

Application ref: 2024/5687/P
Contact: Henry Yeung
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Date: 26 February 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Sandoval
D&J Simons Building
130-150 Hackney Road
London
E2 7QS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

**35 Meadowbank
London
Camden
NW3 3AY**

Proposal:

Erection of an additional storey above the existing roof level of the dwellinghouse, including a roof terrace with a glass balustrade

Drawing Nos: 35MB_01_EP (Existing Plan); 35MB_02_PP (Proposed Plan); 35MB_03_FE (EXISTING & PROPOSED FRONT ELEVATIONS); 35MB_04_RE (EXISTING & PROPOSED REAR ELEVATIONS); 35MB_06-SE (EXISTING & PROPOSED SECTION A - A); 35MB_05_SE (EXISTING & PROPOSED SIDE ELEVATION) 35MB_07_DA (EXISTING & PROPOSED 25 degree analysis); SITE LOCATION PLAN; BLOCK/SITE PLAN;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The design and location of the roof terrace at roof level would cause harm to the character and appearance of the host building and surrounding area due to its inappropriate location, prominence, and detailed design, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and the London Plan 2021.

- 2 The proposed development has failed to demonstrate that the extension would not adversely impact natural light to neighbouring properties and harmful overlooking of neighbouring homes and garden, contrary to policies A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and the London Plan 2021.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer