

Application ref: 2023/1365/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 21 March 2025

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

Carbogno Ceneda Architects
Angle House
48a Antill Road
London
N15 4BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Barrie House
29 St Edmund's Terrace
London
Camden
NW8 7QH

Proposal:

Details of obscure glazing required by condition 7 of planning permission 2018/0645/P allowed at planning appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension to provide 9 self-contained residential flats (summary).

Drawing Nos: 2113_PC110; 2113_PC111_P2; 2113_P221 rev P3; 2113_P539 rev P5; 2113_P553; 2113_P548; 2113_P557 rev P1.

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

Informative(s):

1 Reasons for granting approval of details:-

Planning permission was approved at appeal on 19/03/2020 (2018/0645/P) for creation of 9 flats in a new extension to Barrie House. In the Planning Inspectors decision it was advised that an obscure glazing condition was

required to safeguard the amenity of the existing and future occupiers of the building. Therefore the appropriately worded condition was attached to the decision notice requiring the bedroom and bathroom windows at first, second and third floor levels on the northern and southern side elevations of the development and the glazed core to be fitted with obscure glazing and should include directional anodised aluminium fins. These details were required to be submitted as part of condition 7 of the planning permission. Numerous revisions have been submitted to ensure that the proposal meets the requirements of the condition.

Windows in the southern side elevation:

The sliding doors to the bedrooms on the 1st, 2nd and 3rd floors and the bathroom at first floor level of the new flats on the southern side elevation of the approved extension would include obscure glazing up to an internal floor height of 1.7m with either part full height (2.3m) and part half height (1.1m) aluminium directional fin(s). Each directional fin would be spaced at 90mm. One section of the full height glazed doors on this elevation would slide open. The views from the open sliding door towards the northern elevation of Barrie House would be screened by the aluminium directional fins. Due to the spacing and the design of the fins this would ensure that there would be no direct views from the bedrooms on the southern elevation into the adjoining windows of the existing flats in Barrie House. The windows in the southern side elevation serving the storage area at first floor level and bathroom and second floor level would include directional fins that would be spaced at 40mm. This would be sufficient to ensure that there would be no overlooking from the glazing in the southern side elevation of the approved extension to the windows serving the existing flats in Barrie House.

Windows on the northern side elevation:

Of the 7 windows on the 1st, 2nd and 3rd floors on the northern side elevation facing the Kingsland Estate, 5 of the sets of full height glazed windows would include 1.1m high directional fins with one pane of glass being obscure glazed behind up to an internal floor height of 1.7m. These windows would be fixed shut and non-openable. The directional fins in front of the windows that serve as a secondary window to the bedroom on the first floor and an ensuite bathroom at second floor level would be spaced at 65mm that would ensure no direct views towards the Estate. Overall these measures would ensure there would be no direct overlooking towards the windows or communal areas of the Kingsland Estate.

Glazing in the communal stairs:

The communal staircase would include large full height panes of glass. The panes of glass to the front of the approved extension would include obscure glazing with backpainted glass separating each of the panes of glass. This would ensure that there would be no potential for overlooking from users to the windows in the side elevations that serve the existing flats in Barrie House itself. The panes of glass within the rear of the staircase would include clear glass. There would be no overlooking from views east from the staircase to existing residents of Barrie House and the windows / glazed doors in the side elevation of the approved extension include obscure glazing and directional fins so there would be no overlooking of windows / doors that serve habitable rooms in the new flats.

- 2 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 policies A1 and D1 of the Camden Local Plan 2017.

- 3 You are reminded that approval of details application (ref 2023/2812/P) for conditions 4a and 4b are pending consideration by the local planning authority.
- 4 You are reminded that condition 4c of planning permission 2018/0645/P dated 19/03/2020 is outstanding and requires details to be submitted and approved by the local planning authority.

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