

Application ref: 2023/5174/P
Contact: Kristina Smith
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Date: 12 February 2024

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Spatial Affairs Bureau
51 Quilter Street
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E2 7BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

41 Doughty Street
London
WC1N 2LF

Proposal:

Details pursuant to condition 4 (privacy screen) of planning permission ref. 2018/1227/P (dated 24/08/2018) as amended by ref.2021/2420/P (dated 20/08/2021) for Erection of part two, part three storey rear extension with terraces at ground and first floor levels following demolition of existing 3 storey rear extension; various external works including reconfiguration of front dormer, alterations to front and rear fenestration and installation of 2no.rooflights; lowering of internal lower ground floor level.

Drawing Nos: DET-39 (Rev P1); DET-40 (Rev P1); 3_00303; GA-301 (Rev P2) GA-200 (Rev P4)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting-

The proposed balustrade would constitute railings that are positioned at an angle to provide more solidity whilst avoiding a solid screen. The height would be 1.7m on the south elevation to prevent views to no.42 Doughty Street to address the most acute sensitivity. Whilst the original condition stipulated the

railings to go around the perimeter of the terrace, on reflection it is considered that a balustrade height of 1.1m is sufficient on the eastern elevation as no.6 Guildford Street is in use as a hotel which is not as sensitive as C3 residential. Furthermore, the views would be oblique rather than direct and the pre-existing windows together with existing windows and terrace at the neighbouring property create an environment of mutual overlooking.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such the proposed details are in general accordance with policies A1, D1 and D2 and condition 4 can be discharged.

- 2 You are advised that all conditions relating to planning permission ref. ref.20/08/2021 (dated 20/08/2021) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer