

Application ref: 2024/0491/P
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Date: 21 February 2024

Development Management
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City of Westminster
Alex Jones
Town Planning & Building Control
PO Box 732
Redhill
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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:
18 Greville Place
London
NW6 5JH

Proposal:

Reconstruction of the second floor "mansard" wall and flat roof with raised ceiling height, and associated new windows which will maintain access to the existing flat roof terrace; installation of railings to the existing flat roof terrace; new solar PV set to flat roof top and the installation of an Air Source Heat Pump; replacement driveway gates and the renewal of the pedestrian gate; alterations to hard landscape and exterior steps associated with access between ground, basement level, and the rear garden; refurbishment and repair works to the external building fabric to include renewal of roof coverings; and associated works. (Linked with 23/08825/LBC)

Drawing Nos: See Westminster Council planning application ref. 23/08824/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:

The host property is located on a road which is partly in the City of Westminster and partly in the London Borough of Camden. It is adjacent to Camden's St Johns Wood Conservation Area and Nos.13-19 Greville Place which are Grade II listed.

The alterations to the roof are not considered to harm the setting of Camden's St Johns Wood Conservation Area or the adjacent listed buildings given the separation distance and that the replacement of the front boundary gates would be similar to existing. The remainder of the works are screened by the existing front boundary or located internally.

Given the separation distance between the application site and the London Borough of Camden, as well as the nature/scale of the proposal, it is not considered that there would be any noticeable impacts on the townscape and heritage assets in Camden. It is considered that there would not be any noticeable impacts on the amenity or living conditions of any Camden residents or occupiers. Similarly, it is not considered that there would be any adverse effects on the biodiversity, transport or air quality conditions in Camden.

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

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