

City of Westminster
Richard Langston
Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill
RH1 9FL

Our Ref: **2017/4897/P**

Your Ref:

Please ask for: **Samir Benbarek**

Telephone: 020 7974 **2534**

15 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**16 St John's Wood Park
London
NW8 6QP**

Proposal: Request for observations from the adjoining borough of the City of Westminster for the ground floor side extension, first floor rear extension and roof extension [LB Westminster ref: 17/07492/FULL]

Drawing Nos: Letter from City of Westminster dated 24/08/2017.

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 St. John's Wood Park, which separates the City of Westminster to the west and the London Borough of Camden to the east. The application site also lies within close proximity to the St. John's Wood Conservation



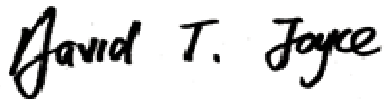
Area (LB Camden) as well as being located within a conservation area as designated by the City of Westminster.

No objections are raised to the erection of the ground floor side extension and first floor rear extension by virtue of its location at the rear of the application property and not within the street scene. The change in the design of the roof and the proposed dormers are not considered to cause detriment to the character and appearance of the St. John's Wood Conservation Area (LB Camden) due to the application building's set back position within the streetscene and substantial distance from the adjoining LB Camden conservation area.

With regards to amenity, the proposal would not harm the amenity of the local residents in Camden, and it is not considered the proposal would harmfully impact upon local transport conditions.

Therefore, it is recommended that the City of Westminster be advised that no objections are raised and the application should be determined under Westminster's planning policies.

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