

Application ref: 2024/5725/P
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Neighbourhood Studio Ltd
Studio 112
Bradbury Works
3 Bradbury Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
117 Canfield Gardens
London
NW6 3DY

Proposal:

Details of boundary screening required by condition 5 of planning permission 2020/3945/P dated 01/12/21 for 'Erection of two storey rear extension incorporating basement floor following demolition of existing extension'.

Drawing Nos: Condition 5, Screen Details - P131

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

Informative(s):

1 Reasons for granting approval

Planning permission was granted for a rear extension which included a terrace raised 0.9m above the existing ground level (2020/3945/P). To prevent overlooking of the neighbouring property, 115 Canfield Gardens, a privacy screen was secured by condition. Details of the screen have been submitted. A 1.2m high 'hit and miss' timber screen would be erected above a replacement brick boundary wall. The wall would be 0.5m above the height of the approved terrace, so the overall height of the timber screen would be 1.7m above the

terrace, as required by the condition. The screen would have slats attached to both sides in a hit and miss design. This would create privacy while still allowing some light through the panel. The screen would have a contemporary appearance. The materials and detailed design of the proposed screen are considered appropriate. The submitted details demonstrate that the proposed development would prevent unreasonable overlooking of neighbouring premises in accordance with the Local Plan.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref: 2020/3945/P granted on 01/12/21, 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 grey rectangular background.

Daniel Pope
Chief Planning Officer