



Your ref:  
My ref: 25/01546/OBS

**Please reply to:** Kimia Khatmian  
Tel No:  
Email: northplanningteam@westminster.gov.uk

Christopher Smith  
London Borough Of Camden  
Development Management  
Regeneration And Planning  
London Borough Of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

**Town Planning & Building Control**  
Westminster City Council  
PO Box 732  
Redhill, RH1 9FL

28 March 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE NO OBJECTION.

#### SCHEDULE

**Application No.:** 25/01546/OBS

**Application Date:**

**Date Received:** 06.03.2025

**Date Amended:** 06.03.2025

**Plan Nos:** As per application documents listed on Camden's web site: 2025/0852/P

**Address:** 100 Avenue Road, London Borough Of Camden, London, NW3 3HF

**Proposal:** Variation of conditions to planning permission ref. 2014/1617/P (for demolition of building and provision of a mixed-use residential-led development, as allowed at appeal ref. APP/X5210/W/14/3001616 on 18/2/2016, and as amended by permission refs. 2016/2048/P, 2018/4239/P, 2019/1405/P, 2022/1609/P and 2024/5432/P) to secure alterations to the external appearance; internal residential, commercial and community space layouts; housing and affordable housing provision; cycle and car parking; hard and soft landscaping, and other associated amendments.

Yours faithfully

**Debbie Jackson**  
**Executive Director of Regeneration, Economy and Planning**

**Condition(s):**

**Informative(s):**

- 1 While no objection is raised in relation to the proposed revisions, Westminster City Council raised an objection to the original application by reason of the lack of assessment of their impact on key views within the borough, particularly in areas of historic and architectural significance. These concerns remain relevant.

**Note:**

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.

