

Application ref: 2018/2414/P  
Contact: Gideon Whittingham  
Tel: 020 7974 5180  
Date: 16 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[camden.gov.uk](http://camden.gov.uk)  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Pennington Phillips  
16 Spectrum House  
32-34 Gordon House Road  
London  
NW5 1LP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Wells Court**  
**Oriel Place**  
**London**  
**NW3 1QN**

Proposal:  
Details required by Conditions 2 (materials) and 8 (privacy screen) granted under planning permission (2017/3626/P) dated 13/11/2017 (Erection of a three storey Mews House (1 x bedroom - Class C3 ) and refuse storage for Wells Court to adjoin Wells Court and Oriel Hall).

Drawing Nos: Materials Sample and Mews house - Window drawing.

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

Informative(s):

#### **1 Reasons for granting permission**

With regard to Condition 2, the details of new facing materials including windows demonstrate the quality, colour and texture proposed. The details are considered appropriate and provides a satisfactory contextual response to the building, streetscene and surrounding conservation area.

With regard to Condition 8, details of the obscure glazed high screen have been

provided and demonstrates it would prevent overlooking of neighbouring premises. As such, it is considered that the proposal will safeguard the amenities of the future and adjacent occupants of the development.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies G1, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

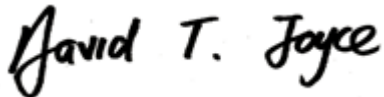
- 2 You are reminded that conditions 6 (cycles) and 9 (refuse/waste storage) of planning permission (2017/3626/P) granted on 13/11/2017 are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning