

CONSULTATION SUMMARY

Case reference number(s)

2019/5840/P

Case Officer:

Kate Henry

Application Address:

20-21 King's Mews

London

WC1N 2JB

Proposal(s)

Details of privacy screens, Building Regs M4(2) compliance and ventilation for the bin store as required by conditions 7, 13 and 15 of planning permission 2016/1093/P dated 21/11/2016 (for: Erection of 3 storey plus basement building to provide 7 self-contained residential units following the demolition of the existing building)

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>There is no statutory duty to consult on this type of application. Responses have been received from 5 Northington Street/18-19 King's Mews; 55A Gray's Inn Road (2x).</p> <p>The comments are summarised as follows:</p> <ul style="list-style-type: none"> Balcony is very close to 2nd floor bedroom windows at 5 Northington Street – the proposed screen has the top corner cut out which means people on the balcony would be able to see into the bedroom window. Request that the screen be rectangular shape, extending to its full height of a minimum of 1.8 metres, for the entire depth of the balcony, and frosted glass to reduce noise. 					

- If the tree in the planter dies, there will be a loss of privacy to 5 Northington Street. Agreed with developer specific dimensions for the plant box.
- Agreed with the developer that the privacy screen should be at least 750mm from 5 Northington Street.
- Request that the door nearest 5 Northington Street be changed to a fixed window.
- The latest plans appear to indicate changes to the planter box on the balcony and door openings to the balcony.
- The 2x comments from 55A Gray's Inn Road relate entirely to another application at the same site (2019/5805/P) and are not relevant to this application.

Officer comment:

The plans have been revised during the course of the application so that the privacy screen meets the requirements requested by 5 Northington Street (rectangular, 1.8 metres tall, full depth of balcony, frosted). The purpose of the screen, as prescribed by the condition, is to prevent unreasonable overlooking and not to prevent noise transfer.

Any agreement between the owner of 5 Northington Street and the developer cannot be enforced by the Council's Planning Department. The approved plans illustrate a 600mm planter; however, there is no condition to require that plants that die are replaced. Furthermore, the planning approval does not specify the position of the privacy screen; however, it was assumed that it would be erected at the northern end of the balcony, as proposed.

It is not possible to alter the opening method of the door nearest 5 Northington Street as part of this application. The development must accord with the approved plans unless an application to make changes is submitted to and approved by the Council.

The approved and latest plans both indicate a 600mm planter box, albeit the shape appears to have changed on the later plans. Nevertheless, the approved privacy screen will serve to prevent unreasonable overlooking to 5 Northington Street.

Recommendation: Grant approval of details