

Application ref: 2023/1547/P
Contact: Ewan Campbell
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Date: 4 October 2023

Development Management
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Resi
International House
Canterbury Crescent
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SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

59 Constantine Road
London
Camden
NW3 2LP

Proposal:

Erection of a front and rear dormer and front conservation roof light.

Drawing Nos: B153540-1100, B153540-3100, B-153540-3000 (all Rev A), Design, Access and Heritage Statement (April 2023), Fire Statement (April 2023) and Site photographs document

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed front and rear dormers by virtue of the location, size, bulk and detailed design, would result in incongruous and bulky additions that would harm the character and appearance of the host property, the terrace of which it forms a part and the Mansfield Conservation Area contrary to policy D1 (Design) D2 (Heritage) of Camden's Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you

must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer