

Ms Audrey Knox
Sprunt
20 Northdown Street
London
N1 8BG

Application Ref: **2015/3317/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Guinness Court
St Edmund's Terrace
London
NW8 7QE**

Proposal: Details of privacy screen as required by condition 10 of planning permission 2010/4850/P dated 13/12/2010 for erection of two buildings

Drawing Nos: FS-B-SE-001 Rev A; FS-B-PL-001 Rev A; 12308_B_30_04 - C2

Informative(s):

- 1 Reasons for granting permission.

Condition 10 requires: 1.7 metre high screening, details of which shall have been submitted to and approved by the Council in writing, shall be erected on the south-eastern edge of the balcony located at level 2 on the south-west elevation of Block B.

The officer's report for the original planning application (2010/4850/P) noted the following at paragraph 6.11.4: Block B has balconies at first and second floor level on the south-west and north-east elevations. These have been inset and do not



allow views to the south. The second floor level balconies do allow views south towards the rear of properties on St Edmunds Terrace. The balcony on the north-east elevation is more than 18m from any habitable windows and therefore does not cause any significant increase in overlooking to the properties on St Edmunds Terrace. The balcony on the south-west elevation is less than 18m from habitable windows of 26a-26c St Edmunds Terrace and therefore it is considered that this balcony should have screening on its south-eastern edge in order to prevent views towards this property.

Although the officer has written 'Block B has balconies at first and second floor level', more accurately the inset balconies are at upper ground and first floor. The 2nd floor also has balconies on the corner of the 'north east elevation' which although inset do allow views to the south (as they are on the corner of the building). A screen was therefore required on the south east elevation of this balcony to prevent harmful overlooking of habitable rooms of 26a-26c St Edmunds Terrace. Whilst a 1.7m high screen was required on the south east elevation of the balcony, the submitted drawings also shows a 1.7m high screen on the south east elevation for the opposite balcony (as it is a corner balcony, this balcony is also on the north east elevation). Although this is not strictly necessary and does not appear to be required by condition 10, the inclusion of a screen would provide symmetry. The materials and detailed design of the timber louvered screen would be acceptable.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission granted on 13/12/2010 ref 2010/4850/P which need details to be submitted, have been approved.

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