

Application ref: 2020/3916/P  
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Date: 23 October 2020

**Development Management**  
Regeneration and Planning  
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MiU Design  
35 Villiers Street  
Hertford  
Hertford  
SG13 7BW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**152 Agar Grove**  
**London**  
**NW1 9TY**

Proposal:

Installation of a privacy screen to the first floor rear roof terrace.

Drawing Nos: 1713-02-DRG-001 Rev 100, 1713-02-DRG-100 Rev 101, 1713-02-DRG-200 Rev 100, 1713-02-DRG-201 Rev 100

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 1713-02-DRG-001 Rev 100, 1713-02-DRG-100 Rev 101, 1713-02-DRG-200 Rev 100, 1713-02-DRG-201 Rev 100

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Reasons for granting permission.

The screen is to be metal with fret cut panels and is intended to provide privacy between an existing terrace on 152B Agar Grove and an adjacent terrace recently constructed on the roof of a rear extension at 152A Agar Grove, granted permission as Ref: 2014/2428/P.

The terraces are located at rear first floor level, which has numerous examples of rear extensions and terraces of different forms and depths. Given that it is at lower level and partially screened from the rear mews, the screen preserves the character and appearance of the Camden Square Conservation Area. The development complies with Policy D1 (design) and D2 (heritage) of the Camden Local Plan 2017, having regard to adopted design guidance.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.


The screen would block some sunlight to the terrace at 152A Agar Grove in late afternoon; however this is not materially harmful to the amenity of the occupants. The development complies with Policy A1 (managing the impact of development) of the Camden Local Plan 2017 having regard to adopted guidance relating to amenity.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment