

Application ref: 2024/1459/P
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Date: 13 June 2024

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

RS2 Architects Ltd
85 Tottenham Court Road
London
W1T 4TQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Meadowbank
London
Camden
NW3 3AY

Proposal:
Front infill extension at ground floor level to facilitate conversion of garage to habitable floorspace; alterations to windows and front facade and extension of fourth floor onto existing balcony. New fenestration to rear.

Drawing Nos: PL004 Rev D
PL003 Rev D
PL002 Rev A
PL001 Rev A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL004 Rev D, PL003 Rev D, PL002 Rev A, PL001 Rev A

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension to convert the garage at the front of the property will result in the replacement of the existing garage door with a window and will be similar in appearance to other properties within the terrace that have previously benefited from garage conversions. Extending the fourth floor living accommodation forward and onto the balcony also matches similar developments undertaken in this row of properties whilst also retaining the existing balcony, albeit in a reduced size.

The original brick pier at ground level that separates the front door from the current garage is an architectural feature of the property common to the majority of the building group and will be retained. The proposed fourth floor extension will be finished using a mixture of glazing and Corten panels. The choice of Corten steel at fourth floor is considered to complement the colour of the bricks of the original dwelling, whilst also appearing contemporary in design and appearance. There is variation in the style of roof extensions and so the proposal would not appear out of keeping within the wider street scene. The first, second and third floor fenestration at the front remain unchanged which preserves the modernist style of the terrace.

It is also proposed to undertake alterations to the rear of the property including insertion of new windows. These retain the overall appearance of the property, which is visible from Primrose Hill Road, and are acceptable.

The design of the proposal is considered acceptable and would not harm the character or appearance of the host property or the wider area. The proposed works due to their nature, materials and design, are not considered to cause any detrimental impact on visual amenity of the property or streetscene.

No objections were received prior to making this decision. A representation was received from a neighbouring property concerned with Party Wall matters which are a civil matter and not within the scope of the planning decision. This

and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer