

Application ref: 2023/4800/P
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Date: 30 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Homes Design Ltd
40
wise lane
mill hill
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NW7 2RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
139 Constantine Road
London
NW3 2LR

Proposal:
Single storey rear and side infill extension at ground floor level with rooflights.

Drawing Nos: Planning Letter, Fire Statement Letter, Acknowledgement to Planning Policy Statement Letter, ABC316/1000, ABC316/1001, ABC316/1002, ABC316/1003, ABC316/1004, ABC316/2000, ABC316/2001, ABC316/2002, ABC316/2003, ABC316/2004, Block Plan, Ordnance Survey Map.

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 Planning Letter, Fire Statement Letter, Acknowledgement to Planning Policy Statement Letter, ABC316/1000, ABC316/1001, ABC316/1002, ABC316/1003, ABC316/1004, ABC316/2000, ABC316/2001, ABC316/2002, ABC316/2003, ABC316/2004, Block Plan, Ordnance Survey Map.

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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storied (plus loftterraced property located on the northern side of Constantine Road. The site is located within the Mansfield Conservation area, and no listed buildings affected.

The applicant is seeking planning permission for a single storey rear and side infill extension at ground floor level with rooflights.

Planning permission was granted on 22/08/2017 (ref: 2017/3760/P) for the erection of single storey side/rear infill extension at ground floor level and installation of 1 x rooflight to front roof slope. Planning permission was also granted on 07/05/2015 (ref: 2015/1528/P) for a single storied side and rear extension. The bulk and scale of the proposed extension is similar to that previously approved for the site, however it is noted that some changes to design such as to rooflights and doors have been made as part of this application.

The size, scale, bulk and design of the proposed single storied side/rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties.

Furthermore, the proposed development would be located to the rear of the site and its design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the prevalence of similar sized rear extensions along this side of Constantine Road.

Given the scale, nature and location of the extension, and presence of existing rear extensions on both adjoining properties, it is not considered that the proposal would result in any unacceptable amenity related effects on any adjoining residential occupiers.

No objections were received prior to making this decision. The Mansfield CAAC responded, advising they had no objection to the proposal. 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 D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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 printed name and title.

Daniel Pope
Chief Planning Officer