

Mike Walton
Development Planning
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Our Ref: **2015/1006/P**
Your Ref:
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

17 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
50-57 Newman Street
London
W1T 3DZ

Proposal:

Request for observations from London Borough of Westminster for erection of extensions at first, second, third and fourth floors and erection of additional storeys at fifth and sixth floor levels in association with the use of the property as a hotel (Class C1) and associated alterations.

Drawing Nos: Consultation letter from John Walker, City of Westminster (Ref. 15/01046/FULL) dated 16/02/2015

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 Reason for no objection:
The proposed 4-storey rear extension is very similar to the approval in 2014 and 2013 with regards to design, massing and bulk. The addition of a sixth floor would have limited impact on the character and appearance of the Charlotte Street



conservation area. There are a number of large 5, 6 and 7 storey buildings in the vicinity and the sixth floor would be visible from limited views from Goodge Street and Cleveland Street.

The site has a PTAL rating of 6B, no car parking is proposed on site and there would be no opportunities for coaches to stop outside the hotel. The proposal is therefore unlikely to have any impact on Camden's transport network. A Construction Management Plan has also been submitted to ensure that construction works would not adversely impact the transport networks and neighbours.

In light of the above, the proposal is considered to have limited impact on the conservation area, local transport network or the amenity of Camden residents and business.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.12, 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment