

Mrs Harriet Humphrey
Montagu Evans
5 Bolton Street
London W1J 8BA

Application Ref: **2017/5505/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 A Gloucester Avenue
LONDON
NW1 8JD

Proposal: Details pursuant to Condition 23 (privacy screens) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard), dated 30/11/2015
Drawing Nos: 173_PL_COND_23_01-P3, 173_PL-COND_23_02-P2,
173_PL_COND_23_03-P3.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting approval.

The proposed privacy screen would comprise opaque glazing to 1500mm above floor height, with horizontal bands of opacity for a further 365mm, on the western elevation facing No.48 Gloucester Avenue and Sunny Mews. The proposals would prevent overlooking to the neighbouring areas and would also afford privacy to the occupants, and is appropriate in design to the context and the Primrose Hill Conservation Area.



The proposal is consistent to the images of the screens presented at committee within the previous permission and the full impact of the proposed development has already been assessed.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with the policies the application was made on, former policies; 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.

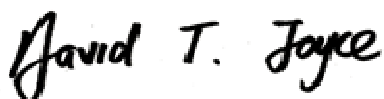
- 2 You are advised that the following conditions of planning permission ref: 2015/1243/P remain outstanding: Conditions 3 (a, b, c - partial, d), 10 (extract ventilation), 16 (refuse and cycle stores) and 22 (air quality assessment).

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 Joyce
Director of Regeneration and Planning