

Application ref: 2020/4054/P
Contact: Raymond Yeung
Tel: 020 7974 4546
Email: Raymond.Yeung@camden.gov.uk
Date: 8 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Westminster City Council
Fao. William Philps (20/05258/FULL)
Development Planning
PO Box 732
Redhill
RH1 9FL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
111 Boundary Road
London
NW8 0RG

Proposal:

Creation of a new residential unit (Class C3) at basement floor, conversion of the existing Class B1 use extension at upper ground floor into residential (Class C3), construction of a covered passageway, front flightwell grille, 2 new dormers, 3 cycle hoops and other external alterations (ref 20/05258/FULL).

Drawing Nos: Letter from Westminster dated 3rd September 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 objection:

The change of use from office to residential and internal alterations 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 at the front are welcomed, and front flightwell grille is considered acceptable and minimal in impact. The other external alterations,

such as the basement fenestration changes, rear extension, passageway and rear dormers/roof lights, are all internal or at the rear and thus not visible from the public realm and as such would have no impact on the borough of Camden.

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.

Yours faithfully

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

Daniel Pope
Director of Economy, Regeneration and Investment