

Application ref: 2019/4407/P  
Contact: Patrick Marfleet  
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Date: 4 December 2019

**Development Management**  
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Mr M Upson  
32, Primrose Gardens  
London  
NW3 4TN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**32 Primrose Gardens  
London  
NW3 4TN**

Proposal: Details of privacy screen required by condition 4 of permission reference 2018/5072/P dated 19/02/2019 (External alterations including erection of single storey rear extension at lower ground floor level.)

Drawing Nos: P/18/310/003 A, MOUCHARABIYA - LARGE GARDEN SCREEN

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Condition 4 of permission 2018/5072/P requires details of a 1.8 metre high screen to be installed at the top of the approved stepped garden access, to be submitted and approved.

The submitted plans demonstrate that the proposed 1.8m high privacy screen would be installed at the top of the stepped access to prevent views into the rear windows of the adjoining property and protect the privacy of neighbouring residents. The proposed screen would be made from a black composite timber material that has been weather treated and would have a geometric design which is not considered to cause harm to the character of the host and

neighbouring properties or the appearance of the surrounding conservation area. Therefore, the submitted details are considered sufficient to discharge condition 4.

The full impact of the proposed development has already been assessed. No comments were received prior to making this decision.

As such, the proposed details are in general 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 2018/5072/P dated 19/02/2019 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