

## Planning Statement

For

**2 Meadowbank, Primrose Hill, London NW3 3AY**  
**Proposal for Roof Extension, Ground Floor Infill extension,**  
**Rear Balcony Removal, Elevational and Window changes.**  
**Householder Planning Application**



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## 1. Introduction:

This Planning statement has been prepared on behalf of the Applicant in support of a Householder planning application for the refurbishment works proposed to their property at 2 Meadowbank in Camden, London NW3 3AY.

This statement provides a description of the site and its surroundings, detail on the proposed works, sets out the relevant policy framework and assesses the proposal against the key policies and guidance.

## 2. Proposed works

The Householder planning application is for a proposal to refurbish the existing dwelling with two small extensions to the ground and top floors and replacement of existing windows with double glazing units.

The suggested description of the proposed development is as follows:

***“Refurbishment and roof extension, ground floor infill extension, removal of rear balcony, replacement of windows with associated works. (Householder application)”***

In more detail, the works proposed to the front façade (east elevation) of the building (facing Meadowbank) are as follows:

- A modest extension at fourth floor level.
- Replacement of existing garage door with glazing.
- Replacement of front door and the provision of a small infill extension at ground level.
- Replacement of windows and alterations to window openings.
- Provision of doors to a Bin store.

The refurbishment works proposed to the rear façade (west elevation) of the property (facing Primrose Hill Road) are as follows:

- Provision of a small balcony with metal railings at fourth floor level.
- Removal of the first-floor rear balcony.
- Alteration to glazing at ground floor and first floor levels.

### 3. The Site and surrounding context:

The site comprises a mid-terrace five storey property situated on the western side of Meadowbank. The rear of the property backs onto Primrose Hill Road. The site is located within an area characterised by residential dwellings within Primrose Hill located to the southwest of the property. Primrose Hill Road turn into Regents Park Road to the east which includes local shops and cafes located towards the northern end. The ‘Metropolitan walk’ runs along the Regents Park Road, past the application site.

Meadowbank was built in the early 1970s, constructed in dark red brick with white render panels. The properties were originally constructed with front and rear roof terraces, many of which have been enclosed. Ground floors included long narrow garages, many of which have been converted to provide habitable rooms. While the terrace properties were originally constructed identically, some uniformity in features on both front and rear elevations has diminished over time.

Figure 1- an extract from the Local Plan Policies Map demonstrates: the site is not within a Conservation Area or designated as a heritage asset. There are no Article 4 direction affecting the property or any other special spatial policy designations.

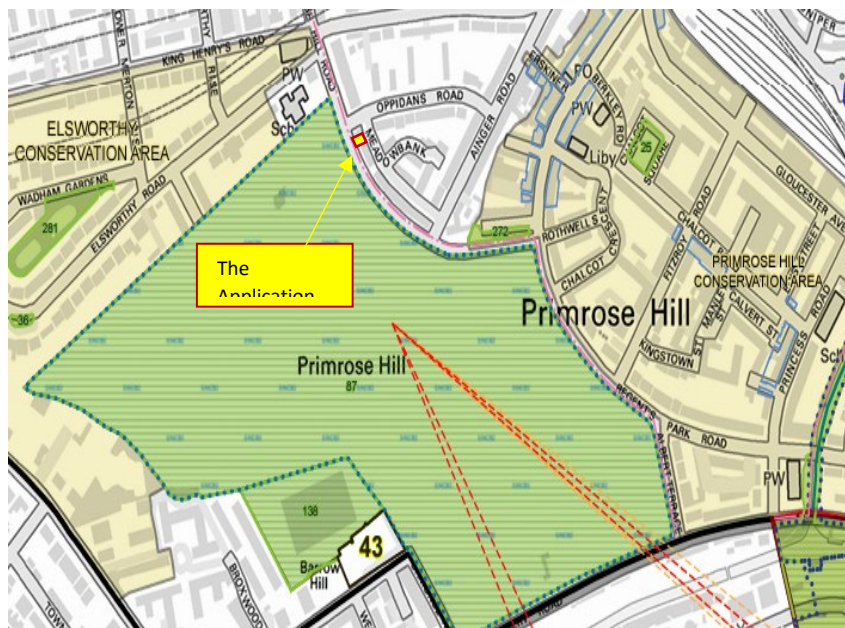


Figure 1: Extract from the Camden Local Plan 2017 Policies Map, showing the Site in Context.





## 4. Site Photos





## 5. Relevant Planning History:

There is no relevant planning history associated with the application site. There is however extensive planning history related to neighbouring properties along Meadowbank which are listed in the table below.

Address	Planning ref:	Description of Development	Decision
23 Meadowbank	2022/3586/P	Erection of roof extension to replace sunroom at 4th floor, installation of new air-conditioning units within acoustic enclosure at roof level, installation of rooflight, erection of front extension at ground floor, replacement of windows and doors on all floors and elevations, plus creation of a new rear garden lightwell	Granted
6 Meadowbank	2020/4299/P	Installation of new door and window to front elevation replacing garage door	Granted
38 Meadowbank	2019/6344/P	Excavation of basement with rear rooflights; replacement of French doors with windows at rear first floor; entrance extension, reduction in size of window and relocation of existing air conditioning unit to beneath window, all to ground floor front elevation.	Granted
25 Meadowbank	2019/3876/P	Excavation of rear lightwell, replacement of garage door with bi-fold doors and replacement windows throughout.	Granted
1 Meadowbank	2018/3398/P	Front infill extension at lower ground floor level and replacement of garage door with window in association with conversion of garage to habitable floorspace; replacement of existing third floor extension; alterations to fenestration on all elevations including installation of 2no. windows on side elevation and enlargement of rear windows at fourth floor level	Granted
19 Meadowbank	2018/0039/P	Increase height of existing roof extension; part infill of garage at ground floor level; alterations to front and rear including installation of rooflights and excavation of rear lightwell	Granted

## 6. Planning Policy Framework

### National Planning Policy Framework (NPPF) (as amended 2023):

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- Paragraph 131: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”
- Paragraph 139: “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design55, considering any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
  - o a) development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and/or
  - o b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

### National Planning Policy Guidance (2014 as amended):

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- ‘Design: Process and tools’ – Provides guidance on achieving well-designed places through the planning process.

### The London Plan (2021):

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- Policy D3: Optimising Site Capacity through the Design-led Approach - Ensures the development makes efficient use of land while responding to the site's context and capacity for growth.
- Policy D4: Delivering Good Design - Covers key design principles such as form, layout, experience, and quality to deliver attractive, inclusive, and sustainable developments.
- Policy D6: Housing Quality and Standards - Sets minimum space standards and requirements for factors like natural light, ventilation, and privacy in new housing.

### Camden Local Plan 2017:

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- Policy A1: Managing the impact of development – Seeks to protect the quality of life of occupiers and neighbours.
- Policy D1 – Design: The Council will seek to secure high quality design in development. The Council will require that development:
  - o a. respects local context and character;

- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - d. is of sustainable and durable construction and adaptable to different activities and land uses;
  - e. comprises details and materials that are of high quality and complement the local character;
  - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible, and easily recognisable routes and contributes positively to the street frontage;
  - g. is inclusive and accessible for all;
  - h. promotes health;
  - i. is secure and designed to minimise crime and antisocial behaviour;
  - j. responds to natural features and preserves gardens and other open space;
  - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
  - l. incorporates outdoor amenity space;
  - m. preserves strategic and local views;
  - n. for housing, provides a high standard of accommodation; and
  - o. carefully integrates building services equipment.
- The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

## Other Material Planning Considerations:

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- Amenity Camden Planning Guidance (Jan 2021)
- Design Camden Planning Guidance (Jan 2021)
- Home Improvements Camden Planning Guidance (Jan 2021)

## 7. Assessment

### a. Layout, Appearance and Materiality

Policy D1 of the Camden Local Plan (2017) sets out the key design principles that proposals for altering or extending existing dwellings must follow. It requires that the design relates positively to the surrounding area and respects the existing character, proportions, materials and detailing of the property. Any alterations or extensions must be subordinate to the original building and should not dominate or detract from its appearance.



The policy also aims to ensure developments are sustainable, energy efficient, and incorporate inclusive design principles to meet the needs of all users. Particular attention must be paid to safeguarding the amenity of neighbouring properties in terms of loss of privacy, outlook, daylight/sunlight, or an increased sense of enclosure.

The new design features proposed to the front and rear facades will add visual interest to the building and contribute to a unified design pattern and language.

Façade elements, their design and palette of materials and colours proposed closely resembles the existing adjacent dwellings. In particular neighbouring properties 1 and 8 Meadowbank both have the darker elements for window frames and openings, which are proposed for this building.

The materials proposed for all exterior work are to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. Both the proposed principal elevation and rear elevation have been designed to match the existing architectural features and materials on the existing dwelling as well as those on adjacent buildings within the same terrace. No alien feature or material has been proposed.

Camden's Planning Guidance 'Home Improvements' states that new windows/doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building, except for certain cases. Section 2.2 of the Guidance also provides key considerations in relation to roof extensions design.

The proposed windows would match the pattern of windows on the adjacent dwellings. In fact, the proposed works to this house would improve the relationship with the façade pattern of the neighbouring property at No. 1 in terms of the position of windows and openings. The refurbishment proposed to introduce a new pattern of openings all positioned to line up with the existing windows and prominent design lines running across the wider façade of the terraces of Meadowbank. As aforementioned, the design would be of a matching style to existing windows on neighbouring dwellings within the estate. The changes are proposed to rear elevation are considered to be modest and in keeping with the established design language and patterns across the Primrose Hill Road-facing façade.

The proposal would improve the condition and aesthetic of the existing façade and create a high-quality and sustainable home. The proposed changes to the internal layout improve the amenity of the property and the balance and arrangement of spaces. This furthers the continued use of the building as a single dwelling, making it appropriate to the needs of families today.

The proposed design introduces new windows and openings to both the front and rear of the property, described in more detail within the proposal section and illustrated on the plans and within the Design and Access Statement accompanying this planning application. The proposed pattern of openings would largely follow the pattern of fenestration on the adjacent dwellings within the terrace. The introduction of a style to these elements, which matches the finishes of the recently completed four storey side extension to the adjacent number 1 Meadowbank (granted under Planning Permission ref. 2013/1396/P) is considered to add to the visual interest within the terrace and create a harmonious composition, well integrated with the established design language along the terrace.

In line with the requirements of Policy D1, and Camden's Planning Guidance 'Home Amendments' (2021) document, the proposal incorporates alterations which will include high quality materials and detail to complement the existing property and the surrounding area. It includes the use of high-quality glazing to improve the energy efficiency of the property, maximise daylight into the property to respond to climate change and create a high-quality accommodation throughout. The refurbished façade will positively contribute to the appearance of the terrace along Meadowbank and the proposal meets the requirements of Policy D1 the Camden Local Plan (2017).

## b. Design, Scale and Street Scene

Policy D1 of the Camden Local Plan (2017) states that developments, including alterations to existing buildings, should respect the local context and character of the area. It specifically mentions that proposals should "respond positively to the character, proportions and materials of adjacent buildings and should integrate within the streetscape." Local Plan Policy A1(Managing the Promotion of New Development) also states that development proposals should "respond positively to the existing character and appearance of the surrounding area and respect the appearance, materials and profiles of adjacent properties."

The existing PVC windows will be replaced with new double-glazed windows, similar to the four-storey side extension granted under Planning Permission ref. 2013/1396/P. The new windows will also improve the thermal performance. There is an established form of roof extensions to the terrace development along Meadowbank. The variety of extensions and alterations form an established pattern of the development in the area.

The proposed extension to the roof level of the property in the terrace has been carefully designed and is not considered to have any negative impacts on the street scene, given the context of neighbouring dwellings within Meadowbank terrace already benefiting from similar sized extended spaces. This is not something that would be out of character in this location and would not be considered contentious or detrimental.

The proposed roof extension would have full height openings on the front elevation facing Meadowbank, with the design and scale closely resembling the recently completed adjoining property - No.1 Meadowbank.

The proposed development front elevation would be considered to remain consistent with the pattern of front facing dormers within the estate, and the established rhythm in heights within the terraces facing Meadowbank. The refurbishment would thus be seen to positively contribute to the street scene in this location, which aligns with Local Plan Policies A1 and D1.

It is noted that it has been established through appeal that many properties in the Meadowbank Estate do not front a highway, and as such many properties in the estate have taken advantage of permitted development legislation to convert their loft space and construct larger front and rear dormers, openings, and balconies. This created a refreshed look to the rhythm and pattern of design on the frontages of the Meadowbank estate, which this proposal is aspiring to follow.

A small balcony is proposed on the 4th floor of the rear elevation, facing Primrose Hill Road with metal railings as per the original house. This would be similar in scale and appearance as per the completed developments seen on Number 4 Meadowbank and would be considered to have a minor impact on the street scene, with the new openings creating a lighter and more harmonious design pattern of the rear elevation fronting Primrose Hill Road.

A strong presence of full height and width front and rear openings and dormers across the facades of Meadowbank terraces has been established through the recently completed development and improvements to properties within the estate. This has led to a new established rhythm in the pattern across the individual terraces with the prevailing use of brick and darker render and fenestration detail.

The proposal introduces a new pattern of windows and openings to the rear elevation in general conformity and alignment with the pattern of fenestration on the existing dwelling, with a few key changes. The proposal seeks to combine the first two levels of the building in this space internally allowing for a large full height window to be inserted facing the Primrose Hill side. To allow for this, the rear balcony will be removed. This design is considered to largely align with the established pattern of larger openings seen in adjacent dwellings within the terrace.

In fact, considering the relationship with the adjacent 1 Meadowbank, and the 4-storey extension recently completed, the proposed works to this house would improve the relationship with the façade pattern re-established with the extension to number 1 in terms



of the pattern and alignment of windows and openings across the estate. Given the scale and position of this built extension as the 'first' element of the terrace from the northern side, this 4-storey extension has re-established and dictates the new rhythm to the Meadowbank terrace. The proposed development is seen to contribute to the relationship between the dwellings in this terrace and balance out the composition, creating a harmonious rhythm to the street scene from the rear elevation of the Meadowbank properties.

The scale of extensions and modifications proposed to the building are carefully designed and modest. The proposed works follow modifications carried out at neighbouring properties in the recent years. Namely, properties 1, 3, 5, 6, 7 and 8 Meadowbank include similar modifications to improve the appearance of the properties. The proposed roof extension would have full height openings, with the design and scale closely resembling the adjoining property - No.1 Meadowbank (granted under Planning Permission ref. 2013/1396/P). Given the age of the existing properties, the existing fabric and window openings are of a poor quality.

All changes are proposed to front and rear elevations are considered to be modest and in keeping with the established character design language and patterns across the existing street scene. The scale and design of this roof extension is considered modest and appropriate and high-quality materials are to be used. As such the proposal would be considered to be in accordance with the relevant planning policies in guidance, in particular policies A1 and D1 of the Camden Local Plan (2017).

Overall, the refurbishment proposed are considered to follow the established pattern of openings all positioned to line up with the existing windows and prominent design lines running across the wider façade and character of the terraces of Meadowbank facing Primrose Hill Road as well as facing onto Meadowbank. As aforementioned, the design would be of a matching style to existing windows on neighbouring dwellings within the estate, which is considered to align with the advice within the Camden Local Plan Policies A1 and D1 as well as the principles outlined within the Camden Planning Guidance – specifically the Home Improvements Camden Planning Guidance (Jan 2021) and the Design Camden Planning Guidance (Jan 2021).

The proposed refurbishment of the property would be proportionate, considerate, and sympathetic with the character of the immediate area in accordance with the requirements of policies D6 and D5 of the London Plan, policies A1 and D1 of the London Borough of Camden Local Plan 2017 and Camden's Planning Guidance documents.

### c. Access

No alterations are proposed to the existing access or car parking. The front Door will benefit from a level threshold.

### d. Energy and Sustainability

The new windows and openings, being double glazed, will improve the thermal performance of the building. It is proposed to paint in dark grey the render at ground floor, similar colour to front elevation has been granted at number 8 (ref. 2012/5315/P).

In terms of other materials, the roof terrace extension is proposed to be fully (double) glazed with rendered side walls and cor-ten steel clad finish to fascia – this will make the building better insulated, while improving the ventilation. The new windows and openings are proposed to be dark grey aluminium framed with double glazed units which enhanced energy efficiency throughout the building.

In line with the core objectives of the National Planning Policy Framework (NPPF) (2023), as well as the principles outlines in the Local Plan (2017) policies for Camden, the proposed development would significantly improve the energy efficiency and sustainability of the dwelling and would be seen as sustainable development in alignment with the NPPF definition.

### e. Noise

Chapter 6 (Noise and Vibration) of Camden's Planning Guidance document 'Amenity' (2021) sets out that noise disturbance will to amenity will be avoided and mitigation is expected to be incorporated into developments at the design stage; The Council will secure mitigation measures, adopting the 'agent of change' principle.

The works are very minor in nature and the adjoining owners likely to be most affected are the immediate neighbours at Nos. 1 & 3. Party wall awards will be in place before construction starts and the owners / occupiers will be provided with the contact details of the contractor, party wall surveyor and architect.

Camden's permitted noisy working hours will be followed:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

Deliveries and collections will be required to be planned in groups so that disruption is limited to a short timespan rather than being spread throughout the day. Rush hour will be avoided

where possible and a banksman will be in attendance. Materials and waste will be stored on site until use or collection.

## 8. Conclusion

In summary, the combination of internal and external alterations has been positively prepared having regard to the site's existing context. The proposed design approach is considered to have taken full account of the character, form, and established design language across the terrace. The proposal is for a high-quality scheme, using durable materials and providing demonstrable significant benefits in terms of the building thermal performance and environmental sustainability. The design is considered to be sympathetic to the character of the existing buildings and the street scene and is not considered out of keeping with the area.

All the alterations and works proposed to 2 Meadowbank in this case are considered to be modest changes in keeping with the character and appearance of the host property and of the neighbouring properties forming part of the terrace. The development would not unreasonably affect the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook, or privacy. The proposal would not be out of keeping with the prevailing pattern of development as the design, proportions and dimensions of the works proposed are typical of others in the terrace.

The proposal would provide a high-quality living environment through thoughtful design and the high-quality use of materials. The proposal would result in improved natural light and thermal performance through the use of high-quality glazing whilst remaining in keeping within the area. The amendments would not materially affect neighbouring properties. The proposal is consistent with Policies D4 and D6 of the London Plan (2021) and Policy D1 of the Camden Local Plan (2017). It is therefore respectfully requested that planning permission is granted.

The proposal is considered to meet key policy aspiration of the Camden Local Plan Policies (A1 and D1), the Camden Planning Guidance documents, and policies on a regional and national level. Therefore, it is firmly considered that the proposed alterations will be a considerable improvement on the existing condition, whereby new high-quality features would add major architectural merit to the building and integrate positively with the appearance and street scene of adjacent buildings within the Meadowbank terrace and the surrounding area.

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