



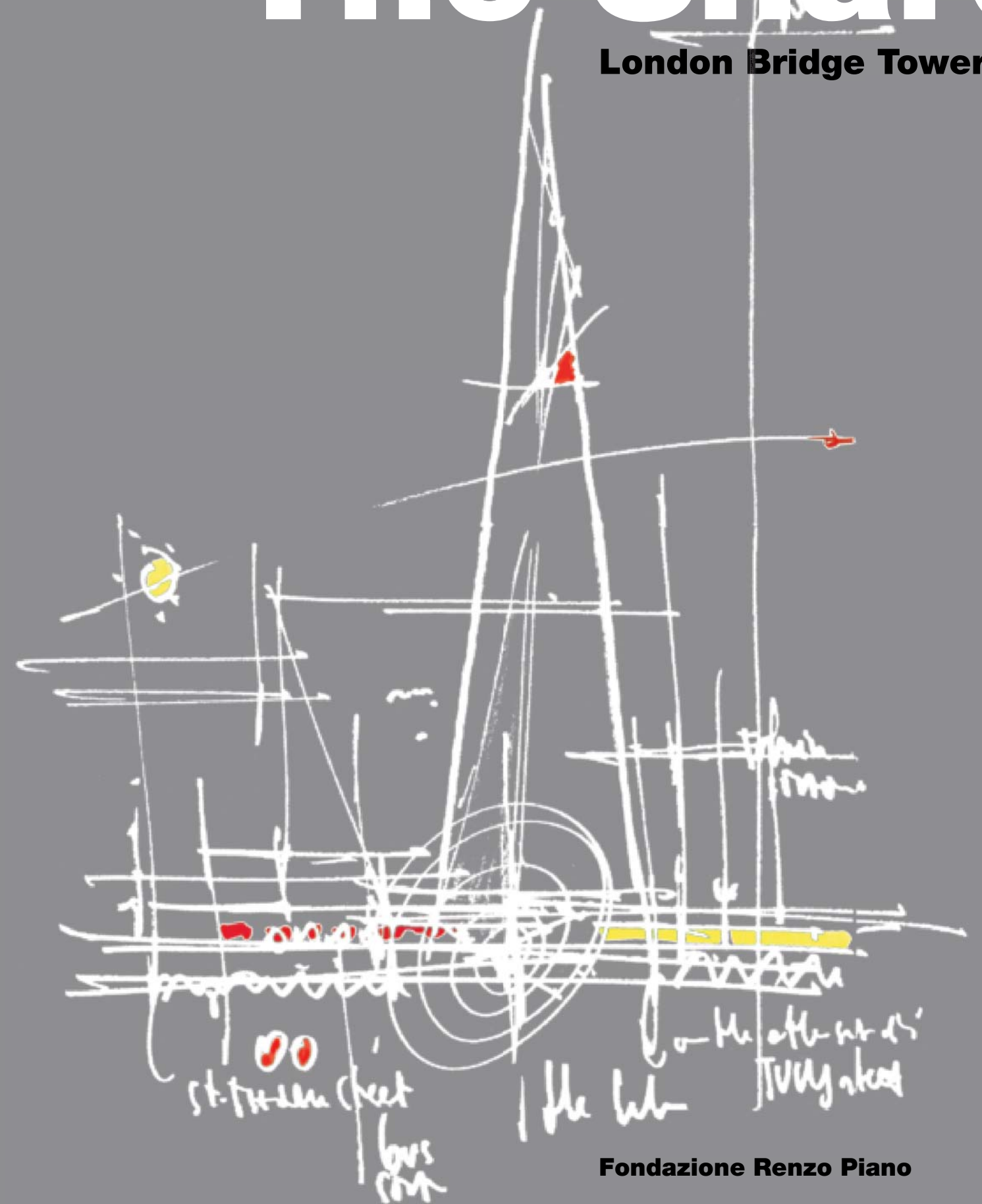
London Bridge Tower

Fondazione Renzo Piano

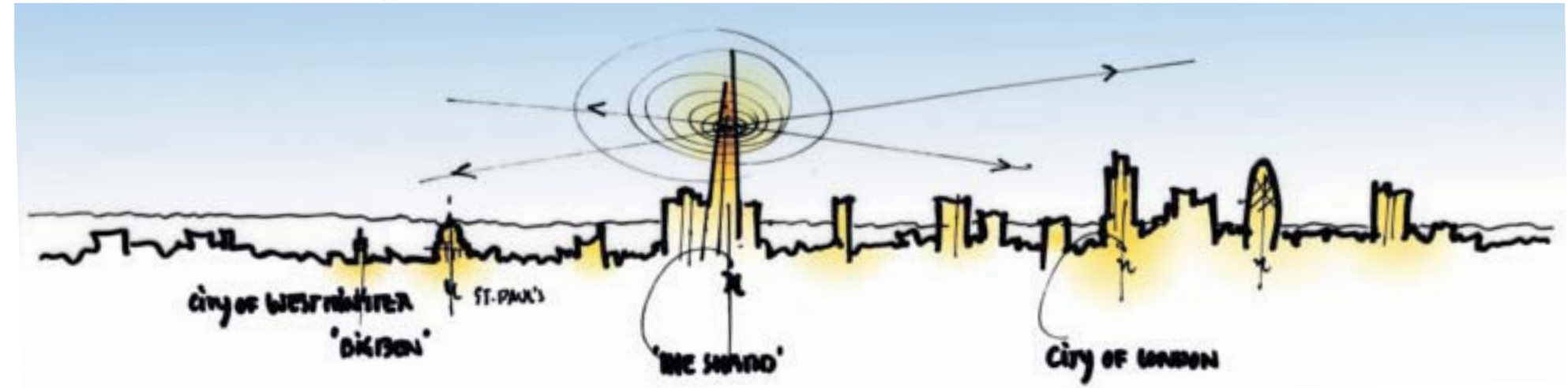
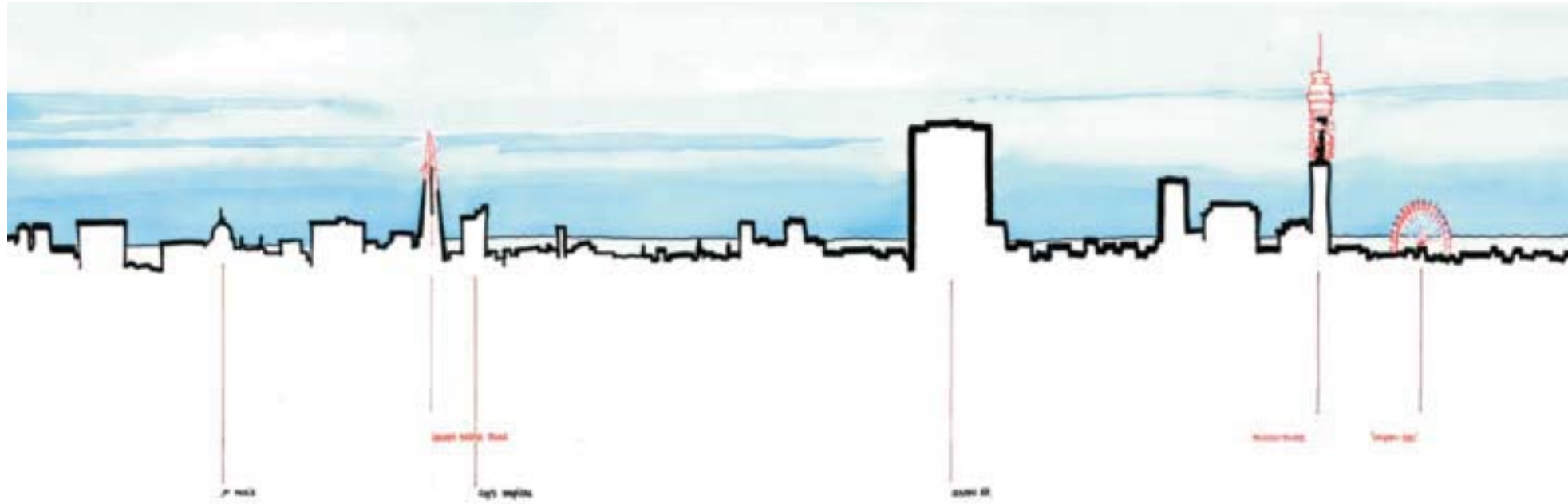
Renzo Piano

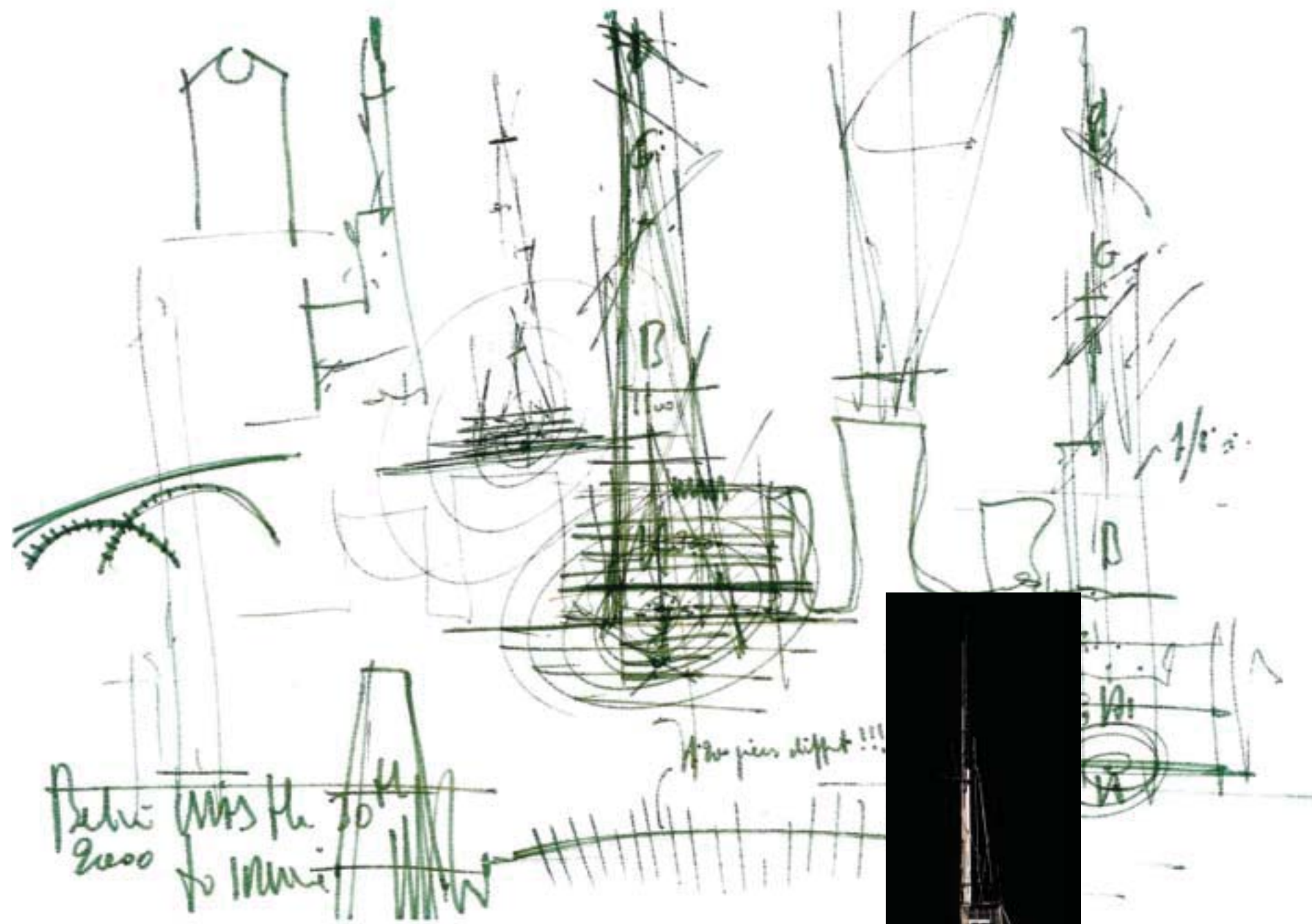
The Shard

London Bridge Tower



Fondazione Renzo Piano

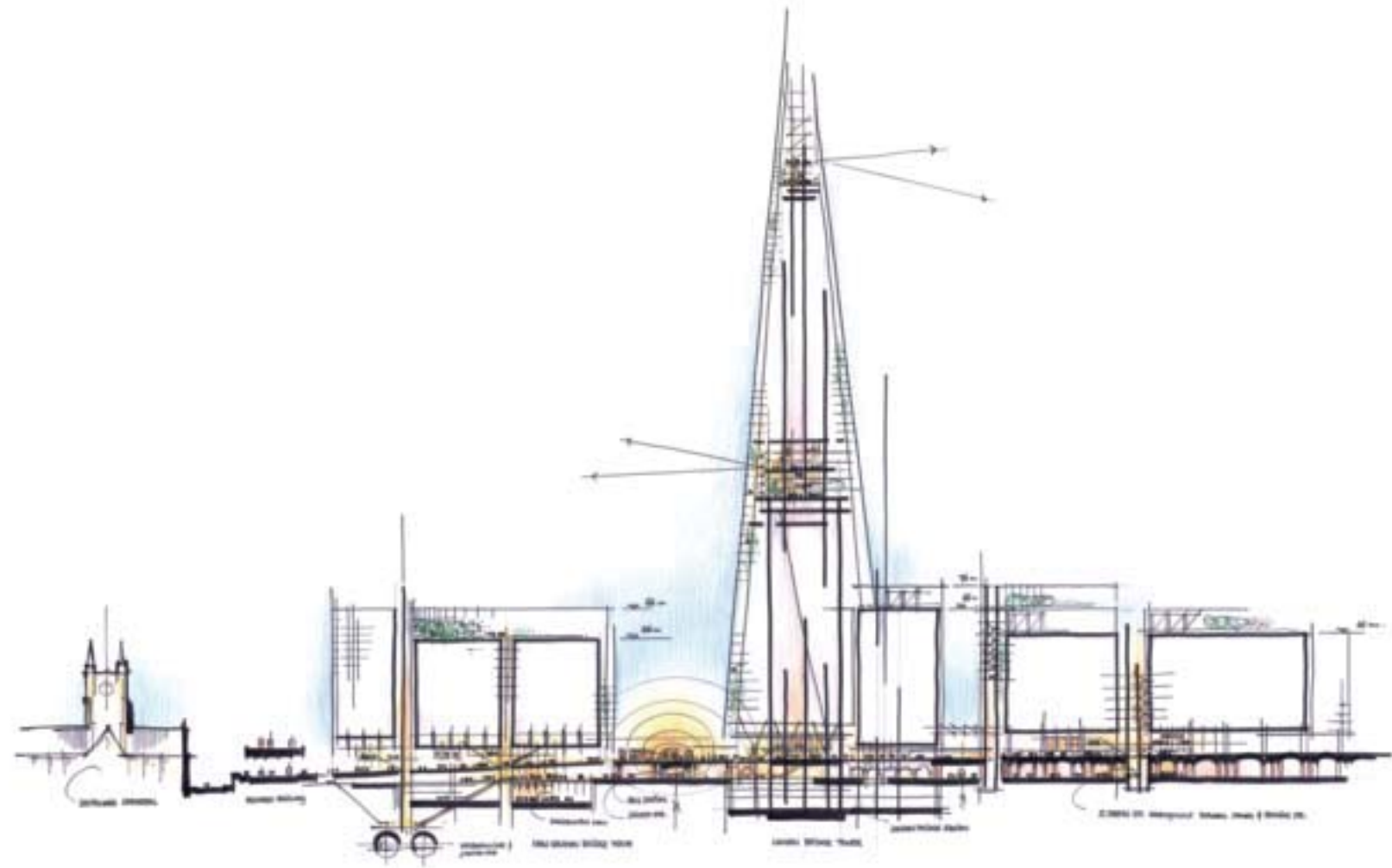




Berlino, 30 maggio 2000. È il primo incontro con Irvine Sellar. Quel giorno è nata l'idea di un edificio che fosse "una piccola città verticale". Appena rientrati in ufficio quel primissimo schizzo è diventato un modello, ed è iniziata la progettazione.

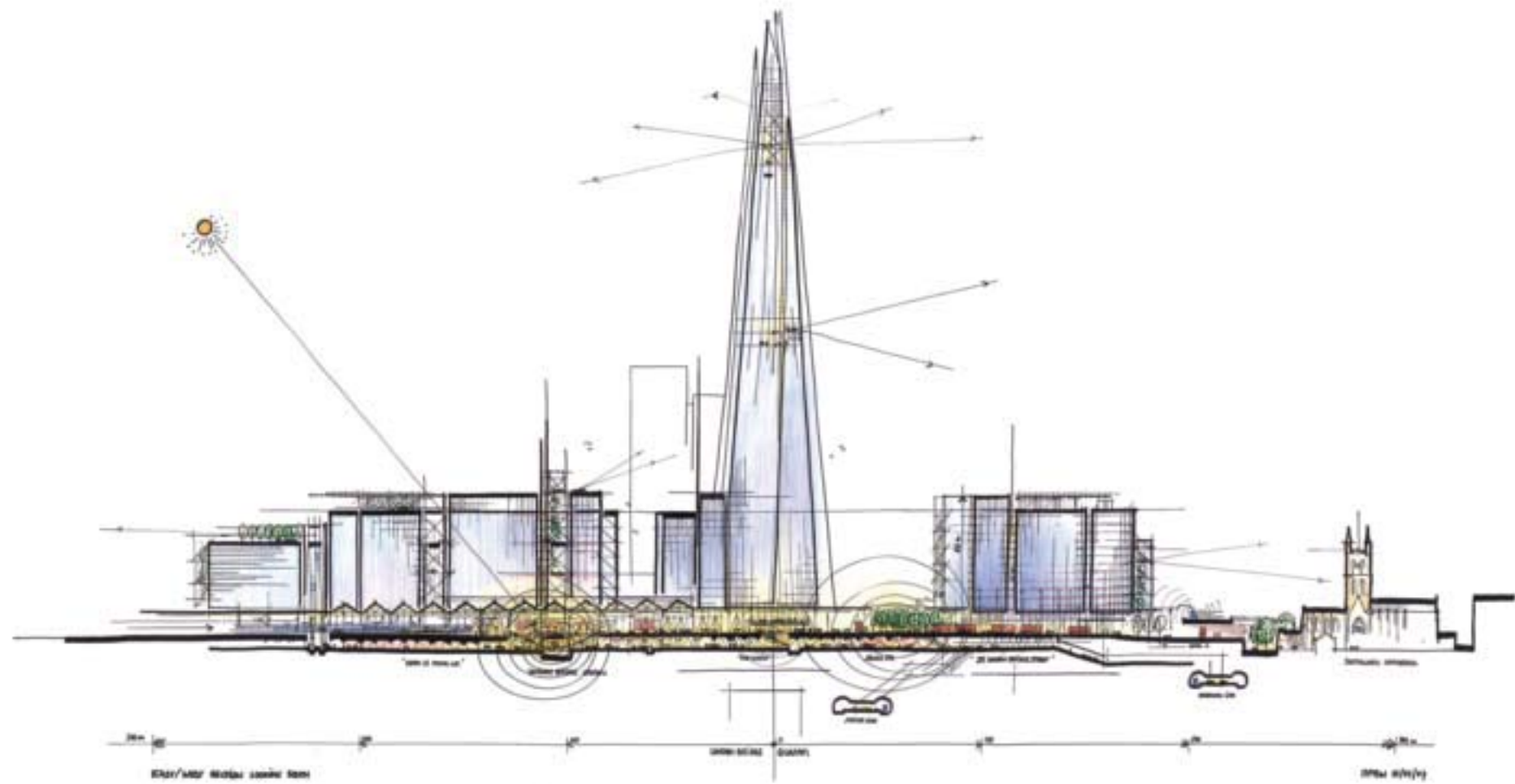
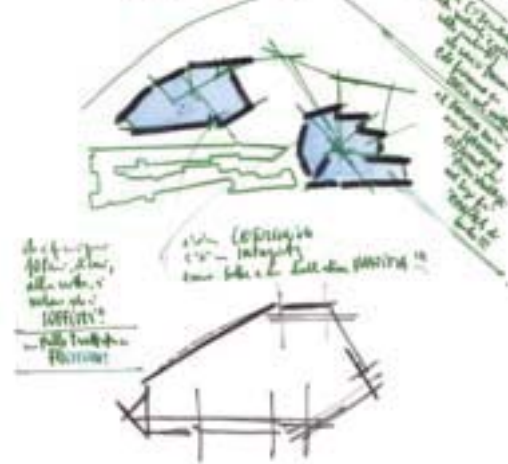
Berlin, May 30th 2000. The first meeting with Irvine Sellar. The idea of a building that would serve as "a small vertical city" was conceived that day. On returning to the office, the initial sketch became a model, and the planning began.



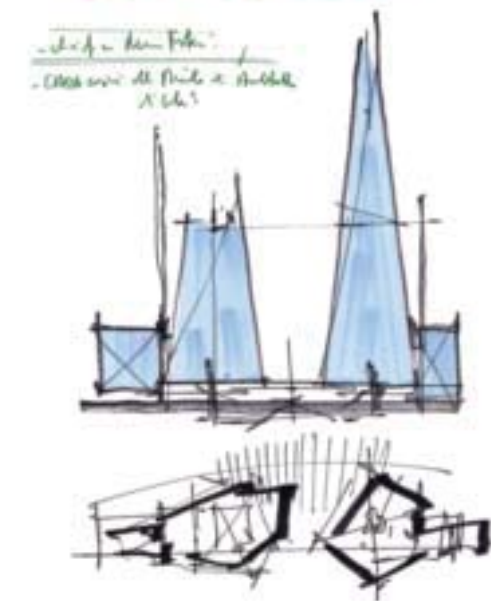


LONDON BRIDGE

Tower 225 ft



L.A.C. (LION)





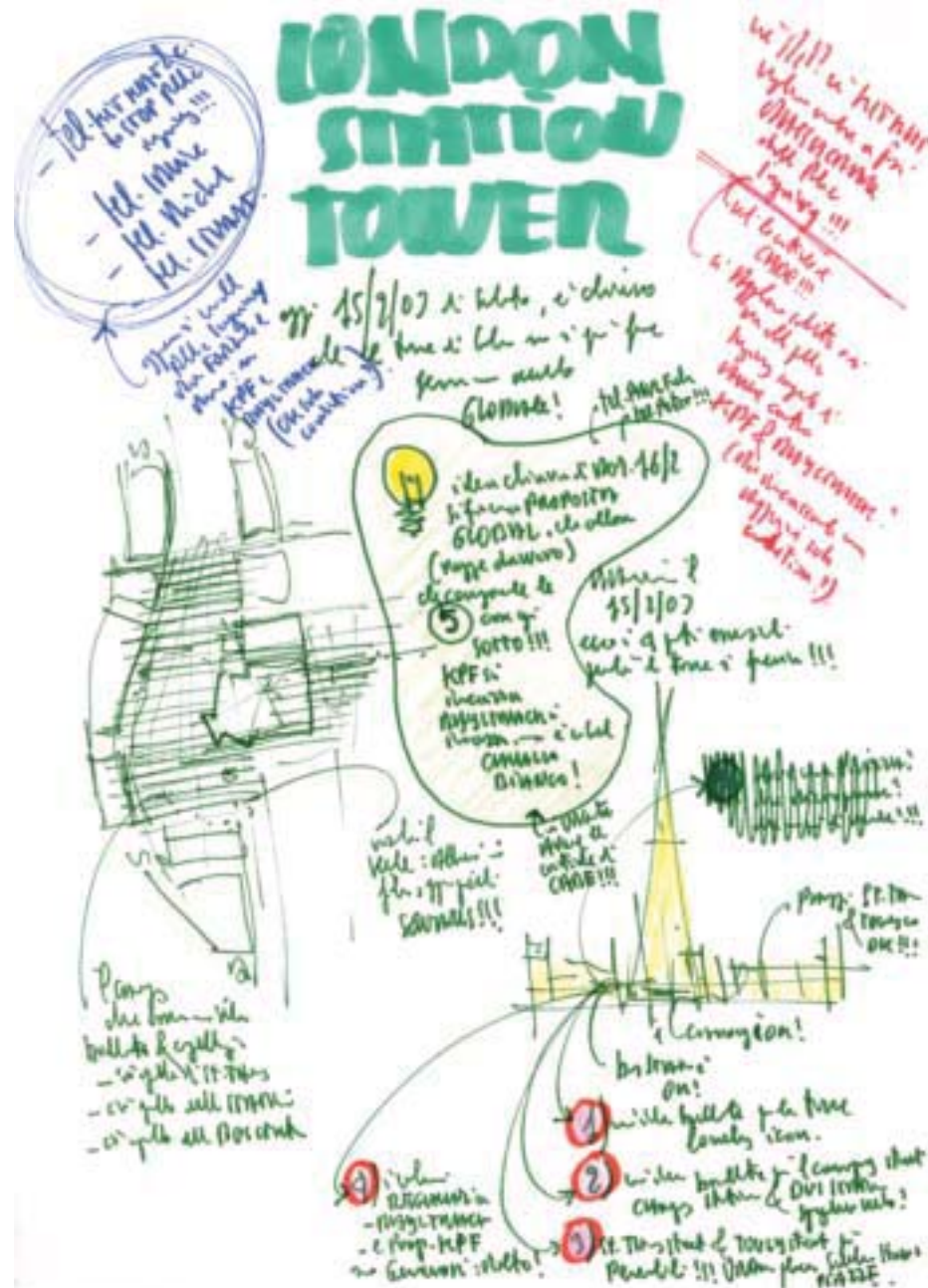
La Public Inquiry per la richiesta di approvazione del progetto si è tenuta nel mese di aprile del 2003, ed è stata presieduta dall'Ispettore John Gray. I principali oppositori erano le commissioni English Heritage e Historic Royal Palaces, che temevano soprattutto un impatto sulla visibilità della cattedrale di St. Paul da Parliament Hill e Kenwood, nonché sullo sfondo su cui si staglia la Torre di Londra. L'Ispettore ha rifiutato entrambe le argomentazioni e l'Ufficio del Vice Primo Ministro, John Prescott, ha concesso l'approvazione condizionale il 18 novembre 2003.


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William Matthews

The Public Inquiry into the planning application took place in April 2003, chaired by the Inspector John Gray. The main opponents of the scheme were English Heritage and Historic Royal Palaces, and their principal concerns being the protected views of St. Paul's Cathedral from Parliament Hill and Kenwood, and the setting of the Tower of London. The Inspector rejected both arguments and the Office of the Deputy Prime Minister, John Prescott, gave conditional approval on 18 November 2003.

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William Matthews

William Matthews




OFFICE OF THE DEPUTY PRIME MINISTER

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Our Ref: APPIA5840/V02/1095887
Your Ref: TSTH.20055.1

18 November 2003

Berwin Leighton Paisner
Adelaide House,
London Bridge,
London EC4R 9HA

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77
LAND ADJOINING LONDON BRIDGE STATION, AT ST THOMAS STREET/JOINER STREET, LONDON SE1.
APPLICATION BY TEIGHMORE LIMITED,
APPLICATION NO. 0100476**

1. I am directed by the First Secretary of State to say that consideration has been given to the report of the Inspector, Mr John L Gray, DipArch MSc Registered Architect, who held a public local inquiry on 15-17, 22-25 and 28-30 April and 1, 6, 7 and 9 May 2003 into your client's application for planning permission (as amended) for the demolition of the existing Southwark Towers and construction of a mixed use building totalling 124,242sqm gross, comprising offices (Class B1), hotel (Class C1), fourteen apartments (Class C3), retail and restaurant uses (Class A1/A3), health and fitness club and associated servicing and car parking.

2. The Secretary of State directed on 24 July 2002, in pursuance of section 77 of the Town and Country Planning Act 1990, that the application be referred to him instead of being dealt with by the local planning authority, the Council of the London Borough of Southwark.

3. The Inspector, whose conclusions are reproduced in the annex to this letter, recommended that planning permission be granted subject to conditions. A copy of the Inspector's report is enclosed. All references to paragraph numbers, unless otherwise stated, are to that report. **For the reasons given below the Secretary of State agrees with the Inspector's conclusions and recommendation that planning permission be granted.**

4. After the inquiry closed, the Secretary of State received letters from Berwin Leighton Paisner dated 25 July and Hefner Dixon dated 1 September. This correspondence has been taken into account by the Secretary of State in determining the application, but is not considered to raise any matters requiring wider reference back to the inquiry parties, either under Rule 17 of the Town and Country Planning (Inquiries Procedure) (England) Rules 2000, or in the interests of natural justice, prior to making his decision. Copies of this correspondence are not attached to this letter but can be made available upon written request to the above address. In addition, the Secretary of State has received a number of E Mails in support of the proposal.



DRAWINGS SHOULD BE READ IN CONJUNCTION WITH FULL STAGE 2 SUBMISSION
DATE 05/01/16

