

Application ref: 2018/4891/P
Contact: Charlotte Meynell
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Date: 10 May 2019

Development Management
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AAID Ltd.
Level 2
63 Charterhouse Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 14, Atlantic House
128 Albert Street
London
NW1 7NE

Proposal: Details of finish of balustrade including privacy screen and cheeks required by condition 3 of appeal reference APP/X5210/W/17/3192104 (planning ref. 2017/2415/P) dated 04/06/2018 (for extension of existing roof terrace into the existing roof space).

Drawing Nos: 02_18022_0R_PL_01 Rev. 03 dated May 2019; 02_18022_0R_PL_02 Rev. 02 dated 05/2019; 02_18022_0R_PL_03 Rev. 02 dated 05/2019; 02_18022_0R_PL_04 Rev. 02 dated May 2019; Pilkington Glass Range Technical Information Datasheet (received 09/05/2019); Pilkington Optifloat Glass Manufacturers Product Brochure (received 09/05/2019).

Informative(s):

1 Reason for approving details

Condition 3 required details to be submitted of the finish of the proposed balustrade, including the cheeks and privacy screens to the northern and southern sides of the first floor roof terrace. Drawings, manufacturers specification details and photographs of the type of proposed glazed balustrade and obscure glazed screening have been provided. The proposed

grey tinted opaque glazed privacy screens would sit above side parapet walls of the same colour and are considered to be of an acceptable design that is lightweight and appropriate for their location. The Council's Conservation Officer has reviewed the proposals and confirmed that they are acceptable in terms of design and heritage. The privacy screening would have a total height of 1.7m, which is considered adequate 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to appeal ref. PP/X5210/W/17/3192104 (planning ref. 2017/2415/P) granted planning permission on 04/06/2018 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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer