

City of Westminster
222 Upper Street
London
N1 1YA

Our Ref: **2017/3435/P**
Your Ref:
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

6 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
London Zoo
Adjacent to Prince Albert Road
Regents Park
London
NW1 4RY

Proposal:

Observations to the City of Westminster for replacement of metal mesh and door and restoration of the Snowdon Aviary to encompass additional animal species, apparatus and informal housing for aviary species, safety and DDA alterations to 'M' bridge, erection of new animal house annexes and links, replacement of concrete sheds with new education facilities, removal and replacement of trees and landscaping alterations including rain cover for pram storage area, installation of new 'out' gate for construction vehicles, together with demolition of north pheasantry aviaries and re-landscaping. Linked to 17/04931/LBC

Drawing Nos:

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

Reasons:

- 1 The proposed scheme is overall considered to represent high quality,

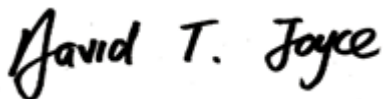


contextual design which would not result in any detrimental impact upon adjacent listed structures, protected views or the protected open space of Primrose Hill. The playful character of the proposed structures would be fitting for the setting and would advance the longstanding architectural legacy of the Zoo. Refurbishments to the GII* listed aviary are welcomed, increasing the longevity of a prominent architectural piece.

As no residential premises are located within close proximity to the development site, once built the proposed structures are unlikely to result in any harmful impacts upon residential amenities. Concerns are however raised with regard to the implementation of works and the potential disruption caused given the limited access into the development site and importance of the adjacent highway. In order to address these concerns and ensure that the construction is appropriately managed, it is requested that a Construction Management Plan is secured prior to any approval which would aim to mitigate against impacts to local traffic conditions and pedestrian safety. Concerns are also raised with regard to the proposed new access onto Prince Albert road and the potential impacts upon highways and pedestrian safety that this element might cause. As such it is requested that full visibility splays as well as a road safety audit are secured prior to any approval.

On the basis of the submitted information, the development is therefore not considered objectionable subject to the securing of the aforementioned mitigation measures. It is however requested that the application is refused unless the above concerns can be adequately addressed.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning