

Application ref: 2019/5064/P  
Contact: Sofie Fieldsend  
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Date: 10 December 2019

**Development Management**  
Regeneration and Planning  
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Haines Phillips Architects  
12 Argyle Walk  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**9 Goodge Street**  
**London**  
**W1T 2PE**

Proposal: Details pursuant to condition 4a (Windows and doors detail) and 12 (privacy screen) of planning permission ref. 2016/3708/P dated 16/05/2017 for: Erection of mansard roof extension and alterations to the upper floors after substantial demolition at rear and retention of the front elevation to form 1x2 bedroom and 2x1 bedroom flat to building.

Drawing Nos: DA401-P-1; DA402-P-1; DA411-C-2; DA412-C-2 and PL501-P-1.

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

Informative(s):

#### **1 Reason for granting consent**

Condition 4a requires the submission of plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at front and rear at a scale of 1:10 with typical glazing bar details at 1:1.

The details submitted for doors are considered sufficient. The window details

were revised to show integral glazing bars to the sash windows rather than stick on glazing which were unacceptable. The revised details are acceptable. The details for 4a are considered to safeguard the appearance of the premises and the character of the immediate area.

Condition 12 requires details of a 1.8m high privacy screen which will be erected on both sides of all rear balconies and terrace. The privacy screens proposed along both sides of all the balconies/terraces will be 1.8m high and made of opaque glass. The privacy screens are located on the rear elevation and are subject to public views from the street. It is considered that the details will prevent unreasonable overlooking of neighbouring premises and are acceptable.

As such, the details for conditions 4a and 12 are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 4b (materials), 6 (sustainability), 7 (photovoltaic panels), 8 (structural method statement), 9 (contractor), 10 (chartered engineer) and 11 (water use) relating to planning permission 2016/3708/P dated 16/05/2017 which need details to be submitted, are still outstanding .

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer