

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

Our Ref: **2017/5944/P**
Your Ref:
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

18 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
70-88 Oxford Street
London
W1D 1BS

Proposal:

Demolition of 70-88 Oxford Street (Oxford House) and the erection of a new building comprising sub-basement, basement, ground plus seven upper floors and plant level, for the purpose of cycle parking and plant accommodation at sub-basement level, Class A1 accommodation at basement to first floor levels, a flexible Class A1 and/ or Class B1 use on the second floor and Class B1 accommodation at third to seventh floors; the creation of a rooftop terrace area at plant level; the creation of a service yard to the rear of building and other associated works.

Drawing Nos: As shown on submitted drawings and documents on the City of Westminster website.

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-



The site falls within a protected viewing corridor from Parliament Hill to the Palace of Westminster. However, the proposals do not involve raising the height of the building and thus there would be no discernible change from within this viewing corridor or other views within the borough of Camden. Therefore the proposals will not impact upon views within this protected viewing corridor.

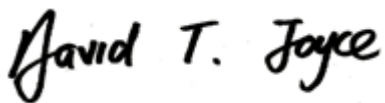
It is also considered that the application site is of a sufficient distance away from Camden's borough boundary (at over 100 metres) and adequately hidden from any views from within the borough, so that the scheme will not have a detrimental impact on the overall character and appearance of Camden (as the adjoining borough) or the amenity of its residents.

The existing car parking will be entirely removed and the proposal would be car-free (except for 4 spaces for servicing to the rear of the building). Camden's policies encourage car-free development wherever possible, and therefore, along with the fact that the property is sufficiently far from the boundary with Camden, the proposed development is considered not to impact adversely on Camden residents.

A total of 195 cycle parking spaces will be provided in the second level of basement with additional TfL docking stations also nearby, so no concerns are raised with regard to cycle provision or storage arrangements. A framework travel plan has also been submitted indicating a target mode shift from public transport to walking and cycling as part of the proposal.

In light of the above, it is considered that the proposals would have no material impact on the local transport network, townscape or neighbouring amenity within the borough of Camden. Therefore, Camden has no objections to the proposals and advises that the application should therefore be determined in accordance with the City of Westminster's 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