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| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 23/07/2010 |
| | | N/A / attached | | Consultation Expiry Date: | n/a |
| Officer | | | Application Number(s) | | |
| Carlos Martin | | | 2010/2677/P | | |
| Application Address | | | Drawing Numbers | | |
| 129 Camden Mews London NW1 9AH | | | Refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) Details of a 1.8m high obscure glazed privacy screen pursuant to condition 2 of planning permission dated 03/11/2008 (ref no. 2008/4395/P) for (erection of a roof extension to create additional habitable residential floorspace and creation of a roof terrace with associated balustrade to the existing mixed use (workshop and residential) unit). | | | | | |
| Recommendation(s): | | Approve details | | | |
| Application Type: | | Approval of Details | | | |

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|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 01 | No. of objections | 01 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>The neighbour at no. 127 Camden Mews objecting to the previous application has submitted the same objection letter. His concerns remain the same: loss of light, outlook and privacy. He is not convinced that the obscure glazed privacy screen, as submitted in this application, would entirely protect his privacy.</p> <p>These concerns were assessed in the context of the previous application, decided at Member's Briefing level. It is not considered that new material considerations have been raised and therefore the Council's decision remains the same. The submitted details accord with the wording of the relevant condition and are considered satisfactory.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | None. | | | | | |

Site Description

The application site is a two storey detached property located on the northern side of Camden Mews. The property is currently used as a workshop at ground floor level with residential accommodation above. A similar mix of commercial and residential properties adjoin on all sides. The property is located within the Camden Square Conservation Area however it is not a Listed Building. 129 Camden Mews has been identified in the Camden Square Conservation Area Statement as a positive contributor.

Relevant History

2008/4395/P: Pp **granted** on 3.11.08 for the erection of a roof extension to create additional habitable residential floorspace and creation of a roof terrace with associated balustrade to the existing mixed use (workshop and residential) unit.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas

Camden Planning Guidance 2006

10 - Conservation areas
19 – Extensions, alterations and conservatories

Camden Square Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP26 – Managing the impact of development on occupiers and neighbours
CS14 – Promoting high quality places and conserving our heritage
DP25 – Conserving Camden's Heritage

Assessment

Approval of details is sought in respect of a 1.8m high obscure glazed privacy screen pursuant to condition 2 of planning permission dated 03/11/2008 (ref no. 2008/4395/P) for the erection of a roof extension to create additional habitable residential floorspace and the creation of a roof terrace with associated balustrade to the existing mixed use (workshop and residential) unit.

Condition 2: *A 1.8 metre high obscure glazed privacy screen, details of which shall be submitted to and approved by the Council in writing, shall be erected on the shared boundary with no. 127 Camden Mews at roof terrace level prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.*

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The submitted details propose the erection of a 1.8m high obscure glazed privacy screen to be located above the existing parapet wall of the roof. The screen would extend between the shared boundary of nos. 129 and 127 and would block direct views from 129 onto the sloping roof windows of no. 127, as required by condition 2. The screen would also not harm the appearance of the property or character of the conservation area.

It is considered that the submitted details accord with the wording (size, location and materials) and purpose of condition 2 and therefore are considered satisfactory.

Recommendation: Approve details

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th June 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>