

Your ref:
My ref: 18/00846/OBS

Please reply to: Frederica Cooney

Email: northplanningteam@westminster.gov.uk

Jonathan McClue
Camden Council
5 Pancras Square
London
N1C 4AG

Development Planning
Westminster City Council
PO Box 732
Redhill, 9FL

21 February 2018

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE OBJECTION for the reasons stated.

SCHEDULE

Application No: 18/00846/OBS

Application Date:

Date Received: 01.02.2018

Date Amended: 01.02.2018

Plan Nos: As viewed on London Borough of Camden's website under planning reference 2017/7079/P.

Address: Cambridge House, 373-375 Euston Road, London Borough Of Camden, London

Proposal: Change of use from offices (Class B1a) and car showroom (Sui Generis) to education use (Class D1), including refurbishment of the existing building, a two storey extension to create a lecture theatre and classroom, lowering of the existing basement by approximately 250mm and creation of a terrace. Associated works include plant, signage, cycle parking, PV and amendments to openings and entrances.

See next page for reasons for objection.

Yours faithfully



John Walker
Director of Planning

Reason(s) for Objection:

- 1 The proposed extension would lead to an unacceptable loss of daylight and sunlight and result in an increased sense of enclosure for people in neighbouring properties. This would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007.
- 2 Insufficient cycle parking is proposed to serve the number of staff and students contrary to Policy TRANS10 in the Unitary Development Plan we adopted in January 2007 and the London Plan 2016.

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.

