

Application ref: 2020/2142/P
Contact: Laura Hazelton
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Date: 2 June 2020

Development Management
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City of Westminster
Fao. Rupert Handley (17/01477/OUT)
Development Planning
PO Box 732
Redhill
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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:

383A Euston Road
London
NW1 3AU

Proposal:

Erection of four storey residential use development on land between 379 and 383 Euston Road, incorporating courtyard at rear ground floor level, terrace at rear first floor level and roof terrace facing Euston Road. [Renewal of permission ref 17/01477/OUT]
Drawing Nos: Consultation letter from City of Westminster dated 14 May 2020.

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 The following observations remain the same as those provided on 30.3.17 by Camden for the previous identical application ref 17/01477/OUT (our ref 2017/1298/P):

Transport - this appears to be the only servicing access for this block. The development may therefore impact on servicing. If permission is granted, it is recommended that the development be car-free, a construction management plan is provided, London Plan standards for cycle parking are met and the

crossover is removed and footway reinstated.

The proposal would not be likely to unacceptably detract from the character and setting of the Fitzroy Square Conservation Area or the adjacent streetscene within Camden; however, it is considered that the height and relationship of the proposal in relation to neighbouring buildings, as well as the detailed design, materials and proportions of the front elevation (particularly the ground floor entrance), are unacceptable.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer