

CONSULTATION SUMMARY

Case reference number(s)

2023/1960/P

Case Officer:

Blythe Smith

Application Address:

16 Constantine
Road
London
NW3 2NG

Proposal(s)

Use of the building as five self-contained flats (Class C3)

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 29 and another of an unknown address have objected to the application on the following grounds:

- Dissatisfaction of the "4-year rule"
- Parking stress
- Drainage issues
- Overcrowding
- Refuse collection
- Noise

Officer Response:

Breaches of planning control remain unlawful until it becomes lawful under Section 191 of the Town and Country Planning Act 1990, where an applicant can supply documentation proving a development has existed for 4 years or more, it is down to the planning authority to assess under the probability that a development has existed for that time period with the evidence given. This has been assessed within the main body of the report and is not a Camden specific policy. Parking, refuse, drainage, overcrowding and noise concerns would not fall under the remit of this type of application.

Recommendation:-

Grant planning permission