

Application ref: 2023/0622/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 28 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

JLL
30 Warwick Street
London
W1B 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**18 Stukeley Street
London
WC2B 5LR**

Proposal:

Details of measures to prevent overlooking required by condition 7 of planning permission ref. 2021/5761/P approved 18/01/2023 for the demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace.

Drawing Nos: 18STU-6201 rev 3-04, cover letter dated 9th February 2023.

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

Informative(s):

1 Reasons for granting approval-

Condition 7 required details of a means of preventing overlooking between the approved rooftop terraces to be submitted for approval. A privacy screen is proposed and detailed drawings have been submitted to discharge condition 7.

The screen would be constructed of obscured glazing, measuring 1.79m from the finished floor level. A green roof is proposed to the front part of the roof, meaning that the terraces and therefore the screen would be set back by

1.76m from the front elevation which would reduce its visibility from street level. The screen is considered sufficient to prevent overlooking between the neighbouring terraces, and would preserve the character and appearance of the building.

The full impact of the works was considered during the determination of the original application.

As such, the details are in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (detailed drawings and samples of materials), 14 (evidence of installation of NO2 filtration system) and 17 (details of PV panels) of planning permission granted on 18/01/2023 under ref. 2021/5761/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 15 (green roof details) and are under consideration.

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