

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	24/02/2025
	N/A	<b>Consultation Expiry Date:</b>	01/02/2025

<b>Officer</b>	<b>Application Number(s)</b>
Matthew Kitchener	2024/5806/P

<b>Application Address</b>	<b>Drawing Numbers</b>
2 Meadowbank London NW3 3AY	See draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

**Proposal(s)**

Erection of a roof extension including rooflights and solar panels, a ground floor garage conversion with associated works to the front ground and first floor elevation, the removal of a rear balcony, a new rear lightwell at ground floor level and new and replacement windows on both the front and rear elevations.

**Recommendation(s):** Refuse planning permission

**Application Type:** Householder Planning Application

**Informatives:**

**Consultations**

<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
-----------------------------	------------------	-----------	-------------------	-----------

**Summary of consultation responses:**

A site notice was displayed 08/01/2025 which expired 01/02/2025.  
No representations were received from neighbours.

**Site Description**

The application property is located on the western side of Meadowbank, which is a private road. The property is a single family dwellinghouse, that is five storeys in height. The building is in a set of terraced modernist style dwellings which were originally uniformly constructed in appearance. The property features a roof terrace at the top level of the building. The buildings were built in the 1970's, and to the west of the site is Primrose Hill. The site is not listed or located within a conservation area.

## Relevant History

**2024/1592/P** – 2 Meadowbank, 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 – **Granted 13/06/2024**

### Neighbouring properties

**2023/0757/P** – 23 Meadowbank, NMA Amendment to planning permission 2022/3586/P dated 15/2/2022 - **Granted 11/04/2023**

**2022/3586/P** – 23 Meadowbank, 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 15/02/2023**

**2020/4299/P** – 6 Meadowbank, Installation of new door and window to front elevation replacing garage door - **Granted 31/03/2021**

**2016/7070/P** – 20 Meadowbank, Front fourth floor level extension to provide additional living accommodation; part infill of garage (ground floor level); alterations to front and rear fenestration including conversion of windows to doors at third floor level to rear and installation of balustrade. **Granted 13/03/2017**

**2015/0099/P** – 7 Meadowbank, Extension at roof level and associated elevational alterations to garage and fenestration – **Granted 23/02/2025**

## Relevant policies

### National Planning Policy Framework 2024

### The London Plan 2021

### Camden Local Plan 2017

D1 - Design

A1 – Managing the Impact of Development

### Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

### Draft Camden Local Plan (2024)

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1.0. Proposal

1.1 The property received planning permission in 2024 (2024/1592/P) for a front infill extension at ground floor level to facilitate conversion of garage to habitable floorspace; alterations to windows and front facade and an extension of the fourth floor onto the existing balcony with new fenestration to the rear. The applicant is seeking to amend this scheme and make some further changes to the property. However, in order to do that, a fresh householder application is required.

1.2 Planning permission is therefore sought for the erection of a roof extension including rooflights and solar panels, a ground floor garage conversion with associated works to the front ground and first floor elevation, the removal of a rear balcony, a new rear lightwell at ground floor level and new and replacement windows on both the front and rear elevations.

1.3 The main planning considerations for the proposal are:

- Design
- Amenity

## 2.0 Design

2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character. CPG (Design) states that schemes should consider the context of a development and its surrounding area and development should integrate well with the existing character of a place, building and its surroundings.

2.2 No. 2 has recently obtained planning permission for a 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 and new fenestration to rear that was approved in 2024 (2024/1592/P). This current application incorporates the previous approval (2024/1592/P), and includes one additional lightwell, one new rooflight, removal of rear balcony, new and replacement windows and associated internal alterations.

2.3 At the front of the property, it is proposed to erect a front infill extension to the ground and first floor to convert the garage to a habitable room by means of replacing the garage door with a full height glazed opening to the righthand side. The adjacent centrally located brick pier will be clad in a Corten steel finish, with a new Corten front door to the left and cladding surrounding the window at first floor. The first-floor window will be replaced with a single large window without mullions but with a small opening section for fire safety. This window will be located in the same place as the existing window it replaces. There are a few examples of garage conversions of a similar nature within the street, and with careful design a garage conversion may be acceptable.

2.4 It is considered however that the presence of the brick pier at ground floor is a characteristic of the majority of the terrace and should be retained as such in order that the character and appearance of the modernist style hierarchy of the terrace as a whole is maintained. It is noted that the replacement of the brick pier with metal cladding at No. 20 appears to have been undertaken without obtaining planning approval. Planning approval (2016/7070/P) was granted for works to the front of No. 20 at ground floor which included retention of the brick pier following an amendment that retained the brick pier. This brick pier has subsequently been altered and clad without consent. The brick pier has also been removed at No. 23 (2023/0757/P) and No. 7 (2015/0099/P) after planning permission had been granted, but it is considered with hindsight, that this removal is regretted as it results in the loss of the established character to the front of the terrace in these respective locations. It is considered that although the principle of a garage conversion is acceptable, the choice of material resulting in the loss of the characteristic brick pier is not acceptable and would result in a negative impact to the established modernist character, design and appearance of the property and its immediate terraced neighbours in this location. Therefore, the proposed garage conversion and subsequent installation of Corten steel features at ground and first floor level does not comply with Policy D1 of the Camden Local Plan.

- 2.5 To the front at the second and third floor the property currently has a pair of windows on each floor. It is proposed to enlarge the window openings to create an aperture approximately 4.2m wide on each floor, with 6 panes proposed across each, with the height of the window opening remaining unchanged. The two resultant large window openings would appear out of character with every other property in the terrace. The other properties in this uniform terrace all have a pair of individual windows to the second and third floor and it is considered that this design feature should be retained in order not to compromise the architectural unity of the wider building. The enlargement of the two openings would therefore compromise the architectural unity of the wider building to the detriment of the design, character and appearance of the host property and terrace and would be contrary to Policy D1 of the Camden Local Plan.
- 2.6 The principle of a roof extension was approved under planning approval 2024/1459/P. It is now proposed to create a similar designed roof extension to that previously approved. The roof extension will occupy most of the current balcony to the front of the property. The front window to the extension will be a single glazed pane, and a narrow window will now be installed adjacent to the front and a rooflight added directly above this narrow window. The external materials will be a mixture of concrete plaster and Corten cladding. Solar panels will be installed on top of the roof. It is considered that the fourth-floor extension would not appear prominent in views from the wider street scene due to its location and the design and materials would not detract from the appearance of the rest of the building. This is due to the variations in appearance of other roof extensions in the terrace and its elevated position within the streetscene. The roof extension is considered to comply with Policy D1 of the Camden Local Plan.
- 2.7 At the rear of the property, it is proposed to remove a second-floor balcony and alter the window arrangement. There is also a fourth-floor balcony that will remain unaltered. The balcony to be removed forms a section of a dual balcony shared with the neighbouring property at No. 3. The balcony is proposed to be removed to improve the outlook for the occupiers of the property. The balconies at the rear of the terrace were designed to appear as a feature. They are shared with their neighbour's and are arranged in a repeating geometric pattern across the whole of the rear of the terrace. The rear of the properties can be clearly viewed from Primrose Hill across the road. It is considered that the loss of a section of balcony would result in harm to the design of the rear of the terrace as a whole and would detract from the repeating geometric shared design that the balconies form. This part of the proposal is contrary to Policy D1 of the Camden Local Plan. It is considered that the alterations to the window arrangement at the rear is acceptable and does not unduly impact on the appearance of the property or terrace.
- 2.8 The proposal compromises the architectural unity of the wider design, appearance and character of the wider building as a whole. This is down to the loss of the existing brick pier feature, alterations to enlarge the window openings on the front elevation and the removal of the rear shared balcony feature. The proposal as a whole is contrary to policy D1 of the Camden Local Plan 2017

### **3. Amenity**

- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.

3.2 It is not considered that the development would have a detrimental impact on neighbouring amenity in terms of loss of light, overlooking or outlook. Overall, the development is considered to adhere to Policy A1.

#### **4. Recommendation:**

##### **Refuse Planning Permission for the following reasons:**

1. The proposed alterations to the ground floor fenestration by virtue of the cladding of the brick pier in Corten steel, enlargement of the window openings to the front elevation at second and third floor and removal of the balcony at the rear would compromise the architectural unity of the wider building and would result in detrimental harm being caused to the design, form, character and appearance of the host building and the terrace of which it forms a part, contrary to the requirements of policy D1 of the Camden Local Plan 2017.