

Application ref: 2022/0634/P
Contact: Jonathan McClue
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Date: 28 March 2022

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
Camden
NW1 2PL

Proposal:

Discharge of condition 5 (screening details) of 2018/0663/P granted on 02/07/2018 for refurbishment and extensions of existing office building together with 17 residential flats. Drawing Nos: Screening Details Pack dated 11/02/2022 and Screening Details Addendum Pack dated 15/03/2022.

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

Informative(s):

1 Reasons for approval:

Full details have been submitted to discharge condition 5, requiring details of screening, treatment and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers from the commercial and residential terraces and balconies within the development and details of the glazing of the residential windows on the William Road elevation.

The details include details of the screening to the commercial roof terraces. This is by way of fixed planters, green screens, roof terrace balustrades and free standing planters. A hedge, planting and gate would provide privacy between a commercial and residential terrace. The residential windows on William Road facing habitable windows on the street oppsite would be covered with a frosted film to prevent overlooking.

No comments have been received from third parties.

As such, the proposed details would ensure the development would prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 parts c (samples of facing materials), 14 (cycle parking), 21 and 22 (sound insulation), 23 (plant), 28 (solar panels), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 are outstanding and require details to be submitted and 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