

Mr Dave Cox
Matthew Lloyd Architects LLP
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38 Kingsland Road
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Application Ref: **2015/7062/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

21 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Bourne Estate (South)
Portpool Lane
London EC1N 7UR

Proposal:

Details of 1.8m high privacy screens to units 1.1, 1.6 and 1.12 of Block 1 as required by condition 20 of planning permission 2012/6372/P (as amended by 2014/6181/P) dated 31/10/2013 (for mixed use development comprising two new buildings).

Drawing Nos: PLC 20.01 Rev A and PLC 20.02.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for approving the details.

The submitted drawings of the 1.8m high privacy screens are in keeping with the wording of the condition and have met the satisfaction of the Council's Conservation and Heritage Officer. The timber within the privacy screen would be



oak to match the timber soffit and the metal framing would be RAL 7044 (silk grey) to match the balustrades and metalwork around the balconies. Overall, it the screen is considered to be of a high quality design in keeping with the proposed development.

The screens would be located within the shared balconies of the proposed units to improve the levels of privacy that would be achieved. They would have a maximum height of 1.8m to be in accordance with the condition and would taper off at the edge to reduce their presence within the elevation.

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

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area and the features of special architectural or historic interest of the listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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, 56-68 and 126-141 of the National Planning Policy Framework.

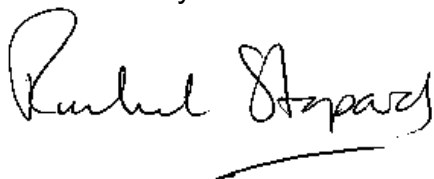
- 2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details: 7 (landscaping), 21 (bat survey) and parts A-C of 24 (detailed drawings).

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



Rachel Stopard
Director of Culture & Environment

