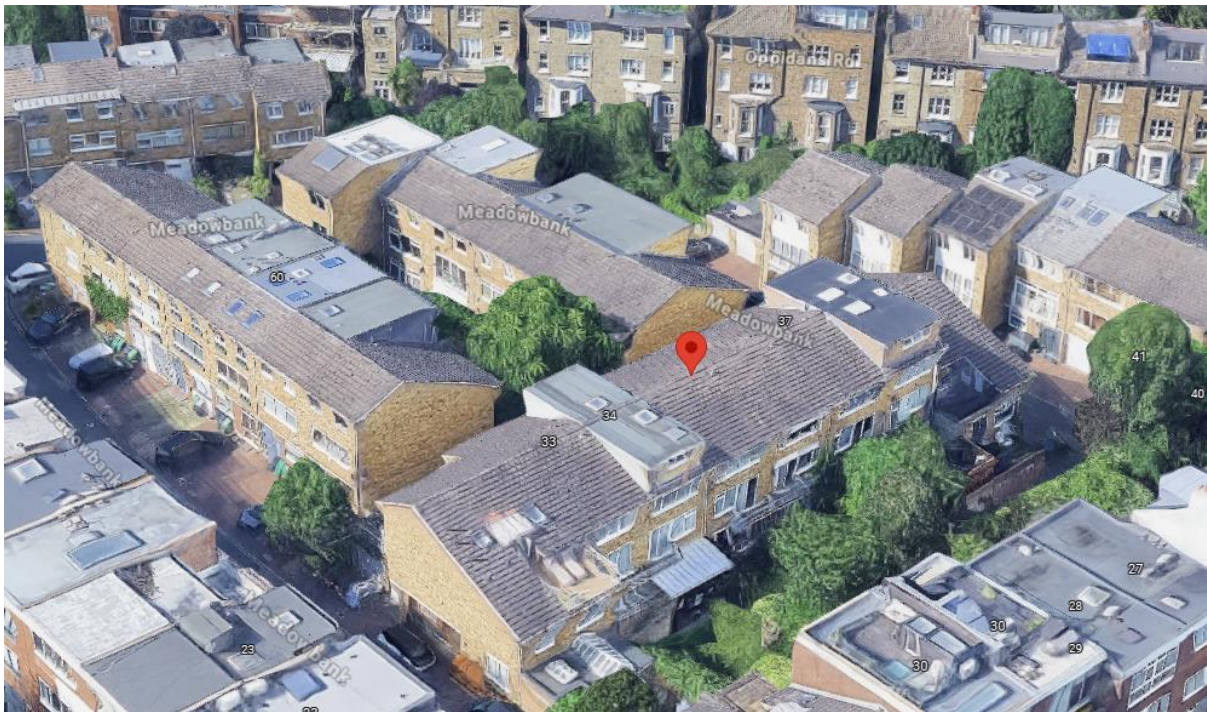


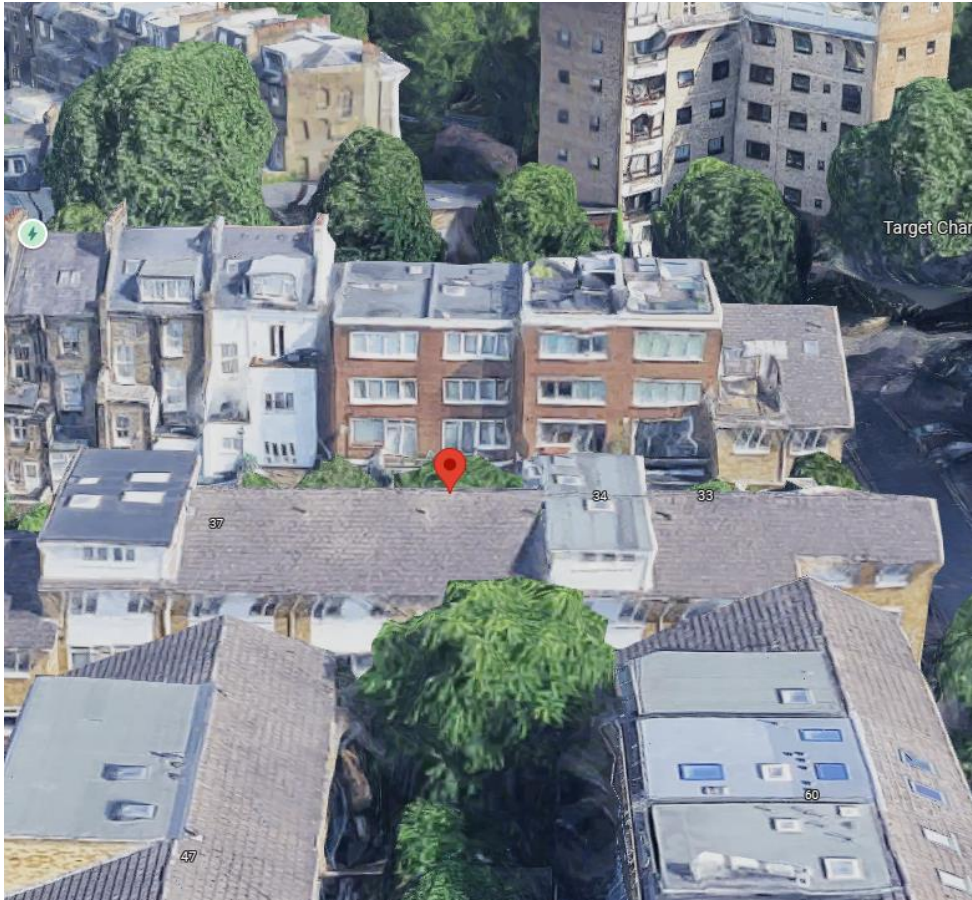
2025/1981/P

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 527706, 184047



2025/1981/P (Site Photos)





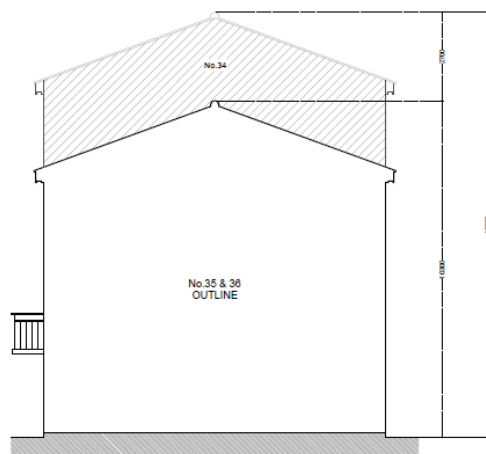




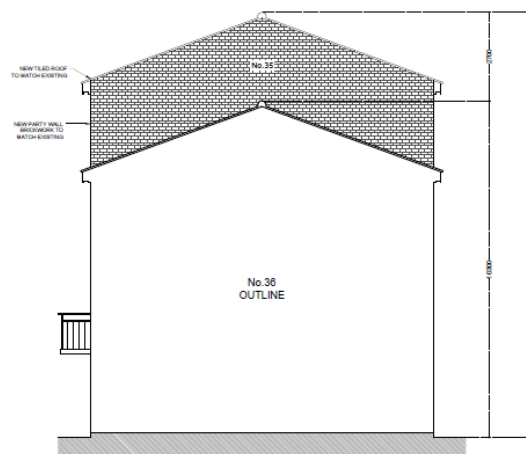
Drawings



Existing and Proposed Elevation

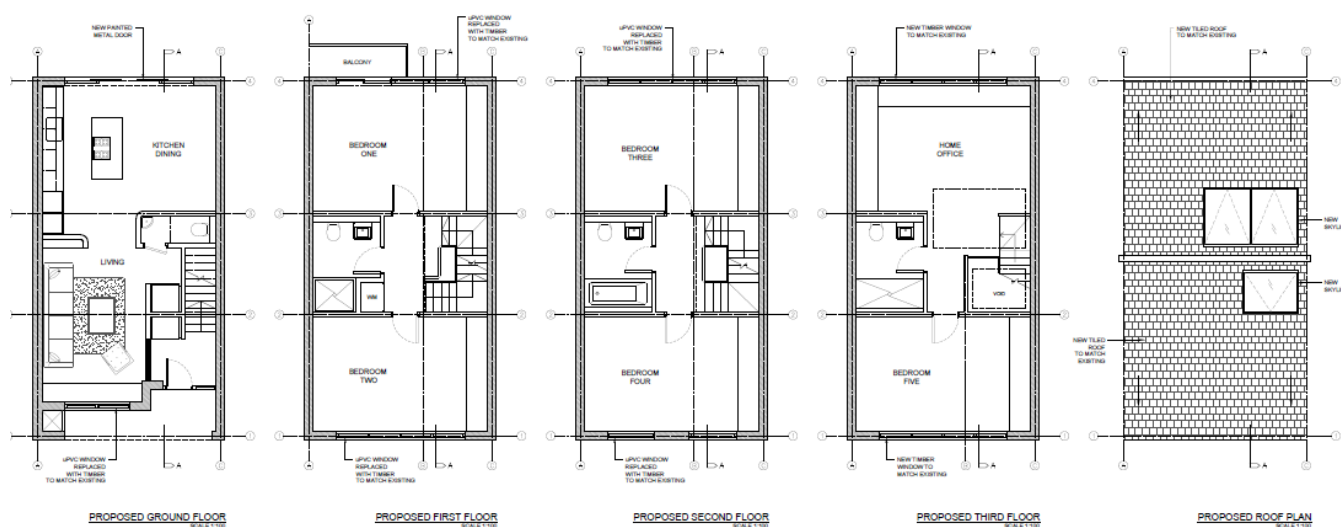


EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

(Existing and Proposed Side elevation)



Existing and Proposed Floor Plans

Application ref: 2025/1981/P
Contact: Henry Yeung
Tel: 020 7974 3127
Email: Henry.Yeung@camden.gov.uk
Date: 22 July 2025

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

Sandoval
D&J Simons Building
130-150 Hackney Road
London
E2 7QS
United Kingdom

DRAFT

DECISION

Dear Sir/Madam

Town and Country Planning Act 1990

Class AA of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:

**35 Meadowbank
London
NW3 3AY**

Description of the proposed development:

Erection of an additional storey above existing roof level of dwelling-house including roof-lights.

Details approved by the local planning authority:

Drawing Nos: 35MB/001; 35MB/002; 35MB/003; 35MB/004; 35MB/005; 35MB/006; 35MB/007; 35MB/008; 35MB/009; 35MB/010; Planning Statement; Daylight and Sunlight statement

- 1 The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020)

Informative(s):

- 1 This written notice indicates that the proposed development would comply with condition AA.3 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755).
- 2 It is a requirement of the above condition AA.3 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. Such notifications shall be in writing and include (a) the name of the developer, (b) the address of the dwellinghouse, and (c) the date of completion.
- 3 It is a requirement of the above condition AA.3 that before beginning the development, the developer shall provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.
- 4 In accordance with condition AA.2:
 - (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) the development shall not include a window in any wall or roof slope forming a side elevation of the dwelling house;
 - (c) the roof pitch of the principal part of the dwellinghouse following the development shall be the same as the roof pitch of the existing dwellinghouse; and
 - (d) following the development, the dwellinghouse shall be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
- 5 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.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 7 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).
- 8 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

<p>It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.</p>

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/05/2025
		N/A / attached		Consultation Expiry Date:	17/07/2025
Officer			Application Number(s)		
Henry Yeung			2025/1981/P		
Application Address			Drawing Numbers		
35 Meadowbank London NW3 3AY			See decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of an additional storey above existing roof level of dwelling-house including new pitched roof with front and rear roof-lights.					
Recommendation(s):		Grant Prior Approval			
Application Type:		GPDO Prior Approval - Part 1 - Class AA			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
			No. electronic	03		
Summary of consultation responses:	Site notices were displayed on the streets to the front and rear of the site from 21/05/2025 to 14/06/2025.					
	The four adjoining occupiers/owners at numbers 34, 36, 60 and 28 Meadowbank were notified of the proposals by letter on 26 June 2025.					
	Three letters of objections were received, raising the following concerns:					
	1. <u>Overdevelopment and Cumulative Impact</u>					
	The Meadowbank Estate is a high-density residential area where the introduction of additional storeys has a significant impact on the surrounding dwellings due to the tight spatial configuration of buildings. The recent development at 34 Meadowbank departed from this long-standing approach by introducing a full additional storey, which has caused demonstrable harm. The proposed development at 35 Meadowbank replicates this harmful precedent, further intensifying the overdevelopment and increasing the sense of enclosure, particularly for properties such as 46, 47, and 48 Meadowbank, which lie directly behind and adjacent to the proposal.					
	Officer response:					
	The proposed materials and detailing including brickwork, horizontal banding, matching windows, and roof tiles will match the existing building fabric. The building's side elevation does not front a highway. Although objections highlight the additional height disrupting the roofline, the proposal complies with height and bulk limitations under AA.1 (g) and AA.1 (h). The rooflights are minor and respect the existing roof form.					
	2. <u>Amenity Harm e.g. Loss of Light, Outlook and Privacy</u>					
	Under paragraph AA.2(3)(a)(i) of the GPDO, the Local Planning Authority must assess whether the proposed development would have an unacceptable impact on the amenity of any adjoining premises. The term "adjoining" is now established in case law (see CAB Housing Ltd v SoS [2023] EWCA Civ 194) as including nearby properties, not just immediate neighbours.					
	The proposed extension at 35 Meadowbank would have a significant adverse effect on:					
	<ul style="list-style-type: none">- Daylight and outlook to habitable rooms in 46, 47, and 48 Meadowbank- Privacy - due to the direct line of sight from new upper-floor windows into bedrooms and rear gardens of these properties- Sense of enclosure - due to the cumulative bulk and height of No. 34 and now No. 35.					

Officer response:

A Daylight and Sunlight report supports the application, covering windows at 27-30 Meadowbank (rear), 52-53 Meadowbank (front), and 46-47 Meadowbank (front). All tested windows meet the BRE guidelines for daylight (vertical sky component) and sunlight (Annual Probable Sunlight Hours) and the neighbouring gardens also meet the guidelines in respect of annual sunlight hours. The report confirms that there will be no significantly harmful effects on daylight or sunlight conditions at any neighbouring habitable rooms or gardens.

The extension is approximately 17m from 27-30 Meadowbank (rear), which has 2 windows at first floor and 1 at second floor level. There will be no significantly increased overlooking of any neighbouring properties from the new storey or rooflights at the application site. The new windows/rooflights will be no nearer to any neighbouring rooms or gardens than existing windows.

3. Unacceptable External Appearance

Under paragraph AA.2(3)(a)(ii), the Planning Authority may refuse prior approval on grounds of external appearance. The proposed upward extension, by virtue of its bulk, height, and massing, is entirely out of keeping with the estate's character. While it is true that No. 34 has been extended, this does not justify replication—the harm from No. 34 has already been felt and duplicating that impact compounds the visual and amenity harm. We argue that the scale and appearance of the proposal are incompatible with the character of the Meadowbank Estate and will result in an unattractive, bulky row of rooftop additions that dominate the skyline and compromise the architectural coherence of the area.

Officer response:

The proposed development falls within the parameters of Permitted Development under Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020. The prior approval process is governed by the specific criteria and conditions set out in this legislation. The previous extension at No. 34 Meadowbank was assessed and approved under separate circumstances and does not constitute a precedent for this application. Each proposal is considered on its own merits against the relevant criteria, and the approval of No. 34 does not imply the approval of similar works at No. 35 Meadowbank.

4. No Automatic Entitlement under Class AA

As clarified in the Court of Appeal judgment in CAB Housing Ltd, there is no automatic right to build to the maximum height allowed under AA.1. The grant of prior approval remains a matter for the Planning Authority's discretion, based on the criteria in AA.2(3). The proposed extension fails these criteria in several key respects, particularly the harm to amenity and external appearance, and should therefore be refused.

Officer response:

The proposed development has been assessed against the relevant criteria set out in Class AA, including the technical requirements under AA.1 and the amenity impact considerations under AA.2(3). Following this thorough

	<p><i>assessment, the proposal complies with all necessary criteria and conditions, including height limitations, materials, and impact on adjoining premises. The Daylight and Sunlight analysis confirms no harmful impacts on natural light at any neighbouring properties, and the external appearance is considered appropriate within the context of the estate. Therefore, the proposal meets the statutory requirements for prior approval and should be granted accordingly.</i></p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Site Description

The site is located on the eastern side of Meadowbank. It comprises a three-storey mid-terrace single-family dwelling. The building is not listed, and the site is not located within a conservation area. It is a three-storey mid-terrace dwellinghouse with its original pitched roof intact. The property is one of 63 houses built between 1969 and 1971.

Relevant History

2024/5687/P “Erection of an additional storey above the existing roof level of the dwellinghouse, including a roof terrace with a glass balustrade” 20-12-2024 Refused

Adjoining Neighbours

34 Meadowbank 2023/1876/P “Erection of an additional storey above existing roof level of dwellinghouse including rooflights and vents following removal of existing dormers” ‘Prior approval’ granted - 20-06-2023

41 Meadowbank 2024/2627/P “Erection of one additional storey above the existing roof level of dwellinghouse including rooflights in the front and rear roof slope.” ‘Prior approval’ granted - 04-07-2024

Relevant legislation

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020

Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

National Planning Policy Framework (NPPF) 2024

Assessment

1. Proposal

- 1.1. The proposal seeks 'prior approval' for an additional storey to the existing 3 storey residential dwelling.
- 1.2. The proposal would add 2.8m in height from the existing highest part of the roof to the proposed highest part of the roof. The proposed additional storey would increase the overall height of the building to 12.8 metres.
- 1.3. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (GDPO) came into force on 31st August 2020 and introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwellinghouse consisting of the construction of up to 2 additional storeys (where the existing dwelling house consists of 2 or more storeys).
- 1.4. This is subject to several conditions as listed within sub-paragraph AA.1 [(a)-(k)] and a subsequent condition in sub-paragraph AA.2 relating to the need for the developer to apply to the Local Planning Authority for prior approval as to:
 - (i) Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - (ii) The external appearance of the dwellinghouse, including the design and architectural features of –(aa) the principal elevation of the dwellinghouse, and (bb) any side elevation of the dwellinghouse that fronts a highway;
 - (iii) Air traffic and defence asset impacts of the development; and
 - (iv) Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2021(a) issued by the Secretary of State;

2. ASSESSMENT

The proposal is assessed under Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755) as follows:

Class AA: The enlargement of a dwellinghouse consisting of the construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys		
If yes to any of the questions below the proposal is not permitted development:		Yes/No
AA.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use)?	No
AA.1 (b)	The dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest	No
AA.1 (c)	The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018	No
AA.1 (d)	The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise	No
AA.1 (e)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres	No
AA.1 (f)	Following the development the height of the highest part of the	No

	<p>roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—</p> <p>(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or</p> <p>(ii) 7 metres, where the existing dwellinghouse consists of more than one storey</p>		
AA.1 (g)	<p>The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres —</p> <p>(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or</p> <p>(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated</p>	No	
AA.1 (h)	<p>The floor to ceiling height of any additional storey, measured internally, would exceed the lower of —</p> <p>(i) 3 metres; or</p> <p>(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse</p>	No	
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwellinghouse	No	
AA.1 (j)	The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development	No	
AA.1 (k)	The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations	No	
Conditions. If no to any of the below then the proposal is not permitted development:			
AA.2 (a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	Yes	
AA.2 (b)	The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house	Yes	
AA.2 (c)	The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse (pitched roof)	Yes	
AA.2 (d)	Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	Yes	

2.1. Impact on the amenity of adjoining premises

The proposal seeks to extend the main part of the building by one storey to create additional habitable space. The proposed additional storey would align with the principal front and rear elevations of the building and would not extend beyond the principal rear building line. The proposed floor to ceiling height would be approximately 2.4m high.

2.2. The nearest habitable room windows in the neighbouring properties in front of the site are

located approximately 40 metres to the west of the site, at Nos. 59 Meadowbank. These properties are a sufficient distance away to not be affected by the proposal in terms of overlooking from the windows in the new additional storey at the host dwelling. The additional storey would not unduly obstruct the outlook from neighbouring habitable windows, as it is located at a sufficient distance from surrounding properties and is of a scale that would not be considered overbearing in nature.

- 2.3. A Daylight and Sunlight assessment has been submitted in support of the application. The assessment includes the relevant windows of properties at nos. 27-30 Meadowbank (rear), 52-53 Meadowbank (front), and 46-47 Meadowbank (front) (to the west). All windows tested meet the BRE targets for daylight (measured by Vertical Sky Component), sunlight levels (measured by Annual Probable Sunlight Hours (APSH)) and sunlight to neighbouring gardens. The findings confirm that the proposal would not significantly impact on the sunlight or daylight to the neighbouring properties. The Assessment also confirms that the proposal would not affect the sunlight to neighbouring gardens.
- 2.4. The additional storey would include 3 new rooflights along the front and rear. The proposed extension would be approximately 17m from the rear elevation of 27-30 Meadowbank (Rear) which includes 2 windows at first floor level and 1 window at second floor level. The proposal would not introduce any additional harmful overlooking to the windows of this property. There will be no significantly increased overlooking of any neighbouring properties from the new storey or rooflights at the application site. The new windows/rooflights will be no nearer to any neighbouring rooms or gardens than existing windows.
- 2.5. Condition AA.2(3)(b) of the GPDO requires the developer to provide the Local Planning Authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. This must be provided before the beginning of the development. An informative noting this is added to the decision.

Design

- 2.6. The proposal would match the existing building's material palette and detailing with brickwork, horizontal band above the window, matching windows and roof tiles. It would result in an extension that matches the existing fabric. The building's side elevation does not front a highway. A letter of objection has been received from a local resident raising concerns about the additional height of the building and how this would disrupt an otherwise harmonious roofline. Although the building would be a storey higher than the existing surrounding buildings within the estate, the proposal meets the required criteria set out in AA.1 (g) and AA.1 (h) and is therefore compliant with the relevant criteria and conditions.
- 2.7. The rooflights in the front and rear elevation are subordinate in number and size and would respect the roof form. The proposed additional storey would match the existing building material palette and detailing with white painted render, brickwork, and white uPVC windows. The proposed windows would match the fenestration pattern of the existing windows, positioned to line up with the existing windows located on the lower floors, and would be of the same style as the existing windows.
- 2.8. The increased height is within the conditions set out by the GPDO in paragraph 2.1. The roof lights and vents are subordinate in number and size, located appropriately and aligned so they would respect the roof form. As a result, they reflect the design of the existing building and would be appropriate in design terms.

Air traffic and defence asset

- 2.9. Condition AA.2(3)(a)(iii) relates to whether the development would affect air traffic or defence assets. Given the location of the site, there would be no impact on either.

Impact on protected views

- 2.10. Condition AA.2(3)(a)(iv) requires consideration of whether the location of the new dwelling would affect any protected views identified in the "Directions Relating to Protected Vistas" issued on 15 March 2012 by the Secretary of State. The site is not within any of the protected views listed in the London View Management Framework.
- 2.11. Condition AA.2 (3)(b) of the GPDO requires the developer to provide the Local Planning Authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. This must be provided before the beginning of the development. An informative noting this will be added to the decision.

3. Conclusion

- 3.1. The Council has taken into account any responses from the consultation process and the guidance in the NPPF 2024, as required by paragraph AA.3 regarding procedure.
- 3.2. The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended by No. 2 Order 2020).

4. Recommendation: Grant prior approval

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th August 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.