

Application ref: 2024/0528/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 15 March 2024

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

Henry Planning Ltd.
163 Church Hill Road
East Barnet
EN4 8PQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**36 Great Russell Street
London
WC1B 3PP**

Proposal:

Details required by conditions 4 (privacy screen), 5 (refuse storage), and 6 (cycle storage) of planning permission 2023/2741/P dated 15/11/2023 (Change of use of part of the ground, first, and second floors from Class E (office) to Class C3 (residential). Erection of two-storey rear extension from first to second levels. Provision of 5x self-contained residential units and communal roof terrace. Provision of lift, bin and cycle store. Associated exterior alterations).

Drawing Nos:

36-37GRS-BC+T-17 Rev B.

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

Informative(s):

1 Reasons for granting permission:

Condition 4 requires details of a 1.8m high privacy screen to be erected on the north and east sides of the first floor roof terrace. The applicant has submitted drawings to show the proposed screening, which would consist of an 800mm tall low wall with white render and an obscure glazed privacy screen up to 1.8m

high above this. The design is appropriate for this location, and although glazed screens can add visual clutter, it is not considered that timber screens would be any more suitable at this location, and there is very limited public visibility of the proposed screens, so the visual impact is limited by this. These details are considered to adequately protect the privacy of neighbouring residents and would prevent unreasonable overlooking. Therefore, the information provided is satisfactory to allow for the discharge of planning condition 4.

Condition 5 requires details of the location, design, and method of waste storage and removal, including recycled materials. The submitted drawings show that the proposed refuse storage would be located at ground level close to the communal entrance to the associated dwellings. In total, the refuse storage area would provide 480L of mixed recycling, 620L of general waste, and 80L of food waste. This would fulfil the Council's requirements for refuse storage. The bins would also be stored in the designated area permanently except during collection days, when they would be placed appropriately 1m from the property access point, which is considered acceptable. As such, the information provided is satisfactory to allow for the discharge of planning condition 5.

Condition 6 requires details of secure and covered cycle storage for eight cycles. The submitted drawings show a cycle storage area with eight cycle spaces located at ground floor level close to the communal entrance of the associated dwellings. The cycle storage room would be accessed by keypad access, so is secure and covered. Although the preferred type of cycle storage is horizontal bike stands that are more easily accessible, the restricted size of the storage room means that in this instance, horizontal wall-mounted stands would be acceptable. As such, the information provided is satisfactory to allow for the discharge of planning condition 6.

The full impact of the proposed development has already been assessed under permission reference 2023/2741/P dated 15/11/2023. No objections were received prior to making this decision.

As such, the details are in general accordance with Policies A1, A4, D1, CC5, and T1 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that all conditions relating to planning permission 2023/2741/P dated 15/11/2023 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', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer