

Application ref: 2024/3000/P  
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Date: 18 March 2025

**Development Management**  
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Studio Evans Lane  
77 Agar Grove  
London  
NW1 9UE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**20-21 Wolsey Mews**  
**London**  
**NW5 2DX**

Proposal: Details of privacy screen and materials pursuant to conditions 5 and 6 of planning permission 2023/4762/P dated 19/6/2024 for: (Change of Use from Office (Class E) to large HMO (Sui Generis), and new windows on front elevation, screening to existing rooftop plant and provision of roof terrace)

Drawing Nos: Discharge of Condition Document ref 2316\_DC\_01 rev B July 2024 by Studio Evans Lane.

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

Informative(s):

#### **1 Reasons for granting consent:**

Condition 5 of planning permission 2023/4762/P secured details of the privacy screen around the approved roof terrace, and condition 6 secured details of the windows, grills, doors and gate and all metalwork for the shutters and plant screening. A design document has been submitted providing information and detailed drawings of the above.

Officers have also visited the site to view the windows, doors and roof terrace screening as the works have been partially completed.

The submitted details are considered to be of a sufficient quality and in keeping with the approved design. The screen around the roof terrace has been installed prior to implementation in accordance with the requirements of the condition. The materials are appropriate for the context of the building and the surrounding mews character and as such can be discharged.

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.

As such, the proposed details are in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 2 You are advised that all conditions relating to planning permission 2023/4762/P on 19/06/2024 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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer