Urban Design Consultation

Proposal: Discharge of Condition 6 (Window internal screening detail) and 14 (Drainage Scheme) of 24/00515/HDC.	**Location: Priory Centre Priory Lane St Neots**
Case Officer: Lucy Pateman	**Application: 25/80048/COND**

Comments on C14 Surface Water Drainage Scheme are deferred to the LLFA.

C6 Window Internal Screening Detail

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until details of the 'internal fixed timber screening to inner face of glazing to reduce risk of privacy overlooking' (labelled E5 on drawing 295_GA_120 Rev P2), including the treatment and height of the internal timber screening has been submitted and approved in writing by the Local Planning Authority.

The development shall not be occupied/brought into use until the internal fixed timber screening to the inner face of the glazing has been fitted with and shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking and loss of privacy to the adjoining property in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission:

- 295_DD_253 PROPOSED Bookable Privacy Screen Details
- 295_DD_252 PROPOSED Bookable Privacy Screen Details
- 295_DD_251 PROPOSED Bookable Privacy Screen Details
- 295_DD_214 PROPOSED Auditorium Privacy Screen Details
- 295_DD_213 P1 PROPOSED Auditorium Privacy Screen Details
- 295_DD_212 P1 PROPOSED Auditorium Privacy Screen Details
- 295_DD_211 P1 PROPOSED Auditorium Privacy Screen Details

Comments:

The proposed internal screening relates to the first-floor dormer window within the main auditorium and the south facing window of the first floor bookable room G1.13. These windows are labelled E5 on approved drawing 295_GA-120 P2.

Dormer window internal screen – the screen comprises 4 equal 28mm thick veneered MDF louvers each 1948mm high (rising 2303mm above FFL). Each louver is approximately 356mm wide, spaced 240mm apart and are angled 24 degrees to the window, directing views away from Priory House opposite. The six 3D viewpoints included on dwg 295_DD_212 P1, 295_DD_213 P1 and 295_DD_214 P1 shows the proposed louvers would screen views of the west facing windows within Priory House, directly opposite the Priory Centre dormer window.

Bookable room internal screen – the screens comprise 4 equal 28mm veneered MDF louvers each approximately 1397mm high (rising approximately 2317mm above FFL). Each louver is approximately 230mm wide, spaced 200mm apart and are angled 16 degrees to the window. The three 3D viewpoints included on dwg 295_DD_252 P1 shows that the panel widths and alignment directs views away from the rear garden of Priory House to the east of the Priory Centre.

The internal screens are considered accepatble in design terms and prevent overlooking and loss of privacy to adjacent dwellings.

Recommendations: Support the discharge of C6.

Signed: Matthew Paul	**Date: 06/03/2025**