

Application ref: 2023/2700/P
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Date: 2 August 2023

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City of Westminster Council
Pending Applications
Town Planning & Building Control
City of Westminster
PO Box 732
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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:
43 Avenue Road
London

Proposal:
Redevelopment behind retained facade to provide 3 storey plus-basement, single family dwellinghouse, and construction of a part 2/3 storey ancillary mews-style building to rear garden fronting Townshend Road.

Drawing Nos: See Westminster Council planning application ref. 22/08707/FULL

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 A residential redevelopment has been proposed at 43 Avenue Road in the City of Westminster. The opposite side of Avenue Road is located within the London Borough of Camden and the Elsworth Conservation Area.

The development to the front of the property will be behind the existing façade, any alterations to the building or land will be obscured from view by this façade or by the other surrounding buildings. Thus there would be no noticeable effects on the amenity or living conditions of any Camden residents or occupiers. Similarly, there would be no adverse effects on the transport

conditions in Camden or on air quality.

The development would have no material impacts on the amenity of any Camden occupiers or visitors, on transport, environmental, or ecological conditions or have an impact on the Elsworthy conservation area. Thus, Camden therefore raises no objections to the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer