

Application ref: 2023/1090/P
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Date: 31 May 2023

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Westminster City Council
Town Planning & Building Control
City of Westminster
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**26 Queens's Grove
London
NW8 6HJ**

Proposal:

Demolition of the existing garage, rear conservatory and part of main building; erection of extension to rear at lower ground floor level with terrace at ground floor level, four storey side extension and two dormers to rear; alterations to fenestration; and associated external alterations.

Drawing Nos: Site Location Plan L-01A, A-01A, A-02, A-03, A-04A, A-05, A-06A, A-07 A-08, A-09A, A-10, P-01.

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 host property is located on a road which is partly in the City of Westminster, and partly in the London Borough of Camden. No.26 faces properties within Camden, namely nos.46-48 Queen's Grove.

The existing single storey garage shall be replaced with one of a larger bulk, but this is not considered to have a harmful impact on the local townscape as viewed opposite the site in Camden. A narrow side extension is proposed at upper floor levels; however this would maintain a gap between the host site and its side neighbour and the views through to the verdant space of rear gardens. The replacement fenestration and roof works have been designed to match the existing style of the property and would not appear incongruous in this setting.

The works to the rear are not visible from views within Camden, with no impact on the amenity of Camden residents.

Overall the development is not considered to harm the character and appearance of the townscape and conservation area within the borough of Camden nor the amenity of its residents. No objections are thus raised.

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