

Application ref: 2023/4849/P  
Contact: Brendan Versluys  
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Date: 12 March 2024

**Development Management**  
Regeneration and Planning  
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Philip Michael Roys Architect RIBA  
2B Falkland Road  
Kentish Town  
London  
Greater London  
NW52PT  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat 1st And 2nd Floor**  
**87 Constantine Road**  
**London**  
**NW3 2LP**

Proposal:

Alterations to rear roofslope to remove existing 2 x rooflights and insert an inset terrace with railing.

Drawing Nos: PMRCA/87CR-SLP 01; PMRCA E-24, rev 1; PMRCA E-25, rev 2; PMRCA E-26, rev 1; PMRCA PV-01; PMRCA PV-02; PMRCA PV-03; PMRCA PV-04; PMRCA P-52, rev 3; PMRCA P-53, rev 2; PMRCA P-54, rev 3; PMRCA P-57, rev 2; PMRCA V-1; PMRCA V-2; PMRCA V-3; PMRCA V-4; Cover letter, PMRCA/87CR-FPA; Design and Access Statement, PMRCA/87CR-DAV-01

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

#### Reason(s) for Refusal

- 1 The proposed inset roof terrace, by virtue of its size, location and design, would appear as a prominent and incongruous alteration that would detract from the character and appearance of the host building, the terrace of which it forms part, and

the wider Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2023.

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](mailto: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-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