

Application ref: 2019/1223/P
Contact: Patrick Marfleet
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Date: 10 September 2019

Development Management
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Naganjohnson
2 Pontypool Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

29 St Mark's Crescent
London
NW1 7TU

Proposal: Privacy screen details required by condition 4 of permission reference 2017/3310/P dated 17/08/2017 (Erection of lower ground floor rear extension with roof terrace above, replacement conservatory, two storey side infill extension, lower ground floor extension in front elevation for utility storage and installation of rooflight).

Drawing Nos: StMC-UC-Garden-1103-HLDetails_TerracePlanterFence, StMC-UC-GardenElevationBB, StMC-UC-GardenElevationAA, 001_Ex_StMC, StMC-UC-Garden-100-ALL_GeneralArrangement V06

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

Informative(s):

- 1 Condition 4 required details of the proposed privacy screens to be erected on both sides of the upper ground floor rear roof terrace to be submitted and approved. Detailed drawings of the type of screening proposed have been provided. The proposed horizontal timber fencing above the boundary 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 neighbouring

properties. As such, the details submitted are considered sufficient to prevent any unreasonable overlooking at the site and the condition can be discharged.

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 policy A1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2017/3310/P granted on 17/08/2017, 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer