

Application ref: 2021/0750/P
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Date: 14 October 2021

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ROK Planning
16 Upper Woburn Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140-146

Camden Street

London

NW1 9PF

Proposal:

Details of privacy measures as required by condition 16 of planning permission 2020/3219/P for redevelopment of 1-8 storey building (plus basement) of commercial and residential units.

Drawing Nos:

CSC3-E301 RevA, CSC3-E302 RevA, CSC3-E303 RevA, CSC3-E304 RevA, CSC3-E305 RevA, CSC3-E306 RevA, and CSC3-E307 RevA

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

1 Reasons for approving conditional details:

The application proposes privacy screens on private external amenity areas as required by condition 16 on the most recent variation to the planning permission for the 8 storey building currently under construction (ref:

2020/3219/P). The condition was imposed to minimise overlooking from external terraces and balconies. It includes screens around the communal terrace at 3rd floor, between two private balconies at 4th floor, separation between 2 private terraces and a communal terrace at 5th floor, and between two private balconies at 6th floor. The communal terrace screens are proposed with a metal slatted design and the private balconies a frameless opaque glass design.

The design has been developed in close negotiation with design officers and the locations are suitable to address all areas where overlooking would otherwise have occurred.

The proposed details are therefore acceptable in addressing the privacy reasons for imposing the condition on planning permission reference 2020/3219/P and accord with the objective of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded to ensure that all relevant conditions that require details to be submitted are fully discharged prior to the relevant trigger.

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 2021.

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 of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer