

# GODFREY

LONDON

9<sup>th</sup> December 2019

Planning Obligations Monitoring Officer  
Regeneration and Planning  
Development Management  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

## 254 KILBURN HIGH ROAD, SECTION 106 – CONDITION 11 DISCHARGE

To whom it may concern,

### Background

Godfrey London submit this letter, accompanying plans and photographs to discharge condition 11, Privacy Measures and Overlooking of the Decision Notice 2015/2775/P for the development located at 254 Kilburn High Road (254 KHR).

2015/2775/P was granted subject to a section 106 agreement and subsequently amended, however since this permission was granted the adjoining property located at 246-248 Kilburn High Road (246 KHR) has also achieved planning permission to redevelop the site.

### Condition 11 – Privacy Measures and Overlooking

Condition 11 of 2015/2775/P granted on 22/12/2016 and subsequently amended as per 2017/2768/P on 8 August 2017 states that:

*Prior to first occupation of flats 111, 211, 312, 412, 508 details of privacy measures, shall be submitted to and approved in writing by the local planning authority. Such details to include:*

- a. Privacy measures to the roof terraces serving flats 111, 211, 312, 412, 508 to protect the privacy of the future occupiers of the flats proposed at No. 248 Kilburn High Road.*

*All such measures shall be implemented in accordance with the approved details prior to first occupation of the development and shall be permanently retained.*

*Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies*

### 246-248 Kilburn High Road

246 KHR bounds on the subject site to the South East. In June 2017 the decision 2017/3206/P was granted for the *demolition of existing building on site and erection of two buildings for residential use, providing 27 new*

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*units (9 x one-bed, 13 x two-bed, 5 x three-bed). Building A (street block) to be part-four, part-five storeys in height and Building B (courtyard block) to be part-five, part-six storeys in height. Associated landscaping, cycle parking and plant room.*

The approved design clearly shows a solid brick wall on the boundary of 246 KHR between the two developments. 2017/3206/P has subsequently been implemented and construction commenced on this development clearly showing the construction of this wall. Site photos and views from 254 KHR are attached to this letter.

### **Condition Discharge**

It is considered that the permission 2017/3206/P both reduces and removes the need to install privacy measures at 254 KHR to ensure high levels of amenity are achieved in these flats.

This wall will obstruct all views from the balconies and roof terrace of flats 111, 211, 312, 412 and 508 and therefore it is considered that no further screening is required to protect the quality of life of occupiers and neighbours as it does not cause harm to their amenity.

The attached plans prepared by CH+MRP Architects; 3144-201, 3144-202, 3144-203, 3144-204, 3144-205 detail the current approved designs of both developments at 254 and 246 KHR. This wall will obstruct all views from the balconies and roof terrace of flats 111, 211, 312, 412 and 508.

Current site photos are attached which confirm that additional privacy measures including obscure glazing or screening to the terraces and balconies would be redundant and potentially reduce the amenity of each flat.

### **Summary**

If privacy measures are installed as currently required, reduced amenity could be experienced in the flats 111, 211, 312, 412 and 508. Based on the detail above, accompanying plans and photos it is requested that this condition be discharged with the existing design to remain and no additional obscuring or screening required.

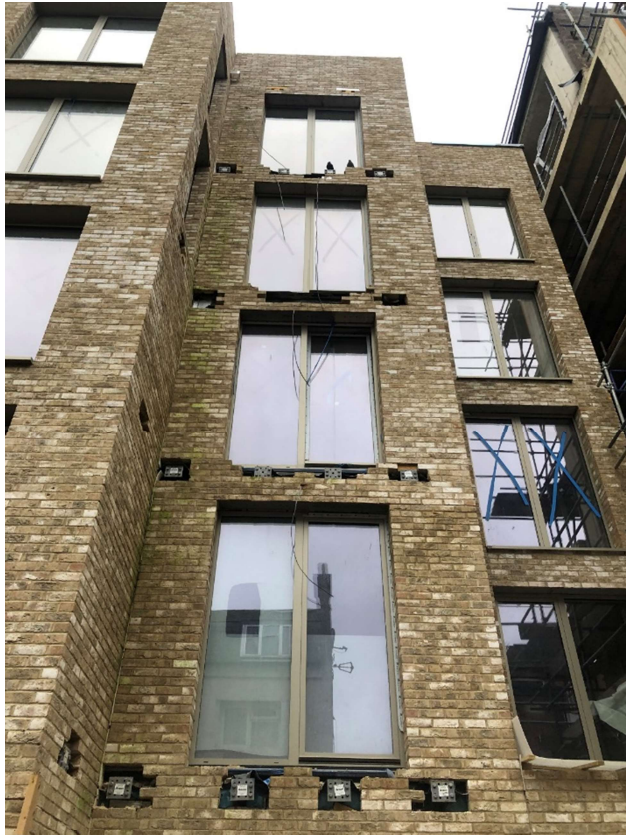
We look forward to the forthcoming acceptance. Please contact the undersigned to discuss further.

Regards,  
For Godfrey London,



Megan Yeaman  
Development Manager  
[megan@godfreylondon.co.uk](mailto:megan@godfreylondon.co.uk)

## External Photos



*Figure 1 – 254 KHR, Levels 1-4 from forecourt (balconies yet to be installed)*



*Figure 2 - 254 KHR foreground looking at 246-248 KHR future solid brick wall*



*Figure 3 - 246-248 KHR future solid brick wall to above level*



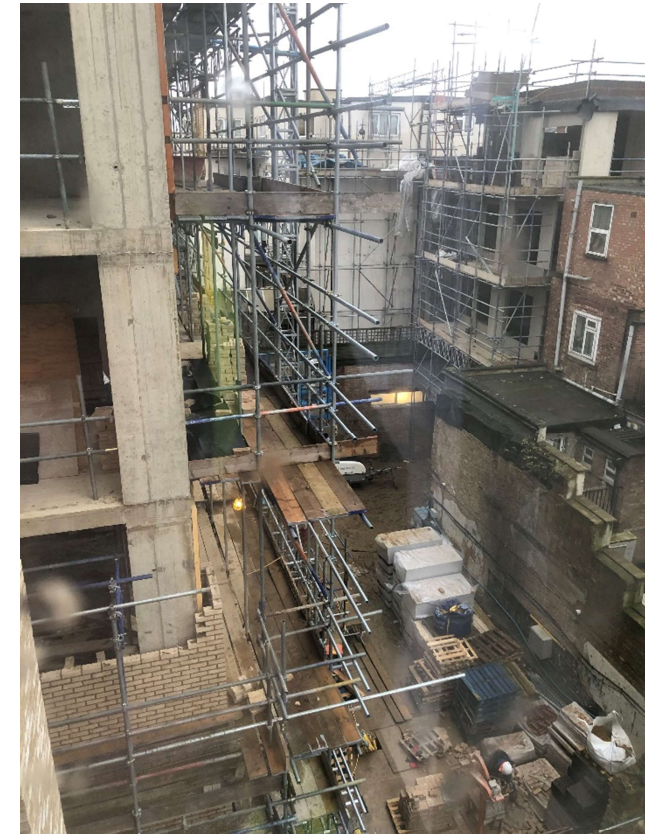
## Internal Photos



*Figure 4 - Flat 508 facing South east towards 246-248 KHR*



*Figure 5 - Flat 412 balcony view towards 246-248 KHR*



*Figure 6 - 412 future balcony view towards planned courtyard and plant room at 246-248 KHR*

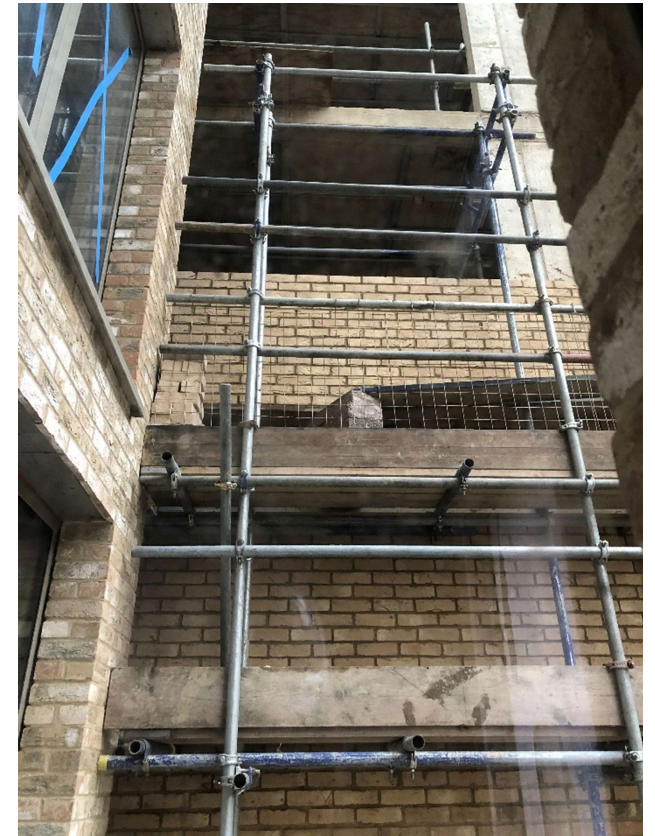




*Figure 7 - Flat 312 balcony view, brick flank wall under construction*



*Figure 8 - View from bedroom of Flat 111 towards 246-248 KHR*



*Figure 9 - View from bedroom of flat 111*