

Application ref: 2024/0493/P
Contact: Sofie Fieldsend
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Date: 20 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
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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 Queen'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, two storey side extension and two dormers to rear; Alterations to fenestration; installation of Air Source Heat Pump (ASHP) in front lightwell; and associated external alterations.

Drawing Nos: See Westminster Council planning application ref. 24/00383/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 Reasons for no objection:

Observations from Camden remain the same as those provided to the previous application Westminster reference 23/00314/FULL.

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. It is adjacent to Camden's St Johns Wood Conservation Area but is not in close proximity to any other heritage assets within Camden.

The only notable difference facing the boundary with Camden is that the proposed side elevation is lower than the previously refused application. The development is not considered to harm the character or appearance of Camden's St John's Wood conservation area.

In respect of impact on the amenity of residents within Camden, given the distance of the works proposed from the borough border it is not considered to give rise to any negative impact. As such no objection is raised.

It is advised that London Borough of Camden raises no objection and the application should be determined in line with Westminster's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer