

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

Our Ref: **2017/5789/P**
Your Ref:
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Grofton House
377-381 Euston Road
LONDON
NW1 3AU

Proposal:
Request for observations from the adjoining borough of City of Westminster for the use of building as dual/alternative use as either office (Class B1) or college (Class D1) [City of Westminster ref: 17/08905/FULL]

Drawing Nos: Letter from City of Westminster dated 13/10/2017

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(s):

- 1 Reasons for no objection:

The application site is located on the corner of Euston Road and Cleveland Street.



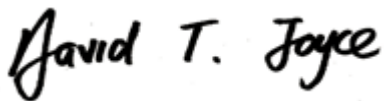
Cleveland Street acts as the boundary between the LB Camden and the City of Westminster with the LB Camden to the east and the City of Westminster to the west.

There are no physical changes to the building as part of the proposal and therefore the scheme would not affect the setting or the character and appearance of the Fitzroy Square Conservation Area. The proposed use as either office space for education and training is considered to not harmfully impact upon local transport conditions. Visitors will most likely arrive by foot, cycle or public transport.

It is considered the proposal would not have an unacceptable impact upon the amenities of Camden's residents in terms of visitor numbers and noise nuisance. There are no residential properties identified adjacent to the site that is within LB Camden's domain that would be directly affected.

It is therefore recommended that the City of Westminster be advised that no objections are raised and the application be determined under Westminster's policies. However, it is suggested that a condition would be added in any grant of permission to ensure that the use is restricted within the D1 use to an education and training facility to ensure that any issues from noise and congestion arising from a future conversion within this use class can be controlled.

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