

City of Westminster
Kimberley Davies
Development Planning
PO Box 732
Redhill
RH1 9FL

Our Ref: **2017/0197/P**
Your Ref:
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

7 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**St Johns Wood Barracks
Ordnance Hill
London
NW8 6PT**

Proposal: Request for observations from the City of Westminster, for the variation of condition 1 of planning permission dated 2 April 2015 (RN:14/08070/FULL) for Demolition of existing Barracks buildings (except for the listed Riding School) and redevelopment for residential use (Class C3) to provide a total of 163 units including 59 affordable units . Use of the listed Riding School as private ancillary leisure facility with internal and external alterations. Provision of Class A1/A3 retail units and Class D1 at ground level at 1 - 7 Queen's Terrace redevelopment behind the retained front facade and the erection of a mansard roof extension ,creation of landscaped areas and reconfigured vehicular and pedestrian access together with associated works including the provision of parking, circulation space, servicing and plant area and use of the listed Riding School as a private ancillary leisure facility,associated internal and external alterations, new side extension and the excavation of a lower ground floor beneath the Riding School. Namely to allow changes to list of approved plans to allow increase in residential units from 163 units to 171 units with associated change in unit mix, amend Block 4 from houses to apartment building (retention of three villas on Avenue), reduce basement excavation, refinement to façade treatments across all blocks with changes to massing of Blocks 7 & 8, update to residential layout and landscape masterplan and associated works. (Application under S.73) (Application is accompanied by an Environmental Impact Assessment (EIA)).



Drawing Nos: Letter from City of Westminster dated 12/1/17.

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:

1 Reason for no objection.

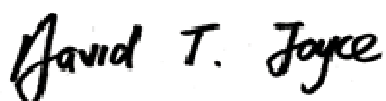
The proposal is similar to the previous scheme (2010/3286/P and 2014/5642/P) which was approved by Westminster. The applicants have revised the scheme in the light of the previous permission and revised it in various ways. The site only adjoins the borough boundary at its NE corner at Queens Grove and Ordnance Hill. The setting of St John's Wood Conservation Area (Camden) is the primary consideration.

The approved scheme, had 163 residential units plus 189 car parking spaces in various buildings ranging from 3-7 storeys high. The higher elements would be on facades away from the borough boundary, while those on Ordnance Hill would be 3-4 storeys high.

The new proposed scheme now involves 171 units in form of flats and 203 car parking spaces. The main changes include; Increase in height of Block 9 (by 200 mm) and Block 10 (by 655 mm); Reduction in Block 7 footprint (by 6 m) and Block 8 (by 8 m); Increase in footprint of Block 4 by 2 m to the rear; Refinement to the façade treatment of all blocks; Reduction in the extent and volume of basement excavation by 3.2 %; Marginal increase in the depth of the basement finished floor level (FFL) by 100 mm; Update of landscape masterplan and associated works before. Based on the above, it appears that the proposed size of the main development appears rather unchanged in size overall.

With the above, taken into consideration; In terms of effect on Camden, the issues are design, conservation and transport as before. The building heights and styles would remain largely as before. The numbers of units have increased but so have the number of carspaces to a similar ratio of car parking space per unit as before. No objection is raised as before. However comments remain as with the original scheme, where it was recommended that the provision for off-street car parking be significantly reduced if a car-free agreement cannot be secured and that a construction management plan should also be secured through S106. Overall, it is unlikely that there will be a significant impact on LB Camden.

Yours faithfully



David Joyce
Executive Director Supporting Communities