

Application ref: 2022/4569/P  
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Date: 19 April 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Projection Architects Ltd  
122 Carr Road  
Northolt  
UB5 4RF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**28 Constantine Road  
London  
NW3 2NG**

Proposal:

Replacement of 2 ground floor rear doors with single enlarged opening for french doors.  
Drawing Nos: Location and Block Plan; Design and Access Statement; P-22.046\_A-01\_D; P-22.046\_A-02\_D; P-22.046\_A-03\_D; P-22.046\_A-04\_D; P-22.046\_A-05\_D; P-22.046\_A-06\_D; P-22.046\_A-07\_D; P-22.046\_A-08\_D; P-22.046\_A-09\_D; P-22.046\_A-10\_D; P-22.046\_A-11\_D.

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: Location and Block Plan; Design and Access

Statement; P-22.046\_A-01\_D; P-22.046\_A-02\_D; P-22.046\_A-03\_D; P-22.046\_A-04\_D; P-22.046\_A-05\_D; P-22.046\_A-06\_D; P-22.046\_A-07\_D; P-22.046\_A-08\_D; P-22.046\_A-09\_D; P-22.046\_A-10\_D; P-22.046\_A-11\_D.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations are for the replacement of the two existing ground floor rear doors with an enlarged single opening for patio doors and glazing.

The proposed opening would consist of French doors and additional glazing panels which would be aluminium framed with a decorative lintel matching the existing lintels on the rear elevation. The position of the works to the rear of the property and the presence of the high boundary wall to the rear of the garden mean there is very limited visibility from either the public or private realm. The scale, design, and materials of the proposed opening are considered acceptable and would not harm the character of the host building or the wider conservation area.

Given the nature and location of the proposal, there would be no loss of privacy, sunlight, daylight or outlook to neighbours.

The Mansfield CAAC initially objected to the proposal, where works were proposed to the roof ridge which have since been removed from the application following officer comments. Following the amendments to the scheme, the CAAC withdrew their objection. No other objections or comments were received.

The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 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 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](http://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.

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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer