

Delegated Report		Analysis sheet		Expiry Date:		20/09/2006	
		N/A / attached		Consultation Expiry Date:		23/08/2006	
Officer			Application Number(s)				
Grant Leggett			2006/3405/P				
Application Address			Drawing Numbers				
19 Meadowbank London NW3 3AY			Site Location Plan ; Drawing No.1; 2; 3A; 4A; 12 Photo Sheets				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a roof extension to the rear to provide additional residential accommodation for the single family dwellinghouse.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses.					
CAAC/Local groups' comments:		Not in any conservation area.					

Site Description

The application relates to a five-storey mid-terrace house situated on the south side of Meadowbank. The property also has a frontage facing over Primrose Hill Road and Primrose Hill to the rear. The site is not within any conservation area.

Relevant History

None.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Assessment

The extension has been revised on officer advice from a full-width extension to part-width. The extension considered is acceptable.

There are a number of similar extensions visible in Meadowbank. The neighbour at nos.17 and 18 (to the west) has a similar extension, and there are others at nos. 22, 23, 24 and 26. The principle of the extension is thereby established as acceptable.

The bulk and dimensions of the extension are typical of others in the terrace. The extension is set back from the front parapet and set in from the party walls. Its elevational design is disappointing, being clad in render whereas other extensions in the street are generally formed from more lightweight conservatory-style materials, or in the case of the neighbour at no.17, timber. However given the property is not within a conservation area and the use of conservatory-style materials at this level is normally discouraged anyway, it would not be reasonable to refuse permission on these grounds. The render cladding is also consistent with the extension recently approved at no.18 Meadowbank.

The development would not unreasonably affect the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook or privacy. The proposed extension is on a slightly larger footprint than the neighbour at no.18, but the degree of overlapping is not such that significant shading would be caused.

Recommendation

Planning permission should be **granted** subject to conditions.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613