

Delegated Report		Analysis sheet	Expiry Date:	13/02/2025
		N/A / attached	Consultation Expiry Date:	20/01/2025
Officer			Application Number(s)	
Henry Yeung			2024/5687/P	
Application Address			Drawing Numbers	
35 Meadowbank London Camden NW3 3AY			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an additional storey above the existing roof level of the dwellinghouse, including a roof terrace with a glass balustrade				
Recommendation(s):	Refusal			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	07	No. of objections	06
Summary of consultation responses: <i>Planning officer response in italic</i>	The site notice was displayed from 27/12/2024 to 20/01/2025.					
	<p>Summary of Objection Letters – Planning Application for No. 35 Meadowbank</p> <p>Several objections have been raised against the proposal for No. 35 Meadowbank, citing concerns related to overdevelopment, loss of amenity, and inconsistency with the surrounding built environment.</p> <p><u>Key Objections:</u></p> <p>Overdevelopment & Precedent:</p> <p>The proposal adds two new above-ground levels, unlike the single additional level permitted at No. 34. The scale and design are out of character with the existing terrace and could set a harmful precedent for future applications, leading to further overdevelopment in an already densely populated estate.</p> <p><i>The principle of adding an additional storey to the roof extension is not considered overdevelopment, and there are precedents for similar extensions. However, the scheme is not acceptable due to the inclusion of the glass balustrade and roof terrace.</i></p> <p>Loss of Amenity (Overlooking, Privacy, & Noise):</p> <p>The roof terrace would create direct overlooking into bedrooms and gardens of nearby properties, particularly Nos. 46, 47, 52, and 53. The application fails to assess the impact on the front elevation, which faces a communal garden and closely spaced terraces. Noise from terrace use would disrupt the quiet enjoyment of neighbouring homes and gardens.</p> <p><i>The roof terrace would create harmful overlooking issues for neighbouring homes and gardens, there is insufficient distance away from neighbouring windows according to Camden CPG recommendation. Furthermore, given that the terrace is part of a single dwelling used for residential purposes, the noise impact is not considered significant in terms of amenity.</i></p> <p>Loss of Light & Non-Compliance with Guidance:</p> <p>The proposed 12.1m height at a 6m distance fails the 25-degree test for overshadowing, yet the application does not include an assessment in line with Camden Planning Guidance (2021). The design does not respect the established continuity of the terrace, disrupting any potential for a harmonious roofline.</p> <p><i>The proposed development will be located 17m away from no.28 Ainger</i></p>					

Road, as the proposed development at the third level and encroaches on the 25-degree line of a habitable window of no.28 Ainger Road and it could potentially result in a loss of sunlight and increased overshadowing. The applicant failed to submit a daylight and sunlight assessment, to demonstrate that there would be a breach against BRE Guidelines and hence a noticeable impact to neighbouring daylight and sunlight



Comparatively, The development is located 9.3m away from No. 52 and No. 46 Meadow Bank, and will not have any impact on these properties.



Construction & Access Concerns:

Access to the site should be strictly controlled, with deliveries restricted to the main estate road to prevent obstruction of the cul-de-sac, which is the only access for some residents.

Past developments, such as at No. 41, have already caused significant disruption to neighbours' access and parking. If approved, conditions should be imposed to ensure the external terrace cannot be converted into an internal space in future applications. Construction management measures must be put in place to minimize disruption to residents.

The concerns raised regarding site access and construction impacts relate to transport matters, which would be addressed through an informative rather than a formal condition. As the site is not located on a high street and given the relatively modest scale of development, a Construction Management Plan is not required in this instance. However, the applicant is expected to take reasonable steps to minimize disruption to residents during construction.

Site Description

The site is located on the east side of Meadowbank. It comprises a 3 storey mid-terrace single dwelling. The building is not listed, and the site is not located within a conservation area., the nearest conservation area is Primrose Hill Conservation Area



Relevant History

No planning history was found for the applicant's site., However, approved applications can be found in the neighbouring properties.

41 Meadowbank London NW3 3AY, 2024/2627/P "Erection of one additional storey above the existing roof level of dwellinghouse including rooflights in the front and rear roof slope." Grant Prior Approval 06-09-2024

34 Meadowbank London NW3 3AY, 2023/1876/P "Erection of an additional storey above existing roof level of dwellinghouse including rooflights and vents following removal of existing dormers." Grant Prior Approval, 20-06-2023

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

Draft Camden Local Plan

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. Proposal

- 1.1. The proposal is for erection of an additional storey above the existing roof level of the dwellinghouse, including a roof terrace with a glass balustrade.
- 1.2. Key planning issues are as follows:
 - Design & Character
 - Neighbouring Amenity

2. Design and Character

- 2.1. The Council's Design Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Development should respect the local area in context and character; comprise details and materials that are of high quality and complement the local character; integrate well with the surrounding streets; respond to natural features and preserves gardens.
- 2.2. Guidance contained within CPG 'Design' states that design should respond positively to context and character and integrate well with the existing character of a place, building and its surroundings. The CPG Design states that a roof alteration is likely to be acceptable if good quality materials and details are used and the visual prominence, scale, and bulk are appropriate to the local context. It should align with an established form of roof additions or alterations to a group of similar buildings, where continuing this pattern of development would provide a positive design solution.
- 2.3. CPG Home improvements state the following regarding roof extensions. A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended. CPG also states that a roof alteration or addition is likely to be unacceptable if it has an adverse effect on the skyline, the building's appearance, or the surrounding streetscape.
- 2.4. The proposed erection of an additional storey above the existing roof level, including a roof terrace with a glass balustrade, is considered unacceptable. Similar extensions can be found at neighbouring properties (No. 34 and No. 41), and the principle of an additional storey is acceptable. However, including a roof terrace with a glass balustrade would be incongruous and not create a resolved roof form. Although roofscape alterations and additional storey extensions have been established on terraced buildings along Meadowbank, the proposed extension with a roof terrace would be out of character with the existing development pattern. For these reasons, the proposal causes harm to the character and appearance of the host building and surrounding area. The proposals do not represent high quality design which respects context as required by Local Plan policy D1 (Design).

3. Amenity

- 3.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.

The proposed roof extension and terrace would result in unacceptable amenity impacts on neighbouring properties. The drawings indicate that the extension encroaches on the 25-degree line measured from neighbouring windows, and no daylight and sunlight assessment has been provided to demonstrate compliance with BRE targets. The main reason for the 25-degree test is to test whether a daylight study is required as per paragraph 3.5 of Camden Planning Guidance Amenity (2021). The test has shown a fail, but no report has been submitted. This raises concerns about the potential loss of light that the application failed to demonstrate. The proposed roof terrace would result in harmful overlooking of neighbouring homes and gardens. The roof extension is located 9m from No. 52 and No. 46 Meadowbank, as well as 17m from No. 28 Ainger Road. According to Camden's Planning Guidance (CPG), a separation distance of at least 18-20m is generally recommended to prevent overlooking between opposing windows. A terrace introduces more direct and sustained overlooking due to its open nature and potential for prolonged use. Given this distance, it is considered that there would be a loss of privacy and an adverse impact on amenity.

4. Recommendation

4.1. Refuse Planning Permission for the following reasons:

- 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