

Application ref: 2019/1031/P
Contact: John Diver
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Date: 7 March 2019

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William Philps
City of Westminster
Development Planning
City of Westminster
PO Box 732
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RH1 9FL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
London Zoo
Outer Circle
Regents Park
London
NW1 4RY

Proposal:

Request for observations from the City of Westminster for the Reconstruction of recent fire damaged part of Animal Adventure with new children's play equipment, toilets and an extension to existing animal accommodation.

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.

Conditions and Reasons:

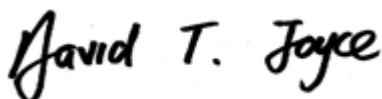
- 1 In terms of conservation and design, given the fire damage and demolished structures the site is not of aesthetic value but does form the backdrop to a number of heritage assets. As well as being set within the Grade I listed Regents Park (ref. 1000246), the application site is in close vicinity to a range of listed buildings and structures including the GI listed Penguin Pool (ref. 1225665); GII* listed Elephant Pavilion (ref. 1323694) and GII listed Mappin Terraces (ref.1237587). The Zoo is also adjacent to the Regents Park and Primrose Hill

conservation areas. Notwithstanding this The Broad Walk forms the Western boundary to Camden, some 150m to the East. Given the siting and heights of the proposed structures as well as distances to the borough boundary, views towards the Zoo from Camden would not be adversely affected by the proposals. The works would preserve the setting of all Camden heritage assets and the scheme is not objectionable on these grounds. Similarly, given their distance from the borough boundary the proposed works would not have the potential to cause harm to any mature tree within Camden. Overall the LPA would support the investment and improvements to this important cultural and heritage asset.

The works would be fully contained within the existing Zoo boundary treatment and so would not result in any loss of amenity to any Camden resident. Given the extent of works proposed it is not envisaged that there would be a significant level of associated construction traffic or impacts. However, some concern is raised in relation to the ingress/egress of construction vehicles from the Outer Circle and the potential for highways safety and congestion issues, particularly if timings are not controlled. Similarly, works to replace the Gloucester Gate playground are scheduled to commence within the Park in the summer of 2019 (LPA ref.2018/3336/P) and concurrent working may need careful consideration. Consequently, we would request that a construction management plan is secured as a means of mitigating the impact on cyclists and pedestrians.

On the basis of the submitted information, the development is not considered objectionable subject to the securing of the aforementioned mitigation measures.

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