

Camden Council

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Lucy Kelsey
Application number	25-00119-HAPP
Application received	5 February 2025 15:13
Decision date	3 July 2025 00:00
Site address	25, MEADOWBANK, LONDON, NW3 3AY
Use/development	Construction of infill roof extension at third floor, installation of a/c unit with enclosure on the roof and installation of timber wall cladding to upper ground floor north elevation.

The application is granted due to the following reason(s):

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 and Primrose Hill Road. It is situated on the south side of Meadowbank with the rear garden backing onto Primrose Hill Road. The site is not within a conservation area or designated as a heritage asset.

Planning permission is sought for the erection of an infill roof extension to partially replace the roof terraces at 4th floor, installation of an Air Source Heat Pump (ASHP) unit with enclosure on the roof and installation of timber wall cladding to upper ground floor north elevation.

There are a number of extensions with a similar footprint within the terrace backing on to Primrose Hill Road, in particular numbers 4, 7, 15, 17, 18, 19, 20, 23 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 in particular the neighbouring property at no 23 in terms of design, bulk and scale.

The proposed roof extension would be constructed with seamed metal cladding in dark brown, bronze colour with door frames to match. The large, glazed door openings within the roof extension would provide access to the external balconies to the front and rear and no objection is raised on account of the design considering neighbouring roofs consist of a mixture of conservatories and roof extensions with sliding doors.

An acoustic enclosure housing an air conditioning unit would be installed on its flat roof above and given there are a number of water tanks and other units on the roofs on this terrace. The proposed acoustic enclosure is considered acceptable. Moreover, the new enclosure would not appear to be visible from ground level due to its setback from the front and rear elevations. 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.

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.

A noise impact assessment was submitted which followed the appropriate noise guidelines set out in British Standards, Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, and Appendix 2 Noise Thresholds of the Camden Local Plan.

Camden Environmental Health Officers were consulted and subject to condition that the proposed noise levels shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal and the proposed mechanical plant shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced. It is considered that the plant would be reasonably capable of operating without adverse impact on nearest sensitive receptors.

The proposed rooflights would be subordinate in size and would have a low profile which would not conflict with architectural roof elements when viewed in context with the neighbouring properties. Due to the flat roof profile and the limited projection, there would be limited visibility of the rooflights from the street. Thus, the proposed rooflights would have minimal impact on the appearance of the existing building and street scene.

The application included an overheating assessment following the cooling hierarchy in accordance with the Local Plan. The assessment outlined that all other options within the cooling hierarchy have been explored and tested within the realms of the existing flat to bring the flat within reasonable comfort levels as set by CIBSE TM59.

The dynamic thermal modelling proved that satisfactory levels are not achievable without active cooling. The assessment was reviewed by the Council's Sustainability Officer who deemed it to be acceptable and compliant with policy and guidance. A condition would be attached requiring evidence to be submitted demonstrating that measures to adapt to climate change have been implemented and that overheating risk has been managed.

The proposed roof extension would not have any harmful impact with the existing arrangement in terms of light spill or loss of privacy through overlooking giving its location at roof level. Due to the siting of the proposed units coupled with the provision of noise mitigation measures, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers.

No objections were received following statutory consultation. 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, 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 2024.

Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents: Drawing Nos: E02; E04; E04; E05; EP01; EP02; EP03; EP04; EP05; EP06; L02; P01; P02; P03; Design and Access Statement dated January 2025; Domestic Overheating Assessment by Base Energy dated 18/11/2024 and Plant Noise Impact Assessment by Environmental Equipment Corporation Ltd dated 19/11/2024.

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

3. All new external work and finishes and work of making good shall match the original work in respect of the materials, colour, texture, profile and finished

appearance, except where indicated otherwise on the drawings hereby approved or unless otherwise required by condition.

To preserve the character and appearance of the local area.

4. The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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. 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.

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.

6. Prior to occupation, evidence shall be submitted and approved in writing by the Local Planning Authority, demonstrating that measures to adapt to climate change have been implemented and that overheating risk has been managed. It needs to demonstrate that the development has reduced cooling demand as far as possible and that the cooling hierarchy has been followed and any feasible measures implemented. The measures to be implemented should at the minimum include overhang(s), low energy lighting, internal blinds, and ceiling fan(s).

Reason: To ensure that all development reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

Informatives:

1. Building Control: general all-purpose informative
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).
2. Highways (all consents)
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.

3. Environmental health (all consents)

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. Biodiversity Net Gain (BNG 1)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and; (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements. Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

5. Biodiversity Net Gain (BNG 2)

+ Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9

dwelling on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6. Biodiversity Net Gain (BNG 3)
- + Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. + The effect of section 73(2D) of the Town & Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. + Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

This decision is based on the following approved plans:

Planning application related documents

Document reference	Description	Date received
E02	Sections - existing	5 February 2025 15:13
P01	Sections - proposed	5 February 2025 15:13
EP03	Sections - existing Sections - proposed	5 February 2025 15:13
Design & Access Statement	Design and Access Statement	5 February 2025 15:13

Document reference	Description	Date received
L01	Site plan - existing	5 February 2025 15:13
L02	Site plan - proposed	5 February 2025 15:13
E01	Floor plan - existing	5 February 2025 15:13
E05	Floor plan - existing	5 February 2025 15:13
EP01	Floor plan - proposed	5 February 2025 15:13
EP02	Floor plan - proposed	5 February 2025 15:13
E03	Elevations - existing	5 February 2025 15:13
E04	Elevations - existing	5 February 2025 15:13
P02	Elevations - proposed	5 February 2025 15:13
P03	Elevations - proposed	5 February 2025 15:13
EP04	Elevations - proposed	5 February 2025 15:13
EP05	Elevations - proposed	5 February 2025 15:13
EP06	Elevations - proposed	5 February 2025 15:13
Domestic Overheating Assessment by Base Energy dated 18/11/2024	Energy statement	11 July 2025 15:35
Plant Noise Impact Assessment by Environmental Equipment Corporation Ltd dated 19/11/2024.	Noise assessment	11 July 2025 15:36

Site location



Notes:

Enquiries regarding this document should include the application number and be sent to:

Email

digitalplanning@camden.gov.uk

Post

Daniel Pope , Chief Planning Officer,
Camden Council,
London Borough of Camden, 5 Pancras Square, N1C 4AG

Contact