

Application ref: 2022/3586/P
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Development Management
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London Borough of Camden
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William Deakins Architect
Carlton House
19 West Street
Epsom
KT18 7RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**23 Meadowbank
London
NW3 3AY**

Proposal:

Erection of roof extension to replace sunroom at 4th floor, installation of new air-conditioning units within acoustic enclosure at roof level, installation of rooflight, erection of front extension at ground floor, replacement of windows and doors on all floors and elevations, plus creation of a new rear garden lightwell

Drawing Nos: Site Location Plan 192-PL001, 192-PL002, 192-PL003, 192-PL004, 192-PL005, 192-PL006, 192-PL007, Design and Access Statement, Noise Impact Assessment (by EEC dated 15/08/2022), Domestic Overheating Assessment (by Base Energy dated 17/11/2022), Sustainability Statement

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
Site Location Plan 192-PL001, 192-PL002, 192-PL003, 192-PL004, 192-PL005, 192-PL006, 192-PL007, Design and Access Statement, Noise Impact Assessment (by EEC dated 15/08/2022), Domestic Overheating Assessment (by Base Energy dated 17/11/2022), Sustainability Statement

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

- 3 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.

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the replacement of the existing fourth floor glazed sunroom. The proposed extension would be full width and higher than the existing by approx. 0.3m. The proposed extension would be in keeping with the scale and massing of other extensions along the terrace. It would be finished in zinc with dark grey aluminium windows. The windows would be sympathetic to the fenestration at lower floors. An acoustic enclosure housing two air-conditioning units would be located on its flat roof above. There are a number

of water tanks and other units on the roofs on this terrace and the new enclosure will not be visible from ground level due to its setbacks. It is therefore considered that the proposed extension would be a sympathetic addition in keeping with the character and appearance of the host property and terrace.

It is proposed to alter the fenestration at first, second and third floors on the front and rear elevations. Larger window openings are proposed on the rear elevation on all floors and all the new windows would be aluminium framed with dark grey finishes which are considered acceptable.

At ground floor level on the front elevation, it is proposed to move the line of the entrance door and garage forward by approx. 0.9m, although there would still be a setback from the principal building line and they will be still set within the framework of projecting party walls in accordance with neighbouring properties. The entrance and garage doors would be finished in dark stained timber which would be a contemporary yet sympathetic addition. A larger oriel window opening is proposed above at first floor level which is considered to be acceptable.

A lightwell is proposed at ground floor on the rear elevation to provide natural light into the ground floor bedroom and bathroom. This would read as subordinate to the host property and acceptable amount of rear garden space would remain, approx. 90%. Camden Planning Guidance on basement development states that a storey which is accessed at ground level on one side will generally not be considered a basement. The proposed lightwell would not exceed below the depth of the ground floor. It is thus considered that Basement Impact Assessment is not required in this instance. The small size and scale of the lightwell is not considered to adversely impact on the ground water flows in the rear garden. This area of the garden is covered by patio and therefore the lightwell would not adversely affect drainage in the rear garden.

The uniformity of the architectural features along the terrace have been lost and altered over time and the proposals are thus considered not to harm the host or neighbouring properties. It is noted that similar proposals to the ground floor and front fenestration, and to the roof extension have been implemented at 20 Meadowbank under planning permission ref 2016/7070/P.

A noise impact assessment was submitted indicating that, with the provision of mitigation measures of the acoustic enclosure, the noise emitted from the air-conditioning units would be within requirements of Camden Planning Policy. Conditions are attached to ensure that noise from the plant does not exceed the required levels. The proposals have been reviewed by the Council's Environmental Health team who deem them to be acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

An overheating assessment report was submitted demonstrating that comfort cooling is required, and the cooling hierarchy has been applied and measures to reduce heat gains have been undertaken. The proposals have been assessed by the Council's sustainability team who deem them to be acceptable.

- 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, 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 (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.

5 Reasons for granting permission (continued)

Two objections were received by neighbouring occupiers. These and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer