

Application ref: 2020/3820/P  
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Date: 25 August 2020

**Development Management**  
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Westminster City Council  
Fao. Harry Berks (20/05107/FULL)

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Request for Observations to Adjoining Borough - No objection**

Address:  
**105 Boundary Road**  
**London**  
**NW6 0RG**

**Proposal:**

Use of ground floor as 1 bedroom residential flat (Class C3), associated replacement rear extension with new wider extension, alterations to rear facade, partially filling in existing Georgian window to accommodate new extension, and two new cycle hoops to front of building.

Drawing Nos: Letter from Westminster Council dated 19.08.2020

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 Reason for no objections.**

The change of use from retail to residential would have little impact on the borough of Camden in amenity and transport terms, although it would be preferred that any new flat created here is 'car-free' to ensure that no parking congestion occurs on surrounding streets. The new cycle parking facilities are welcomed. The other minor external changes are external at the rear and cannot be seen within the public realm.

In terms of design, the nearest Conservation Area within Camden would be St John's Wood and this development would face the conservation area. However given the nature and location of the proposal, it is not considered to cause harm to its character or appearance. There would be no impact on the amenity of residents within Camden. As such no objection is raised.

The application should thus be determined under The City of Westminster's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment