

Application ref: 2018/2310/P  
Contact: Elaine Quigley  
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Date: 14 November 2018

**Development Management**  
Regeneration and Planning  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**80 Charlotte Street  
London  
W1T 4DF**

Proposal:

Details of the design and layout of residential roof terraces (including privacy screens) required by condition 15 of planning permission 2015/7017/P granted on 30/03/2016 as a variation to 2010/6873/P granted on 16/03/2012 for mixed use development.

Drawing Nos: Covering letter prepared by DP9 dated 15/05/2018; Planning statement produced by Arney Fender Katsalidis dated May 2018

Informative(s):

1 Reason for granting permission-

Sections and elevations of balconies and associated balustrades and privacy screens of the buildings at 65 and 67/69 Whitfield Street have been submitted to discharge condition 15 of the scheme. The details are considered to be in accordance with the wording of the condition.

Revised drawings in relation to the heights and materials of the privacy screens between the flats at 5th floor level at no. 65 Whitfield Street were provided. It was confirmed that the height of the screens would be increased from 1.1m to 2.5m to match the heights of the door openings sloping down to 1.1m in height

to the metal balustrade. The screens design would be timber slatted to ensure there would be no direct mutual overlooking between the flats at this level. The privacy screen between nos. 67 and 69 would include a box planter and trellis that would measure 1.8m in total.

Revised drawings in relation to the height of the southern boundary of the children's play space at 3rd floor level at 65 Whitfield Street were submitted. It was confirmed that the height of the screen would be increased from 1.5m to 2m comprising 1.4m high brick wall and 0.5m high slatted timber screen. This would ensure no direct overlooking into the properties including no. 2 - 4 Chitty Street.

The details have been assessed and officers consider that the privacy screens are of sufficient height to prevent unreasonable overlooking of neighbouring properties and would safeguard their amenity.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are 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.

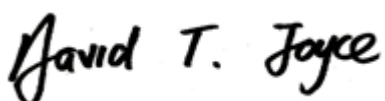
- 2 You are reminded that condition 16 (A3 ventilation and extract details) of planning permission/listed building consent granted on 30/03/2016 (ref 2015/7017/P) are outstanding and require details to be submitted and approved.
- 3 Details have been received and are under assessment in respect of conditions 6c (verification report), 10 (green and brown roofs), 11b (facing materials), 13 (bird and bat boxes), and 19 (details of the park).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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