

Application ref: 2020/1398/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 1 April 2020

Development Management
Regeneration and Planning
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HEAT Architecture Ltd
1-5 Offord Street
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N1 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Hillview
Vale Of Health
London
NW3 1AN**

Proposal:

Details pursuant to condition 9 (privacy screen) of planning permission ref. 2016/5613/P dated 12/05/2017 for Conversion of two flats into one dwellinghouse; demolition and rebuild of rear elevation and roof to match existing; erection of replacement rear extension with terrace above; installation of two side dormers; enlargement of front lightwell; other external alterations to front and rear elevations
Drawing Nos: 180-316; 180-317

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval-

The privacy screens would be installed along the north and south sides of the rear ground floor roof terrace. The screens would be 1.8m in height which is considered sufficient to prevent views into the ground floor rear windows of Lakeview and Faircroft. On the boundary with Faircroft, it would be installed against an existing gable end.

The screens would be of slatted hardwood timber construction, with the gaps between the slats kept to a minimum to prevent views through whilst providing a more lightweight solution than a solid timber screen. The screens have potential to be softened with planting. It is considered an appropriate design for a lower floor location at the rear and would preserve the character and appearance of the building and conservation 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, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with 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.

- 2 You are advised that all conditions relating to planning permission 2016/5613/P granted on 12/05/2017 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer