

Mr Tim Blackwell  
MWA  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2016/5082/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

20 January 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**7 Warwick Court**  
**London**  
**WC1R 5DJ**

Proposal:

Details of privacy screen required by condition 11 of planning permission 2015/6866/P dated 31/03/2016 (for change of use from office to 4x self-contained flats, replacement rear extension and associated works)

Drawing Nos: CGI (provided 06/10/2016); Email dated 06/10/2016; Cover letter dated 06/09/2016

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

Informative(s):

- 1 Reasons for granting

The proposal seeks to discharge condition 11 of planning permission 2015/6866/P, dated 31/03/2016, which sought details of privacy screens to prevent unacceptable overlooking between Flats 01 and 02, which are located at the lowest level of the building.



The details have been amended during the course of this application. The revised proposal seeks to provide a metal panel screen with thin glass fins which are top and bottom lit with integrated lighting. It is acknowledged that the light conditions in the lightwell would not be improved with a screen at such close proximity; however, with the bedrooms so close to each other, a solid partition is needed. The integrated lighting would improve the poor condition of daylight at this level for future occupiers.

It is not considered that the proposed screen would harm the setting of the listed building, as the rear of the building was already unrecognisable. Furthermore, the screen would not adjoin the historic part of the building itself.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the 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. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 You are reminded that conditions 3 (detailed drawings / samples), 6 (details of treatment of brickwork on rear elevation), 7 (External noise levels), 8 (details of sound insulation) and 9 (water usage levels) of planning permission 2015/6866/P, dated 31/03/2016, are outstanding and require details to be submitted and 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

*David T. Joyce*

David Joyce  
Executive Director Supporting Communities