

Application ref: 2023/3418/P
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Date: 28 November 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

The Vawdrey House
Freshmill
16 Bridge Road
Haywards Heath
RH16 1UA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Constantine Road
London
NW3 2NG

Proposal: Erection of a single storey side extension and rear extension, replacement double glazed windows, new brick boundary wall, garden cabinets, rebuilding front boundary wall and railings to match existing

Drawing Nos: 20CR-PLN-000-A, 20CR-PLN-001-A, 20CR-PLN-002-A, 20CR-PLN-003-A, 20CR-PLN-004-A, 20CR-PLN-005-A, 20CR-PLN-010-B, 20CR-PLN-011-B, 20CR-PLN-012-B, 20CR-PLN-013-B, 20CR-Roof Buildup, 20CR-Section and Design and access statement (03/11/2023)

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 20CR-PLN-000-A, 20CR-PLN-001-A, 20CR-PLN-002-A, 20CR-PLN-003-A, 20CR-PLN-004-A, 20CR-PLN-005-A, 20CR-PLN-010-B, 20CR-PLN-011-B, 20CR-PLN-012-B, 20CR-PLN-013-B, 20CR-Roof Buildup, 20CR-Section and Design and access statement (03/11/2023)

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 flat roof of the single storey rear extension approved under 2023/3418/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The rear extension is small in scale and is only 0.7m in depth. The scale means the outrigger will still be legible as a feature of the rear of the building. The side extension is 5.0m in depth and covers the width of the side return. The scale is acceptable give it does not wrap around mean the appearance is not excessive. The wrap around window and doors are aluminium which are acceptable. The materials and colour palette are slightly different to traditional materials in this area using glazed brick and terrazzo tiles however the use of them is small and kept at ground level to the rear meaning that the impact is small and therefore acceptable.

The windows will be replaced with double glazed timber units, the boundary wall and railings are being rebuilt as existing. These works are considered minor in nature and therefore acceptable.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

In terms of amenity, the small rear extension has a small depth and is set away from no.22 enough to mean that any impact on outlook, daylight/sunlight or enclosure is very limited. The glazing area is relatively small which means there are no new privacy or overlooking concerns for either neighbour. The store cupboards along the boundary of no.18 are also the same height as the

existing fence and therefore means there are no amenity concerns in relation to these.

For the side extension, there is an existing boundary wall which is 2.7m in height from the point of the rear elevation and then drops to 2.1m which is due to the slight change in ground level. The extension runs along the shared boundary a total of 5.0m but is only 0.3m taller than the wall when it is closest to the rear elevation. As the boundary wall decreases in height the height of the proposed extension maintains and will therefore be 0.9m higher than the boundary wall when it is at 2.1m. Whilst this does mean there will be an increase in height along the boundary the overall wall will still only be 3.0m in height and the majority of the larger increase in height will be set away from the rear windows of no.18. The floor level of the properties is also higher than the ground level of the gardens which means that from the rear doors the impact of the extension will also be less. Following an assessment it is also confirmed that the extension passes the 45 degree line test from these doors. Therefore the impact on outlook, enclosure and daylight and sunlight will not be adverse or harmful and is therefore acceptable.

No objections have been received prior to making this decision however two comments were made, the Mansfield CAAC have raised no objection to the proposal but made the point regarding the structural issue of the Chimney stack which is a building control issue. A neighbour highlighted concerns regarding access the South End Close estate which is not a material planning consideration. 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 2023

- 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 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).

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer