

Application ref: 2020/3051/P
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Development Management
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Knott Architects
98 B Tollington Park
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
12 Rousden Street
London
NW1 0SU

Proposal: Details of screening required by condition 4 of planning permission 2017/6338/P dated 08/01/2018 (for erection of single storey rear extension including formation of a rear facing roof terrace with access door at first floor level and relocation of first floor rear window).

Drawing Nos: Site Photo; 443.00; 443.052G; 443.053F; 443.206G; 443.211E.

Informative(s):

1 Reason for granting permission-

The parent application permission 2017/6338/P stated 'The proposed roof terrace adjoins an existing roof terrace at no. 11 Rousden Street but could allow views into its existing rear window/door here, thus a suitable 1.8m high privacy screen along the side boundary is required to prevent overlooking- its design and location will be secured by condition.'

The applicant has submitted proposed drawings of the screening, which would measure 1.8m in height, be constructed with timber and be installed along the boundary shared with no. 11 Rousden Street. The timber screening is

considered acceptable in terms of design and material which would have a neutral impact on the conservation area. The councils conservation officer has reviewed the information submitted and has recommended the condition be discharged.

The full impact of the proposed development has already been assessed. The proposed details are not considered to have a harmful impact on the neighbouring amenity.

As such, the proposed development is in general accordance with D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission 2017/6338/P granted on 08/01/2018 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 positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment