

Mrs Dawn Robinson
Prime Metro Properties
73 Baker Street
London
W1U 6RD

Application Ref: **2016/5062/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

25 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
51 Agar Grove
London
NW1 9UE

Proposal:
Details of privacy screen required by condition 7 of planning permission 2014/2833/P dated 12/03/2015 for the erection of a basement and 4-storey pair of buildings fronting Agar Grove and a basement and 3-storey building fronting St Paul's Crescent, following demolition of remaining parts of 51 & 53 Agar Grove.
Drawing Nos: 328 CITE/HA CON7 Rev. A

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

Informative(s):

1 Reasons for granting permission:

Details submitted indicate that a timber privacy screen reaching a height of 1.8m, sitting atop a brick wall, positioned to sensitive sections of the external terraces at first, second and third floor levels, will be the measure adopted to prevent unreasonable overlooking of neighbouring premises. Given their combined height,



the proposed privacy screen and wall would adequately mitigate against overlooking between adjacent units, and are considered appropriate in terms of scale and design. The proposed brick wall is a simple and clean continuation of the elevational treatment to the areas below the external terraces, and reaches a suitable height. Complementing this, the proposed red cedar slats are unfussy and yet attractive and would be angled and placed sufficiently close together to prevent any direct views outwards, other than at an extremely oblique angle. The proposal would not cause undue visual disruption to the elevations on which they will be placed or on the wider street-scene and public view, and so would be fitting to their context in the Camden Square conservation area. The proposal would also have no harmful impact on neighbour's amenity.

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

The planning history of the site has been taken into account when coming to 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

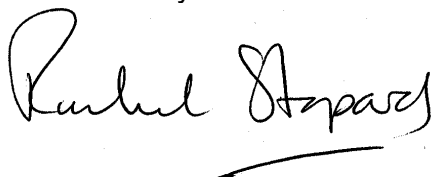
- 2 You are advised that the following conditions relating to planning permission with reference 2014/2833/P dated 12/03/2015 are currently pending decisions to be discharged:
- Pending: 4a)b), 10, 12
- Please note that all conditions relating to the abovementioned application are either pending at this stage, or 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



Rachel Stopard
Executive Director Supporting Communities