

Application ref: 2021/5088/P
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Date: 26 January 2022

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Brunel Planning
51 Queens Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30 Percy Street
London
W1T 2DB

Proposal:

Details required by condition 8 (terrace privacy screen) of planning permission ref 2019/4241/P dated 28/08/2020, as amended by 2021/1374/P dated 13/08/2021 (for External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of existing flat at second and third floor level to office space and use of basement level as social enterprise space).

Drawing Nos: 1808-SPP-PL-21-XX-01-03, 1808-SPP-PL-21-XX-01-06, 1808-SPP-PL-21-XX-01-05, 1808-SPP-PL-21-XX-01-04

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

The current application seeks to discharge conditions 5 and 8 of permission reference 2019/4241/P dated 28/08/2020, as amended by 2021/1374/P dated 13/08/2021. However, condition 5 is a compliance noise condition and does not require any details to be submitted and approved. The below assessment

therefore relates solely to condition 8.

Condition 8 requires details of the privacy screen for the approved roof terrace above the rear extension to be submitted and approved. The reason for the condition is to ensure the terrace does not cause harm to neighbouring amenity in terms of increased overlooking.

The submitted plans demonstrate that a perforated corten privacy screen would be erected around the parapet wall of the rear extension, as per the original approval. The panels would have a maximum height of 1.6m when measured from the floor of the roof terrace and are considered to be appropriately designed, sized and sited to ensure no harm would occur to the character and appearance of the host building and conservation area and no direct overlooking of neighbouring windows, terraces and garden areas would occur as a result of the development. The proposals are therefore considered acceptable and condition 8 can be discharged.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/4241/P dated 28/08/2020, as amended by 2021/1374/P dated 13/08/2021 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 2021.

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