

London Borough of Westminster
Amanda Jackson
Development Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Our Ref: **2015/1490/P**
Your Ref:
Please ask for: **David Glasgow**
Telephone: 020 7974 **5562**

28 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:
New Court
48 Carey Street
London
WC2A 2JE

Proposal:

Demolition of existing building and construction of a replacement building comprising sub basement, basement, ground and nine upper floors to provide 194 residential flats, with ancillary gym/fitness centre, car and cycle parking spaces and building services plant on the basement and sub-basement levels.

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 proposal, in the absence of car-free residential and commercial development would lead to increased 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 policy CS11



(Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of a development), 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 and policies 6.11, 6.12 and 6.13 of the London Plan 2015, consolidated with alterations since 2011.

- 2 The proposed building, by reason of its height and bulk would be detrimental to the setting of the adjacent Grade II* listed buildings on New Square and the character and appearance of the Bloomsbury Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

Informative(s):

- 1 The proposed works are likely to cause significant damage to the public highway directly adjacent to the site in the London Borough of Camden. A financial contribution for highways restoration in Camden to be carried out by Camden, should be agreed via a section 106 legal agreement if planning permission is to be granted.
- 2 It is recommended that the City of Westminster secure financial contributions as part of the section 106 agreement for the following measures if permission is granted:
 - Cycle and pedestrian route improvements in the local area
 - Legible London signage
 - London Cycle Hire scheme
 - Construction Management Plan
 - Residential Travel Plan
 - Car free

Yours faithfully



Ed Watson
Director of Culture & Environment