

McClue, Jonathan

From: ian <[REDACTED]>
Sent: 11 April 2017 10:01
To: McClue, Jonathan
Cc: Anna Snow; Richard Metcalfe
Subject: 71 Endell Street - removal of planning condition

Follow Up Flag: Follow up
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Hi Jonathan

Thanks for meeting on site today.

I summarise our discussion as follows:

Overview

The previous planning consent (dated 31st March 2015) for this site requires certain windows to be secured up to 1.7m and film to be applied to the windows in certain locations.

Since this consent, the layouts have substantially changed through the MMA process.

The site has now been built out and we have the benefit of being able to walk the site and reflect on the issue at hand.

We agreed

The removal of the condition would be acceptable - and should be secured through an NMA process - on the basis of:

Layouts have changed through the MMA process previously, which has resolved a number of the anticipated overlooking issues.

There is no material change to any pre-existing overlooking issues as the units are new and not occupied (so, by default the incoming residents accept the intimate courtyard character).

The nature of the site is also that a lot of the spaces are single aspect, so require as much daylight and outlook as possible.

Whilst a couple of spaces have also had dual aspect introduced, so the residents can decide whether to close the blinds to certain windows.

Finally - the housing association, have agreed to manage the installation of blinds (and or film) to the windows, so any future overlooking concerns will be managed by them.

So, on balance....

Leaving windows clear can be justified as it improves residential outlook and daylighting into the rooms.

If you have any comments on the above please let me know.

We will then formalise this into an NMA application.

Thanks
Regards
Ian

Ian Chalk RIBA

