

Application ref: 2022/1128/P
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Date: 3 May 2022

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Alex Jones

Pending Applications
Development Planning
City of Westminster
PO Box 732
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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:

Installation of vehicle access gate to Prince Albert Road and replacement of pedestrian gate on Primrose Bridge footpath.

Drawing Nos: Cover letter dated 17 March 2022

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 Reasons for no objection-

The installation of a vehicular and pedestrian gate along Prince Albert Road is not considered to cause harm to the character and setting of the nearby Primrose Hill Conservation Area to the north. Similarly, the proposals are not considered to cause harm to the amenity of Camden residents with regard to loss of light, outlook and privacy.

However, officers notes that Westminster consulted Camden on these same proposals in 2017 (2017/3435/P). Whilst raising no objection, we raised concerns with regard to the proposed new access onto Prince Albert road and the potential impacts upon highway and pedestrian safety that this element might cause. It was therefore requested that full visibility splays, as well as a road safety audit, were secured prior to any approval. Officers would therefore request that this same information is secured again prior to the approval of the current application.

On the basis of the submitted information, no objection is raised to the development subject to the securing of the aforementioned information regarding pedestrian and highway safety.

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