



Your ref: ELAINE QUIGLEY
My ref: 15/08134/OBS

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Development Planning
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11 September 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE OBJECTION for the reasons stated.

SCHEDULE

Application No: 15/08134/OBS

Application Date: 03.08.2015

Date Received: 17.08.2015

Date Amended: 17.08.2015

Plan Nos:

Address: 28-30 Hanway Street, London Borough Of Camden, London, W1T 1UL

Proposal: Erection of a mixed-use four storey building (including basement and roof level accommodation) comprising wholesale fabric retailers (Class B1) at basement, ground and first floors, and 3 no. residential units (C3) at second, third and fourth floors to provide 1 x 1-bed flat, 1 x 2-bed flat, and 1 x 3-bed flat and associated inset roof terrace creating private and communal amenity space following demolition of the existing 3 storey office building (Class B1).

See next page for reasons for objection.

Yours faithfully

John Walker
Director of Planning

Reason(s) for Objection:

- 1 The loss of the existing, positively contributing, building on the site and its replacement with a more substantial structure would be harmful to the character and appearance of the Hanway Street Conservation Area. The proposed new building would fail to preserve or enhance the character by reason of the reduced storey heights, increased parapet height and party walls at mansard level. This would be contrary to the advice set out in paragraphs 132 to 135 of the National Planning Policy Framework with regard to the protection of designated heritage assets and policy DES 9 of Westminster City Council's Unitary Development Plan.

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.

