments beyond those previously offered, as set out 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; 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



Daniel Pope  
Chief Planning Officer