

Delegated Report		Analysis sheet		Expiry Date:		05/03/2012	
		N/A / attached		Consultation Expiry Date:		-	
Officer				Application Number(s)			
Charles Thuaire				2012/0125/P			
Application Address				Drawing Numbers			
1 - 5 St Pancras Way London NW1 0PB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of partial obscuring of views pursuant to condition 11 of planning permission granted on 9 December 2008 (ref. 2008/4425/P) for the redevelopment involving the demolition of existing warehouse buildings to provide a new 4-6 storey building comprising 44 residential flats and B1 employment use.							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		-					
CAAC/Local groups* comments: *Please Specify		-					

Site Description

Site on west side of St Pancras Way undergoing redevelopment for new block of flats plus office space – see history

Relevant History

Pp granted on 9 December 2008 (ref. 2008/4425/P) for the redevelopment of site involving the demolition of existing warehouse buildings to provide a new 4-6 storey building comprising 44 residential flats (23 x 1bed, 19 x 2bed, 2 x 3bed) and 170 sqm B1 employment use.

Relevant policies

LDF Core Strategy and Development Policies

CS5

DP26

Assessment

Condition 11 states - Prior to construction, details shall have been submitted to and approved by the local planning authority in respect of the partial obscuring of views to mitigate against overlooking between the existing windows of Goldington Court and the south elevation windows of units 37, 40, 43, 23, 30 as shown on the 1st - 5th floor plans of the proposed development. The approved details shall be implemented prior to the first occupation of the units concerned and shall be permanently retained and maintained.

The reason for this was to prevent possible overlooking from the proposed flats on the western edge of the new block into upper floor flats of the neighbouring block of Goldington Court to the southwest.

The case officer has undertaken a site visit with the applicant to determine the level of obscure glazing required for each window in the flats identified in the condition for this treatment. As views are at acute angles to the southwest so that there is no objection to views remaining across other directions, ie. to the south and southeast, it was considered that a special 'Lumisty' film applied to the glazing of the relevant windows would be appropriate. This film makes the window obscured and prevents views in certain directions and not in others; different types of film are available depending on the intensity and direction of obscurity required, hence 2 different types are proposed here, one (MFY) which prevents angled views to one side and one (MFW) which prevents views over half of the window. On-site studies have shown that the 1st floor flat no. 37 does not now need any treatment as it is already obscured by a high boundary wall, whereas the upper floor windows need a mixture of either fanlights or lower panes treated with either type of film (MFW being used for the closest windows at the extreme western end), according to the angle of vision possible to adjoining windows which requires obscuring.

The details are acceptable and accord with the onsite discussions and are sufficient to prevent serious views into habitable room windows of adjoining flats and yet allowing some views across the courtyard to maintain a reasonable level of outlook to the new flats.

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