

CONSULTATION SUMMARY

Case reference number(s)

2024/0273/P

Case Officer:

Leela Muthoora

Application Address:

34 Meadowbank NW3 3AY

Proposal(s)

Erection of a single storey rear extension at ground floor level and alteration of a window to the front elevation.

Representations

Consultations:

No consultation required

Summary of representations

(Officer response(s) in italics)

The owner/occupiers of 28 and 33 Meadowbank have objected to the application on the following grounds:

1. The application is to further extend the ground floor and make changes to the balcony.
2. While under 3m needs thorough investigation as it is part of a strategy to further increase the size of the house.
3. The proposal is not in keeping with the design of the terrace
4. The proposal will have a detrimental effect on light
5. The proposal will effect drainage in an area
6. The consultation dates on the Camden website are incorrect, as the deadline for comments (24/01/2024) is before the application date (06/02/2024).
7. The total height of the extension is above the permitted height.
8. The taller railing and decking to the balcony breaks the uniform integrity of the terrace.

Summary of comments

1. *The proposal has been submitted as an application for a Lawful Development Certificate for a ground floor rear extension which meets the conditions, limitations, and restrictions of the General Permitted*

Development Order (GPDO) (Class A), as set out in the corresponding report.

- 2. The proposal is within Permitted Development (PD).*
- 3. The GPDO sets out that the materials used in the exterior should be a similar appearance to that of the existing dwellinghouse. There is no requirement to be in-keeping with the terrace.*
- 4. The impact on light to neighbouring properties is not a condition of PD.*
- 5. Drainage is not a consideration for PD.*
- 6. There is no requirement to consult on Lawful Development Certificates, therefore the website defaults to the date the application was received (24/01/2024) and the application date to the date it was registered (06/02/2024).*
- 7. The height of the extension roof is measured to the eaves height, and the parapet height is not included in the measurement, as set out in the PDRs Householder Technical Guidance 2019. The height up to the eaves is 2.94m, which meets the conditions, limitations, and restrictions of the GPDO (Class A).*
- 8. The additional railing and re-surfacing has been removed from the proposal following Officer comments (see drawing 'PD3015_rev02').*

Recommendation:- Grant Lawful Development Certificate