

Application ref: 2024/4614/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 28 October 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

fernanda pagnossin design
58 Welshpool House
Welshpool Street
london
E8 4PE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
71 Jamestown Road
London
NW1 7DB

Proposal: Details to discharge Condition 4 (Privacy Screen Details) of planning permission 2022/5160/P dated 13/03/2023 for the 'Reconfiguration of rear extension fenestration including replacement of uPVC windows with timber units and creation of enlarged door opening to terrace; installation of balustrade and privacy screening to existing first floor roof terrace; lowering of rear garden level to provide enlarged lower ground terrace area; works to boundary wall between nos.71 and 69; and works to the front elevation including new front door, new stone paving, and new door at lower ground floor level'.

Drawing Nos: P12, P13

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

Informative(s):

1 Reasons for granting permission:

Condition 4 of planning permission 2022/5160/P (dated 13/03/2023) requires details of a 1.8m high privacy screen to be erected on the east and west sides of the first-floor roof terrace. The applicant has submitted drawings to show the proposed screening, which is considered appropriate in design and materiality

for use on the Locally Listed building and within the wider Regents Canal Conservation Area. 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 Condition 4.

The full impact of the proposed development has already been assessed under permission reference 2022/5160/P dated 13/03/2023. No objections were received prior to making this decision.

As such, the details are in general accordance with Policies A1, D1, and D2 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 2022/5160/P granted on 13/03/2023 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer