

Michael Betts
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Maycross Avenue
Morden
Surrey
SM4 4DA

Application Ref: **2016/2300/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
286 Gray's Inn Road
London
WC1X 8EB

Proposal:

Details of privacy screen required by condition 3 of planning permission 2015/3512/P, dated 28/08/2015 (for replacement single storey rear extension to lower ground floor, with roof terrace above, and other works)

Drawing Nos: A188:WD:202 Revision 0; A188:WD:203 Revision B.

Informative(s):

1 **Reasons for granting permission**

The proposal seeks to discharge condition 3 of planning permission 2015/3512/P, dated 28/08/2015, which sought details of the privacy screens to be erected at the sides of the new roof terrace.

The proposed privacy screens would measure 1.8 metres tall and they would



extend outwards from the rear wall of the host building by 1.5 metres. This is considered sufficient to mitigate against overlooking between adjacent units. The remainder of the balustrade around the edge of the roof terrace would measure 1.15 metres tall, and it would therefore be possible to look over the balustrade and into neighbouring properties' gardens. However, some degree of overlooking is expected in a built-up residential environment such as this and if the 1.8 metre tall screen was extended further, it is considered that it would appear overbearing to the neighbouring properties.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

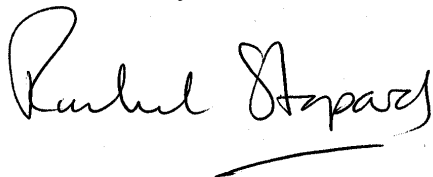
- 2 You are advised that all conditions relating to planning permission 2015/3512/P, dated 28/08/2015, which need details to be submitted, have been approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities