

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Mary Samuel				2006/2910/P			
Application Address				Drawing Numbers			
83 Abbey Road, London, NW8 0RH				Drawing No. VPH/A107 Rev C; and 83AB/E3 08.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details of privacy screen pursuant to condition 5 of planning permission granted 04/11/04 (2004/3420) for redevelopment of site to provide a basement and ground floor food and drink outlet (Class A3) and 10 self-contained flats in 4 storeys above.							
Recommendation(s):		Grant planning permission					
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
Summary of consultation responses:		Not applicable.					
CAAC/Local groups comments:		Not applicable.					

Site Description

Planning permission was granted in 2004 for new development on the north west corner at the junction of Abbey Road with Boundary Road, just outside the boundary of the St. John's Wood Conservation Area. The building comprises basement and ground floor in commercial use and 4 floors of residential accommodation above.

Relevant History

2004/3420/P

Conditional planning permission was granted on 04/11/04 to replace a public house on that site with a food and drink outlet and 10 flats on 4 storeys above.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RUDP (2006): SD6 and B1

Assessment

Condition 5 of the p.p. 2004/3420 reads as follows:

A 1.8m high screen, details of which shall have been submitted to and approved by the Council, shall be erected between the two sections of roof terraces prior to commencement of use of either of the roof terraces, and it shall be permanently retained and maintained thereafter.

To prevent unreasonable overlooking of neighbouring premises.

The drawings show the location of the screen at rear fourth floor level between the terraces to flat 9 and 10. The screen will be 2m high rather than the 1.8m high specified in the condition. The increase in height by 200mm from that required by the condition does not raise any new planning issues and therefore it is not considered expedient to either require that the applicants apply for variation of the condition or the screen to be amended in line with the height specified by the condition. It is proposed to be constructed in 10mm opaque toughened glass. Details of fixing on the concrete parapet of the balcony and the zinc cladding of the building have also been provided.

The design and materials are well related to the design of the host building and it is considered to be acceptable to prevent overlooking.

Condition 5 should be discharged.

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