

Application ref: 2022/4330/P
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Date: 17 November 2022

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C/O Applicant
C/O Applicant

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

Royal Street Site
South Bank
London
SE1 7LW

Proposal:

Demolition of the majority of existing buildings on Plots A, B, C & D including Canterbury House, Stangate House, 10 Royal Street and 20 Carlisle Lane; part retention of existing buildings on Plots E and conversion of the railway arches (Plot F); comprehensive phased redevelopment of the site to provide a mixed use development of buildings 12-16 storeys in height containing commercial floorspace (including lab enabled floorspace), residential, retail and community floorspace; enhanced public realm and pedestrian routes; re-location of listed sculpture; servicing, ancillary plant and storage, cycle parking and other associated and ancillary works.

Drawing Nos: See LB Lambeth application ref 22/01206/EIA

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-

A major 12 - 16 storey mixed use development is proposed on the site in LB Lambeth between Waterloo stations and Lambeth Bridge.

The site is approximately 2 km from LB Camden, the nearest area within this borough being the Seven Dials Conservation Area.

Situated on the south side of the river and over 2 km from the nearest part of LB Camden, there would be no noticeable effects on the amenity or living conditions of any LB Camden residents or occupiers.

Similarly there would be no adverse effects on the biodiversity, transport or air quality conditions in Camden.

The site is close to the protected Parliament Hill to the Palace of Westminster viewing corridor on the LB Camden Local Plan 2017 Proposals Map. However, the Townscape, Heritage and Visual Impact Assessment which accompanies the application shows (in images 84 and 85) that the development would not be discernible on the skyline and that there would be no change to the appearance of the World Heritage site (Palace of Westminster) in protected views from Parliament Hill. The proposals would therefore not harm the townscape and heritage assets of Camden.

Thus no objection is raised to the proposals as far as they relate to the Camden borough.

Yours faithfully

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

Daniel Pope
Chief Planning Officer