

Application ref: 2021/3646/P
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Date: 19 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dreamstudio Architecture
14-15a Iliffe Yard
Surbiton
SE17 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Meadowbank
London
NW3 3AY

Proposal:

Erection of a roof extension with rooflights at third floor level to dwelling house.
Drawing Nos: Design and Access Statement, (WS142) 001 R1, 002 R1, 003 R1, 004 R1, 005 R1, 006 R1, 007 R1, 008 R1, 009 R1, 010 R1, 011 R1, 012 R1, 013 R1, 014 R1, 015 R1, 016 R1, 017 R1, 018 R1, 019 R1, 020 R1, 021 R1, 022 R1, 023 R1

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 Design and Access Statement, (WS142) 001 R1, 002 R1, 003 R1, 004 R1, 005 R1, 006 R1, 007 R1, 008 R1, 009 R1, 010 R1, 011 R1, 012 R1, 013 R1, 014 R1, 015 R1, 016 R1, 017 R1, 018 R1, 019 R1, 020 R1, 021 R1, 022 R1, 023 R1

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a five-storey mid-terrace house build as part of an estate of 63 properties built between 1969 and 1971, bounded by Ainger Road, Oppidans Road and Primrose Hill Road. It is situated on the south side of Meadowbank with the rear garden backing onto Primrose Hill Road and Primrose Hill. The site is not within a conservation area or designated as a heritage asset.

There are a number of extensions with a similar footprint within the terrace backing on to Primrose Hill Road, in particular numbers 7, 15, 17, 18, 19, 20 and 26 Meadowbank. The principle of the extension to this terrace is established as acceptable. Although the properties along the terrace were originally built identically, the uniformity of some architectural features to both front and rear elevations has been lost over time.

The proposal would not be out of keeping with the prevailing pattern of development as the bulk and dimensions of the extension are typical of others in the terrace. It would be set back from the front parapet and building line, retaining a small terrace and would be set down from the higher section of roof fronting Meadowbank. The materials are consistent with the existing and recently approved extensions and the house would retain the rear garden as amenity space.

Although the development would be visible from street level, albeit subject to long views, it is not harmful to the character of the area or the appearance of the host building or wider terrace.

The development would not unreasonably affect the residential amenity of any neighbour in terms of loss of daylight, sunlight, outlook or privacy.

One objection has been received and has been duly taken into account in the associated consultation summary. The sites' planning history has been taken into account when making 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 2021 and the National Planning Policy Framework 2021.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 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, 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.

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 2021.

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 above the printed name.

Daniel Pope
Chief Planning Officer