

Application ref: 2019/3876/P  
Contact: Kristina Smith  
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Date: 25 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Ms Lucy Kelsey  
25, Meadowbank  
London  
NW3 3AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:

Excavation of rear lightwell, replacement of garage door with bi-fold doors and replacement windows throughout.

Drawing Nos: Existing North Elevation; Proposed North Elevation; Existing South Elevation; Proposed South Elevation; Existing Lower Ground Floor Plan; Proposed Lower Ground Floor Plan (received on 30/07/2019); Design and Access statement (dated July 2019)

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 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: Existing North Elevation; Proposed North Elevation; Existing South Elevation; Proposed South Elevation; Existing Lower Ground Floor Plan; Proposed Lower Ground Floor Plan (received on 30/07/2019); Design and Access statement (dated July 2019)

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

#### Informative(s):

- 1 Reasons for granting permission.

It is proposed to convert the garage into habitable floorspace, an alteration which several nearby properties have carried out. This would involve the garage door being replaced with full-length glazing that corresponds with no.24 Meadowbank next door. The front entrance door would be brought further forward to create internal porch and replaced with one of a more contemporary style, which is considered acceptable. The new door position would not be out of character with ground floor level entrances across the wider building group.

All white uPVC windows to the front and rear would be replaced with aluminium framed windows which is an upgrade in materials and therefore welcomed.

A small rear lightwell to allow light into the ground floor level would not be visible from outside the property and would not impact on the appearance of the building. A Basement Impact Assessment has been submitted with the application which concludes that the minor excavation would not have any adverse impacts in terms of stability and hydrology of the application site and its neighbours. The level of excavation is considered too minor to require an independent audit.

It is noted that 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,

A5 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 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer