

City of Westminster  
Claire Berry (15/06138/Full)  
Development Planning  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

Our Ref: **2015/6075/P**  
Your Ref:  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

15 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Request for Observations to Adjoining Borough - No objection**

Address:  
**Carlton Court**  
**120 Maida Vale**  
**WESTMINSTER**  
**London**

Proposal: Demolition of existing five storey hotel (Use Class C1) on Maida Vale and single storey ancillary buildings to the rear, to provide a five storey building with single storey basement comprising 9 serviced apartments (TSA) on Maida Vale and one detached family dwelling to the rear (Use Class C3) set within a landscaped amenity area, together with 10 car parking spaces, 26 cycle stands and plant.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

#### **Informatives:**

1 Reason for No objection:

The proposal for the redevelopment of the Maida Vale / Hotel site remains largely as originally proposed. The key changes in the revised scheme include the omission of 1 x dwellinghouse and 1 x car parking space.



The redevelopment comprises the demolition of the existing 5-storey Hotel (Use Class C1) on Maida Vale and single storey ancillary buildings to the rear, provision of a five storeys plus lower ground floors and basement level building comprising 9 serviced apartments, (Temporary Sleeping Accommodation (TSA)) on Maida Vale and 1 x detached family dwelling to the rear (Use Class C3) set within a landscaped amenity area, together with basement leisure facilities, 10 car parking spaces, 26 cycle stands and plant as replacement for existing 18 car parking spaces; with hard and soft landscaping.

No objections are raised to the contemporary design replacement building, which would match the scale and bulk of the existing building and the mixed design form of adjacent buildings. In design terms, the proposal would have no adverse impact on the nearest residential development at Vivian Court north of the site at Greville Place / Maida Vale within Camden's borough; neither would it have any adverse impact on the amenity of Camden residents and local businesses; and the neighbouring conservation area.

In terms of transport, the site is easily accessible by public transport with a PTAL rating of 5. Ten car parking spaces are proposed, however, due to its good transport accessibility the London Borough of Camden would welcome a 'car free' development with greater cycle parking facilities. Notwithstanding this, the proposal would appear to be acceptable in transport terms and it is suggested that a detailed Construction Management Plan be secured to demonstrate how the development will minimise the impact of the movement of goods and materials during the construction process (including any demolition works) if planning permission is granted; together with a Highways contribution to allow the City of Westminster to repair any damage to the public highway; a Permit free agreement; and the provision of cycle storage/ parking spaces. In addition, the project should also be registered with Transport for London's Standard for Construction Logistics and Cyclist Safety (CLOCS) - see <http://www.clocs.org.uk/>

As such, the proposed details are in general accordance with policies CS1, CS3, CS5, CS6, CS9, CS11, CS13, CS14 and CS18, of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP6, DP14, DP17, DP18, DP19, DP20, DP22, DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.10, 6.3, 6.9, 6.13, 7.2, 7.4, 7.5, 7.6 and 7.15 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 18-21, 35, 56-66, 93-98, 126 and 137 of the National Planning Policy Framework.

Yours faithfully



Ed Watson  
Director of Culture & Environment