

Application ref: 2025/0628/P
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Date: 4 April 2025

Development Management
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Alexander Martin Architects Limited
Unit 20
43 Carol Street
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NW1 0HT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**41 Meadowbank
London
NW3 3AY**

Proposal:

Replacement of existing uPVC windows with aluminium framed windows to front and rear facades, removal of existing garage door and replacement with new window, new timber front door and metal canopy, lowering of window sill to rear third floor window with inclusion of frameless glass French balcony, replacement of existing white plastic roofline and downpipes with new ones.

Drawing Nos: 00 000; 00 100; 00 102; 00 200; 00 300; 02 100; 02 102; 02 200 Rev A; 02 300; 02 401; Design and Access Statement dated 12th February 2025 (x 3 pages).

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: 00 000; 00 100; 00 102; 00 200; 00 300; 02 100; 02 102; 02 200 Rev A; 02 300; 02 401; Design and Access Statement dated 12th February 2025 (x 3 pages).

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 application site comprises a four-storey terraced property on the Meadowbank estate, that was developed in the 1980s. The house is located on the north side of Primrose Hill, between Oppidans Road and Ainger Road.

It is proposed to replace the existing uPVC windows with aluminium framed windows to the front and rear facades. The existing garage door would be replaced with a timber window and the front door would also be replaced with a new dark grey timber front door with glass sidelight. It is also proposed to install a metal canopy above the front door, the details of which are acceptable.

A revision was received regarding the front wall at ground floor level as it was originally proposed to be rendered in dark grey. However, it was felt that bricks should remain in order to provide a degree of uniformity with neighbouring properties.

At the rear of the property, it is proposed to lower the windowsill to the third floor window in order to replace the windows with a new aluminium sliding window with an integrated frameless glass balustrade.

The proposed replacement aluminium windows would match the existing windows as closely as possible in terms of design, opening methods and proportions and are therefore acceptable. The colour of the windows would be amended to a dark grey finish however this would not be out of character along this part of the Meadowbank estate. Furthermore, it is also considered that the proposed use of aluminium is preferable to uPVC on both design and sustainability grounds.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, and proportions, and would preserve the character and appearance of the building, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer