

Application ref: 2023/0455/P
Contact: Duty Determination Team
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Email:
Date: 27 April 2023

Development Management
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Mr James Dilley
24 Constantine Road
London
NW32NG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
24 Constantine Road
London
Camden
NW3 2NG

Proposal:

Variation of condition 2 (approved plans), pursuant to planning permission 2017/2437/P dated 3/07/2017 for (Alterations to the roof to include increase in ridge height and rear dormer all to residential dwelling (Class C3)). CHANGES INCLUDE amendments to cladding materials, and dimensions for consented extensions and alterations at roof level.

Drawing Nos: Superseded Plans: DL014 Rev E, DL016 Rev B

Approved Plans: DL004 Rev A; DL002 Rev A; DL003 Rev A; DL005 Rev A; DL006 Rev A; DL007 Rev A; DL008 Rev A; DL009 Rev A; DL010 Rev A; DL001 Rev A; DL011 Rev D; DL012 Rev B; DL013 Rev A; DL014 Rev H; DL015 Rev D, DL016 Rev 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

DL004 Rev A; DL002 Rev A; DL003 Rev A; DL005 Rev A; DL006 Rev A; DL007 Rev A; DL008 Rev A; DL009 Rev A; DL010 Rev A; DL001 Rev A; DL011 Rev D; DL012 Rev B; DL013 Rev A; DL014 Rev H; DL015 Rev D, DL016 Rev D.

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

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal seeks retrospective variation to condition 2 of the approved 2017/2437/P consent, due to the consented dormer being built materially different to the consented dormer design. Specifically, the dormer has been built larger than that granted by 0.65m in width, 0.4m in height, and 0.7m in length. In addition, the dormer has been built with three windows instead of four, has two new rooflights on top, and has natural cladding on its side cheeks instead of lead cladding. A rooflight is located next to the dormer on the rear roofslope.

While the previously approved dormer window iteration is considered to be more sensitive to the host building, the changes as part of the built design are minor, and subsequently result in only a minor alteration to character and appearance of the host building. There are very restricted views of the works. Therefore, the works will preserve the character and appearance of Mansfield Conservation Area.

Given the minor changes to the design and form of the dormer, the works will not result in any increased or new external amenity effects in respect to

sunlight/daylight access, overshadowing and visual privacy. The rooflights are of a modest size and would not cause any noticeable increase in light pollution.

No objections have been received. The Mansfield CAAC commented that it was not pleased the development could be retrospectively regularised, but it raised no relevant material planning objections to the scheme.

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 Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

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, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 5 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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-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



Daniel Pope
Chief Planning Officer