

Application ref: 2019/5840/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 15 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

20-21 King's Mews
London
WC1N 2JB

Proposal:

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)

Drawing Nos: P_04 Rev D; P_09 Rev H; P_20; P_25 Rev A; P_30; P_31

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval-

Condition 7 requires details to be provided of a privacy screen to prevent unacceptable overlooking into neighbouring properties. A frosted glass screen would be provided at the northern end of the roof terrace and the details have been amended during the course of the application to ensure that the proposed screen is 1.8 metres tall, along the full depth of the balcony and rectangular in shape. The details are considered to be acceptable in order to prevent unacceptable overlooking towards 5 Northington Street.

Condition 13 requires that Flat 3 be designed and constructed in accordance with Building Regulations Part M4(2). The Council's Building Control Officer has reviewed the plans and is satisfied that the proposals will comply. This would also be verified on site by the relevant Inspector.

Condition 15 requires details of the ventilation for the communal bin store to be provided. The condition states that the bin store should have appropriate passive ventilators to allow air flow and prevent unpleasant odours; and the ventilation must be fly and vermin proofed and near to either the roof or floor, but away from the windows of dwellings. The plans illustrate a 250mm spiral duct which would travel from the refuse store, through the bike storage room and exit the rear of the building above the bike store window. The plans also illustrate insect meshes on the vent cover between the bin store and the refuse store and on the cast iron air brick on the external surface of the building. The details are considered to be acceptable to protect amenity.

The full impact of the proposed development has already been assessed

The proposed development is in general accordance with Policies CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP6 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that condition 5 (external noise levels) of planning permission 2016/1093/P, dated 21/11/2016, is outstanding and requires details to be submitted to and approved in writing by the Council prior to the use of the development.

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



Daniel Pope
Chief Planning Officer