

Application ref: 2019/0823/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 5 March 2019

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deDraft
144 Mare Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

162 Kentish Town Road
London
NW5 2AG

Proposal:

Details of privacy screen required by condition 4 of planning permission 2017/5119/P dated 20/03/2018 (for erection of three storey rear extension with roof terraces at first and third floor levels and mansard roof extension with 2 x front dormer windows, 1 x rear dormer door and 1 x rear rooflight, to facilitate conversion of 1 x 2 bed maisonette at 1st and 2nd floor levels into 1 x 1 bed flat at 1st floor level and 1 x 2 bed maisonette at 2nd and 3rd floor levels (C3 use)).

Drawing Nos: A900 Rev. B.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for approving details:

Condition 4 required details of the proposed privacy screens to the northern and southern sides of the first floor roof terrace. Details and a photograph of the type of screening proposed have been provided. The proposed horizontal timber fencing above the parapet walls is considered to be an acceptable

design that is lightweight and appropriate for its location to the rear of the building, and at a total height of 1.8m, would be of adequate height to prevent overlooking into the rear windows of the neighbouring properties. As such, the details submitted are considered appropriate and provide a satisfactory contextual response to the building and surrounding area.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or streetscene or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 20/03/2018 in application ref. 2017/5119/P which need details to be submitted, have been approved.

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 2019.

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