

Application ref: 2023/3313/P
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Date: 14 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Chartered Practice Architects Ltd
Askew Studio
159 Askew Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

12 Constantine Road, London NW3 2NG

Proposal:

Erection of side rear infill extension and two rear dormers to main roof

Drawing Nos: Location plan; 002; 003; 400b; 401b; Design and access statement

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 plan; 002; 003; 400b; 401b; Design and access statement

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

- 4 The three rooflights to the front roofslope hereby approved shall be conservation style and installed flush to the roofslope.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The two smaller dormers would reduce the bulk and subsequent visual impact at roof level compared to a single larger dormer, as originally proposed. The dormers would be set down slightly from the ridge whilst maintaining adequate headroom owing to the relatively shallow roof pitch. The positioning relative to the ridge would be similar to other dormers nearby including at no's 14 and 16 Constantine Road. The windows would be timber sliding sash to match the style of windows seen elsewhere on the property.

Three new rooflights are proposed to the front roofslope, an increase of one compared to the existing situation. These would be conservation style to achieve reduced prominence from street level, secured by condition. The side infill extension would be subordinate to the main property and commensurate with the nature and scale of other ground floor rear extensions evident nearby. It would comprise full height glazed doors, a pitched roof form with a glazed 'lightbox' near to the rear elevation of the original house. The design is appropriate for the nature and location of the works.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The dormers would not result in a material loss of privacy compared to the existing situation where there are windows at lower levels.

Mansfield CAAC initially objected to the proposal but withdrew following revisions to the scheme. A comment was made from a local resident in relation to construction impact on South End Close. Given the application site is on the opposite side of Constantine Road and so does not back on to South End Close, it is not expected that construction vehicles will use the estate for access or otherwise. 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 and of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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) 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



Daniel Pope
Chief Planning Officer