

Application ref: 2024/4765/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 25 November 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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**21 Bloomsbury Street
London
WC1B 3HF**

Proposal:

Details pursuant to condition 8 (terrace screens) of planning permission ref. 2022/4361/P granted, subject to a legal agreement, on 09/08/2023, for extensions and alterations (an additional storey with new dormer windows, rooftop pavilion/plant, rear extensions with terraces and associated works to elevations windows/entrances etc)

Drawing Nos: Condition 8 Screen Details (Stiff and Trevillion - Job No. 4677)

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

Informative(s):

1 Reason for approving details:

Condition 8 of planning permission ref. 2022/4361/P states as follows: 'Prior to any use of the terraces shown on drawings 4677-ST-XX-02-PL-A-02: 102 PL, 103 PL, 104 PL, 105 PL, 106 PL, 107 PL, 108 PL, details of opaque screens to the boundaries shall be both submitted and approved, in writing, by the Local Planning Authority. The approved opaque screens shall be permanently retained thereafter'.

The submitted details include wired planter screens up to 1.8m in height for the 2nd to 6th floor 'rear' terraces and new roof/7th floor. On the existing roof/6th floor, adjacent to Bedford Mansions, thicker, laser cut aluminium screens (up to 1.8m in height) would be formed. These would prevent any undue overlooking

from the proposed external areas adjacent to the Bedford Mansions flats.

Due to the distances to the properties to the rear (Great Russell Street) and the distances to the new (7th floor) roof the proposed wired screens would afford an appropriate level of privacy for neighbouring occupiers/users.

Given the siting there would be no harm to the character or appearance of the Bloomsbury Conservation Area or the outlook from any neighbouring private rooms or terraces.

The full impact of the development has been considered during the determination of the original application. As such, the proposals comply with policies, A1, D1 and D2 of the LB Camden Local Plan 2017. The proposals also comply with the London Plan 2021 and the NPPF 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer