

Application ref: 2018/0039/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 1 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Amos Goldreich Architecture  
Studio 32  
Bickerton House  
25 Bickerton Road  
London  
N19 5JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**19 Meadowbank**  
**LONDON**  
**NW3 3AY**

Proposal:  
Increase height of existing roof extension; part infill of garage at ground floor level; alterations to front and rear including installation of rooflights and excavation of rear lightwell

Drawing Nos:  
P\_100; P\_101 (Rev B); P\_102 (Rev B); P\_103 (Rev A); P\_104

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P\_100; P\_101 (Rev B); P\_102 (Rev B); P\_103 (Rev A); P\_104

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The front infill extension to the garage would involve the garage door being brought forward slightly; however, some setback would still remain in accordance with other properties along the terrace, including next door at no.20 Meadowbank. All white uPVC windows to the front and rear would be replaced with dark grey aluminium which is an upgrade in materials and therefore welcomed.

A small rear lightwell to allow light into the ground floor level would not impact on the appearance of the building and is considered too minor to require a corresponding Basement Impact Assessment. It is therefore considered acceptable. The increase in height of the existing roof extension is considered minor and would not result in the property being higher than similar roof extensions on neighbouring properties. The proposed rooflights on the main roof would not be visible from anywhere and are considered acceptable.

Although the properties along the terrace were originally built identically, the uniformity of some features to both front and rear elevations has been lost over time. The proposed alterations are therefore considered to be acceptable and would not be to the detriment of the host property or wider building group.

By virtue of the nature and location of the proposals, they are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

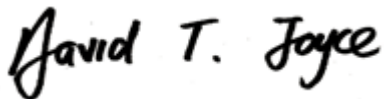
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning