

Mr Paul Carter
paultcarter planning
35 The Ridgeway
Tonbridge
Kent
TN10 4NJ

Application Ref: **2015/0074/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

19 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Garages adjacent to No 10 Ferdinand Street London NW1 8ER

Proposal:

Details of conditions 8 (glazed privacy screen), 9a,b & c (drawings, details and samples of windows, doors and facing materials) & 13 (details of bird & bat boxes) of planning permission 2014/0816/P, 07/08/14, for; Erection of four storey building to create 8x residential units (5x2bed, 1x3bed, 2x1bed).(details of bird and bat boxes) of planning permission 2014/0816/P, dated 07/08/2014 for Erection of four storey building to create 8x residential units (5x2 bed, 1x3bed, 2x1bed) following demolition of existing garages.

Drawing Nos: 413-210rev03; 413-211rev00; 416-100 rev01; 416-101rev01; 416-102rev01; 416-210rev02; 416-212rev00; 416-310rev02; 503-201rev04; 503-203rev08; 711-211rev04; 721-209rev01; 721-236rev01

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

Informative(s):

- 1 The application seeks to discharge conditions 8 (details of glazed privacy screen to the rear), 9a, b & c (drawings, details and samples of windows, doors and facing materials) and 13 (Details of bird and bat boxes) of application 2014/0816/P.

Details of the proposed glazed privacy screen to the rear have been submitted to



discharge condition 8. The screen would be located above the east boundary wall and would ensure the privacy of existing residents on Ferdinand Place. It would consist of a glazed screen approx. 2.1m high, above the wall (which measure 2.6m). It would be constructed from opaque glazing which will protect privacy whilst allowing light through. The screen is considered to be acceptable; it would not be visible from the public realm and would be set far enough away from adjoining residential properties so as not to impact upon their outlook.

Window details have been reviewed by the council's design officer who has confirmed that the details show that high quality window and doors are proposed. The units would have slender frames and either genuinely flush or deeply recessed (215mm) reveals. Samples of all facing materials to include glazing, brickwork, panels, balconies and balustrades have been provided to the council and/or set up on site. The Council's design officer has reviewed these and is content that they are of sufficient quality, design, style and material to discharge conditions 9a, b, c & d.

The landscape officer has reviewed the bird/bat nesting details which include sparrow and bat boxes on the east elevation and swift boxes on the north elevation, they confirmed that the details show the appropriate number and position of bird and bat boxes for a development of this size and are sufficient to discharge condition 13.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.10, 5.11, 7.4, 7.6, 7.8 and 7.19 of the London Plan and paragraphs 14, 17, 56 -66, 118 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 4 (Green Roof details), 11 (Details of photovoltaic panels) and 16 (Details of flank wall softening measures) of planning permission granted on 07/08/2014 are outstanding and require details to be submitted and approved.
- 3 You are advised to liaise with the Council's design officer to agree an appropriate colour.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment