

Ms Jennifer Chan  
Chassay+Last Architects  
Berkley Works  
Berkley Grove  
London  
NW1 8XY

Application Ref: **2015/1830/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

19 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**7 Meadowbank**  
**London**  
**NW3 3AY**

Proposal:  
Installation of enclosed plant and solar panels at roof level and enlargement of 4th floor rear window.

Drawing Nos: 7M-3 E00, 7M-3 E01, 7M-3 E02, 7M-3 E03, 7M-3 E04, 7M-3 E05, 7M-3 E06, 7M-3 E07, 7M-3 E08, 7M-3 PO1, 7M-3 PO2, 7M-3 PO3, 7M-3 PO4

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: 7M-3 E00, 7M-3 E01, 7M-3 E02, 7M-3 E03, 7M-3 E04, 7M-3 PO1, 7M-3 PO2, 7M-3 PO3, 7M-3 PO4.

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

#### Informative(s):

- 1 Reasons for granting planning permission:

The proposed plant and enclosure, solar panel and the enlargement of the fourth floor rear window are considered to be acceptable additions to the application property.

The plant enclosure is sited at roof level, set back from the front and rear elevations and therefore is unlikely to be visible from either Meadowbank or Primrose Hill Road. The development is not considered to cause harm to the amenity of neighbouring occupiers in terms of privacy, loss of outlook or access to daylight or sunlight. As the roof plant houses a water cylinder and boiler only, the Council's Environmental Health Officer is satisfied that the plant will not create noise issues. Similarly, whilst the proposed solar panel projects to a maximum height of 30cm, it is set back and slopes upwards away from the rear elevation facing Primrose Hill Road. It is therefore unlikely to be visible from Primrose Hill Road. The roof additions are therefore not considered to harm the character or appearance of the host property or the wider surrounding area, and do not harm the amenity of neighbouring occupiers.

The proposals also include the enlargement of the fourth floor window. These alterations are not considered to harm the character of the host property or the surrounding area as there is no uniformity in terms of the style or size of rear windows along Meadowbank. Properties are linked in pairs, and the enlargement of the fourth floor window at the application site will make the rear elevation appear more symmetrical with neighbouring property no.8.

The development will have some impact in terms of design. Long views may be possible from Primrose Hill itself; however, the presence of mature trees along Primrose Hill Road and new shrubbery around the plant will help to limit this. The additions are therefore for considered to harm the character of the area or the appearance of the host building.

No objections were received prior to making this decision. The planning history of the site and surrounding area was taken into account when coming to this decision.

The subject property is not within a Conservation Area, nor is the building listed or within the setting of a Listed Building.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.4, 5.7, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 93-98 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson  
Director of Culture & Environment

