

Steve Brandon - City of Westminster
Development Planning
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Our Ref: **2012/5585/P**
Your Ref: **12/09915/FULL**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

27 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:
26-32 Oxford Street
London
W1C 2DZ

Proposal:

Request for observations from City of Westminster for complete demolition of 26-32, 38, 44 and 46 Oxford Street. Partial demolition of 34-36, 48 and 40-42 Oxford Street. Erection of a new building rising to 7 storeys around retained parts of existing buildings to provide retail (Class A1) use at basement, ground and first floor level, and residential use (Class C3) above. Associated external work.

Drawing Nos: Letter from City of Westminster dated 17th October 2012, reference number 12/09915/FULL

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reason(s):

Reason(s) for Objection

- 1 The proposed development by reason of the introduction of a large retail unit facing and providing access onto Hanway Street would fail to respond to the



character of the local conservation area to support small and independent businesses contrary to policies: CS7 (Promoting Camden's centres and shops) CS14 (Promoting high quality places and conserving our heritage) DP10 (Helping and promoting small and independent shops) DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework 2010.

- 2 The proposed development by failure to secure a car free agreement and poor quality of cycle parking would lead to increased private vehicle movements in the surrounding streets and would fail to capitalise on the well connected location by promoting sustainable transport measures, to the detriment of the amenity of local residents, businesses and the local highway network, contrary to policies CS5 (Managing the impact of growth and development) CS9 (Achieving a successful Central London) CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development by reason of insufficient information of construction and servicing arrangements would likely lead to unacceptable impacts upon the free flow of traffic and vehicular and pedestrian safety contrary to policies CS5 (Managing the impact of growth and development) CS11 (Promoting sustainable and efficient travel) DP16 (The transport implications of development) DP20 (Movement of goods and materials) DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework 2010.
- 3 The proposed development by reason of its form and design would have an adverse impact on the character and appearance of the Hanway Street Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework 2010.
- 4 The proposed development by reason of the lack of provision of on-site affordable housing would fail to contribute towards the provision of affordable housing in the locality and to the delivery of mixed and inclusive communities contrary to policies: CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework 2010.

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