

Application ref: 2024/4476/P
Contact: Blythe Smith
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Date: 23 October 2024

Development Management
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James Gorst Architects Ltd
58 Britton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 Fitzroy Square
London
Camden
W1T 5HG

Proposal: Details pursuant to condition 3 (Privacy Screen) of planning permission 2011/4445/P dated 29/02/2019 (amended by 2019/3817/P dated 11/02/2020), for: Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).

Drawing Nos: JF18_3100 Rev C3; Letter prepared by James Gorst Architects dated 25/09/2024

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

Informative(s):

1 Reasons for granting approval

Condition 3 requires details of the privacy screen on the first floor and for this to be constructed before use of the first floor roof as a terrace. The applicant has submitted drawings for the privacy screen and photographs of the screening in situ. These details are considered to adequately protect the privacy of neighbouring residents and would prevent unreasonable

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 policy A1 and condition 3 can be discharged.

- 2 You are advised that all conditions relating to planning permission granted on 11/02/2020 (ref 2019/3817/P) 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer