

Ms Poppy Carmody-Morgan
Quod
INGENI BUILDING
17 BROADWICK STREET
LONDON
W1F 0AX

Application Ref: **2015/3152/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

2 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land bounded by Haverstock Road
Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road
Gospel Oak
London
NW5 4**

Proposal:

Discharge of Condition 5 (balcony screens) and Condition 6a (measures to prevent overlooking from Block A) of application granted under reference 2012/6338/P dated 25 April 2013.

Drawing Nos: 202_A_P_001_00 Rev 00; D-J-601 to 604 C11; GA-E-A-04 C10

The Council has considered your application and decided to approve details

Informative(s):

- 1 Condition 5 requires that details of a 1.8m high screen on the south elevation recessed balconies of Block A (from first to fourth floor level) be submitted to the council.

The screens would be located within the recessed balconies at the corners of the



south elevation of Block A. They would have a maximum height of 1.8m to be in accordance with the condition and be constructed from opaque glazing. They would complement the design of the building with appropriate colouring and set-back within the balconies. This is considered to be acceptable and condition 5 can be discharged.

Condition 6a requires that details of measures to prevent unreasonable overlooking of neighbouring properties from Block A (first to fourth floor level) be submitted to the council. The measures proposed include all windows in the south elevation to be opaque glazed and non-opening up to 1.8m high. This is considered to be acceptable to prevent unreasonable overlooking and condition 6a can be discharged.

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.

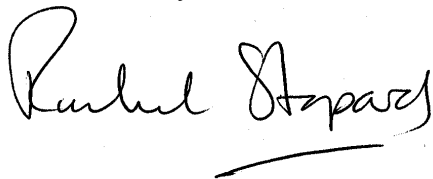
As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment