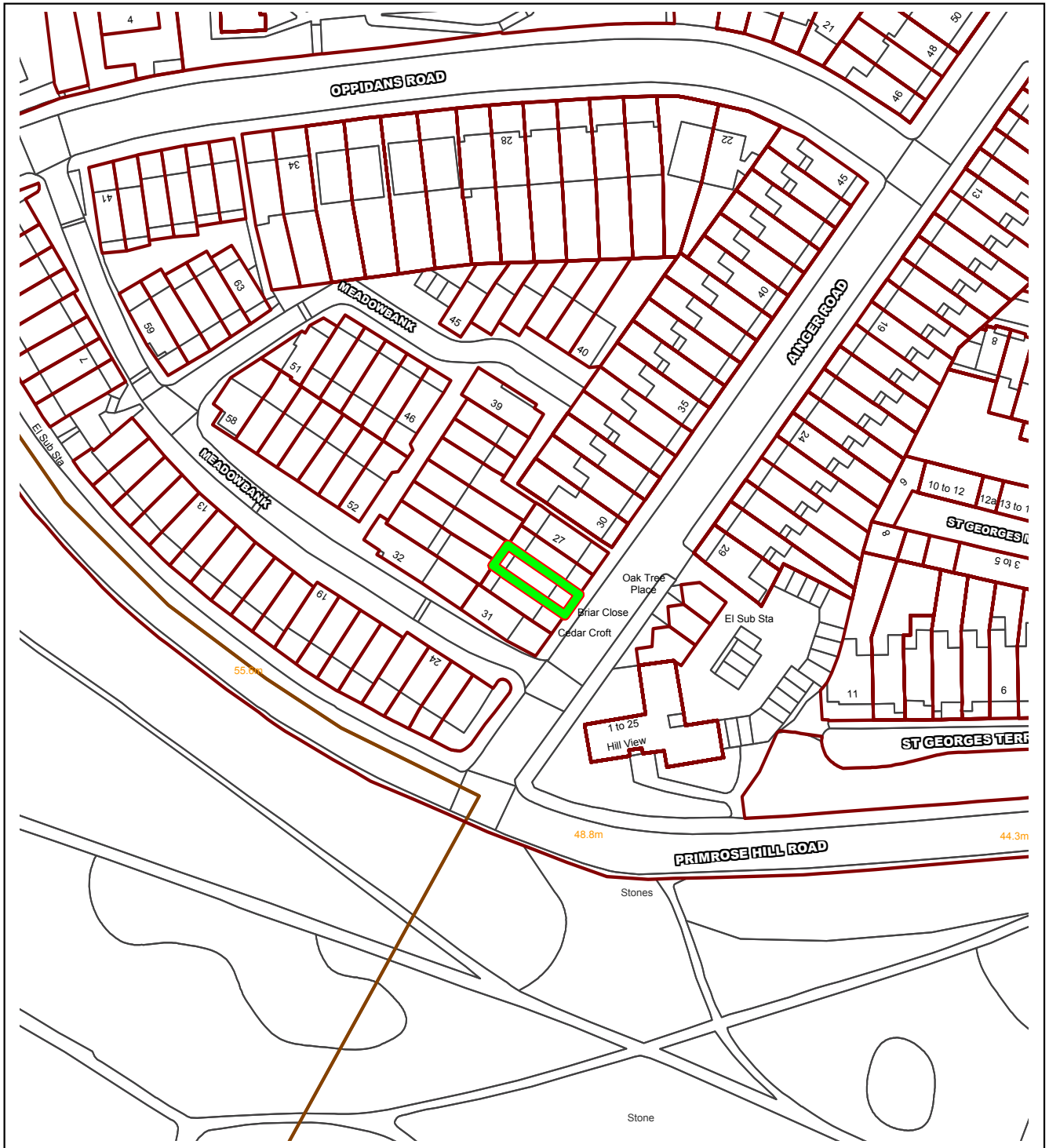


29 Meadowbank OS Map



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Photo showing the front of No. 29



Photo showing rear elevation of
No. 29 and No. 30



Photo showing ground floor extension at the rear of No. 30



Photo showing existing boundary wall between No. 28 and No. 29



Photo showing existing rear elevation of No. 29



Photo looking towards No. 28 from the rear garden of No. 29



Delegated Report		Analysis sheet	Expiry Date:	19/01/2015
(Members' Briefing)		N/A	Consultation Expiry Date:	25/12/2014
Officer			Application Number(s)	
Yuyao Gong			2014/7097/P	
Application Address			Drawing Numbers	
29 Meadowbank London NW3 3AY			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension with glazed doors and roof light, raising boundary wall with no. 28 to form the flank wall of the new extension, extending current balcony to full width				
Recommendation(s):		Grant conditional permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	<p>Four objections have been received from the surrounding neighbours, at 27, 28 and 34 Meadowbank, noting the following concerns:</p> <ul style="list-style-type: none"> • Loss of light to neighbouring property, loss of amenity, space and privacy in the communal garden • Noise projection • Excessive height • Overlooking from the proposed balcony • Flawed design 					
Officer comments:	<ul style="list-style-type: none"> • Given the modest size of the proposed extension it is not considered that there would be detrimental impacts upon the neighbouring properties or the communal garden in terms of loss of amenity, space and light • It is not considered there would be unacceptable noise projection given there is existing balcony already and it is only extending 1.7m. • Permitted development rights would allow a full width rear extension (with no balcony above) of 3m in height and 3m in depth for terraced houses. As such it is not considered that the height is excessive nor the proposed increase in height of the boundary wall would have a detrimental impact on daylight, sunlight and outlook upon No. 28. • The proposed balcony would be set back from the boundary between No. 28 and No. 29 by 0.88m to reduce the overlooking impact. • The design is considered acceptable. 					
CAAC/Local groups* comments: *Please Specify	None received.					

Site Description

The application site is located on the northwest side of Ainger Road close to its junction with Meadowbank. It is not within any conservation area nor is it a listed building. The building to which the works relate is a four storey mid-terrace, which is finished in facing brick and has a flat roof.

Relevant History

2014/7098/P - Formation of glass balustrade, timber decking and access hatch at roof level, to create a roof terrace. Granted 23/01/2015

2014/7094/P – Infill of existing recessed front porch. Granted 23/01/2015

2007/5284/P - Alteration and additions to single dwelling house including the excavation of a basement, a light well to front, erection of a single storey rear extension, a new access hatch and balustrades to front and rear of the roof, and alterations to fenestration on front and rear façades. Granted 19/12/2007. No. 30 Meadowbank.

PE9901021 - Conversion of garage to ancillary living accommodation. Granted 22/02/2000.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG 1 – Design

CPG 6 – Amenity

Assessment

Proposal

1.0 This proposal seeks planning permission for the erection of a single storey rear extension with glazed doors and roof light, raising boundary wall with no. 28 to form the flank wall of the new extension, extending current balcony to full width. The proposed single storey rear extension measures 3m in height, 2.4m in depth and 4.9m in width. The existing balcony would be extended approximately 1.7m on top of the proposed extension.

Design

1.1 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. With regard to rear extensions paragraph 4.10 of CPG1 outlines the Council's expectations in terms of design.

1.2 The proposed extension is considered to be an appropriate scale which is subordinate to the host property. The extension would not be visible from the public realm and is considered to be an appropriate design. The proposed extension would be built with London stock brick which matches the existing materials. The new sliding glazed doors are considered appropriate in this location.

Amenity

1.3 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

1.4 The proposed extension would be 3.00m in height and would extend up to the boundary wall with No.30 Meadowbank. No. 30 already has permission for a single storey rear extension and extended balcony. It is noted that the garden ground level of No. 28 is 0.5m lower than No. 29. The boundary wall between No. 28 and No. 29 would be raised and the height would be 3.5m from No. 28. Given the position of the proposed extension and the orientation of the buildings, the proposed extension would have some affect No. 28 in terms of loss of outlook and daylight. However, given the extension modest depth and height this would not result in significant harm which would impact on the residential amenity of the occupiers of No. 28. The proposed is therefore in compliance with policy DP26 and CPG guidelines and is acceptable.

Recommendation

Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th March 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Uwe Schmidt-Hess
Patalab
15 Garrett Street
London
EC1Y 0TY

Application Ref: **2014/7097/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 3829

3 March 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

29 Meadowbank London NW3 3AY

Proposal:

Erection of a single storey rear extension with glazed doors and roof light, raising boundary wall with no. 28 to form the flank wall of the new extension, extending current balcony to full width.

Drawing Nos:

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans A1000 Rev.00, A1010 Rev.00, A1012 Rev.00, A1100 Rev.00, A1210 Rev. 00, PA3020 Rev. 00, PA3120 Rev.00, PA3022 Rev.00, PA3210 Rev.00

Reason:

For the avoidance of doubt and in the interest of proper planning.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to

allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.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 paragraphs 186 and 187 of the National Planning Policy Framework.

DRAFT

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DECISION