



ARCHITECTURE  
INTERIOR DESIGN  
ENGINEERING

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NOTE:

*This letter should be read in conjunction with the submitted statements, drawings, photographs and all other documents.*

## BY PLANNING PORTAL

Planning Officer  
Planning Department  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Our ref: **CL-01-12-MBT**

Planning Portal Ref: **PP- 13643850**

26<sup>th</sup> December 2024

Dear Case Officer,

### **TOWN AND COUNTRY PLANNING ACT 1990 – HOUSEHOLDER PLANNING APPLICATION FOR WORKS AT 2 Meadowbank, Camden, NW3 3AY.**

#### **APPLICATION REF: [PP- 13643850](#)**

This Covering Letter has been prepared on behalf of Mr Mikhail Tomshinsky, ('the Applicant') in support of a Householder Planning Application for design alterations and new fenestration at 2 Meadowbank. This application follows the extant planning approval granted in 2024, which permitted the expansion of the rear façade windows to create a double-height space.

Since the approval, works have commenced in line with the approved scheme. During the redevelopment, the applicant considered retaining the existing balcony as a decorative feature. However, it has become evident that, in its current form, the balcony is out of place with the new double-height space, undermining both the practicality and visual harmony of the dwelling. Retaining the balcony would result in a disjointed and impractical layout, which does not align with the intended design vision. In contrast, the proposed alterations will create a far more cohesive and sympathetic solution. The proposed design is in keeping with the character of the building and enhances its functionality, while also ensuring a seamless integration with the surrounding terrace. This revision will preserve, rather than detract from, the visual coherence of the property and its contribution to the overall street scene.



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The intention of this Covering letter is to summarise the key information on the site, the proposed development and the content of the supporting documents and plans, which have been submitted in support of this application.

### Site Location

2 Meadowbank is located within the desirable area of Primrose Hill, Camden. The property forms part of a terrace of houses known as Meadowbank, situated on Primrose Hill Road. The site is not located within a Conservation Area and is not subject to Article 4 Directions, offering flexibility for alterations within the established planning framework. The proposal respects the architectural character of the terrace and the wider context of the area, ensuring the property continues to complement its surroundings.

### Description of Proposed Development

This application seeks approval for the following key alterations:

1. Removal of the balcony to enhance the usability and aesthetic of the rear façade, aligning it with the new double-height space.
2. Modifications to the fenestration, increasing natural light and improving the internal layout.
3. Minor internal and external design adjustments to improve the overall functionality and coherence of the dwelling.

As such, the suggested description for the 'Proposed Development,' is as follows: ***“Refurbishment and alterations to the fenestration of the dwelling, one additional lightwell, one new rooflight, removal of rear balcony, new and replacement windows and associated internal alterations. (Householder application)”***

No change of use to the building is proposed and it will remain as a residential dwelling (C3 Use Class). In more detail the proposed works are shown on the plans and drawings submitted in support of this planning application.



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## Content of Submission

This planning application is to be submitted via the Planning Portal and will have the following reference number: PP-13643850.

A full list of the plans and documents which are submitted via the Planning Portal in support of this Householder Planning Application is provided below and it is vital that all the drawings and documents should be read in conjunction with each other:

- a) Completed Application Form (Including signed Ownership Certificate A);
- b) Signed CIL Additional Information Form dated 28/12/2024;
- c) Covering Letter Ref. CL-01-12-MBT, dated 26/12/2024;
- d) Planning Statement (document ref: PS\_L1102\_RevD, dated 24/12/2024);
- e) Design and Access Statement (ref: 2MB24\_DAS\_LVMT, dated Dec 2024);

## Drawings (all dated 06/11/2024):

- f) Site Location Plan (1:1250, drawing ref. P02);
- g) Existing Floor Plans (1:50 drawing ref. P03)
- h) Existing Front Elevation (1:50 drawing ref. P04)
- i) Existing Rear Elevation (1:50 drawing ref. P05)
- j) Existing Sections (1:50 drawing ref. P06)
- k) Existing Roof Plan (1:50 drawing ref. P07)
- l) Approved Floor Plans (1:50 drawing ref. P08)
- m) Approved Front Elevation (1:50 drawing ref. P09)
- n) Approved Rear Elevation (1:50 drawing ref. P10)
- o) Approved Sections (1:50 drawing ref. P11)
- p) Approved Roof Plan (1:50 drawing ref. P12)
- q) Proposed Floor Plans (1:50 drawing ref. P13)
- r) Proposed Front Elevation (1:50 drawing ref. P14)
- s) Proposed Rear Elevation (1:50 drawing ref. P15)
- t) Proposed Sections (1:50 drawing ref. P16)
- u) Proposed Roof Plan (1:50 drawing ref. P17)
- v) Proposed Visualisation (drawing ref. P18)
- w) Local Area Precedents (photographs, sheet ref. P19)

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## Conclusion

We trust the enclosed application pack is sufficient to validate and carefully consider the proposed development.

The relevant application fees and the accompanying service charges have been paid via the Planning Portal. The fee has been calculated in full accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

We look forward to receiving acknowledgement of this application and confirmation that it has been validated in due course. We trust this application will be processed promptly and that the proposed design changes will be viewed as a positive contribution to the property and its context. Should you require any further details or clarification, please do not hesitate to contact me directly - contact details provided below.

Yours sincerely,

**Seva Lobov**

Planning Consultant  
BSc, Licentiate member of the RTPI

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