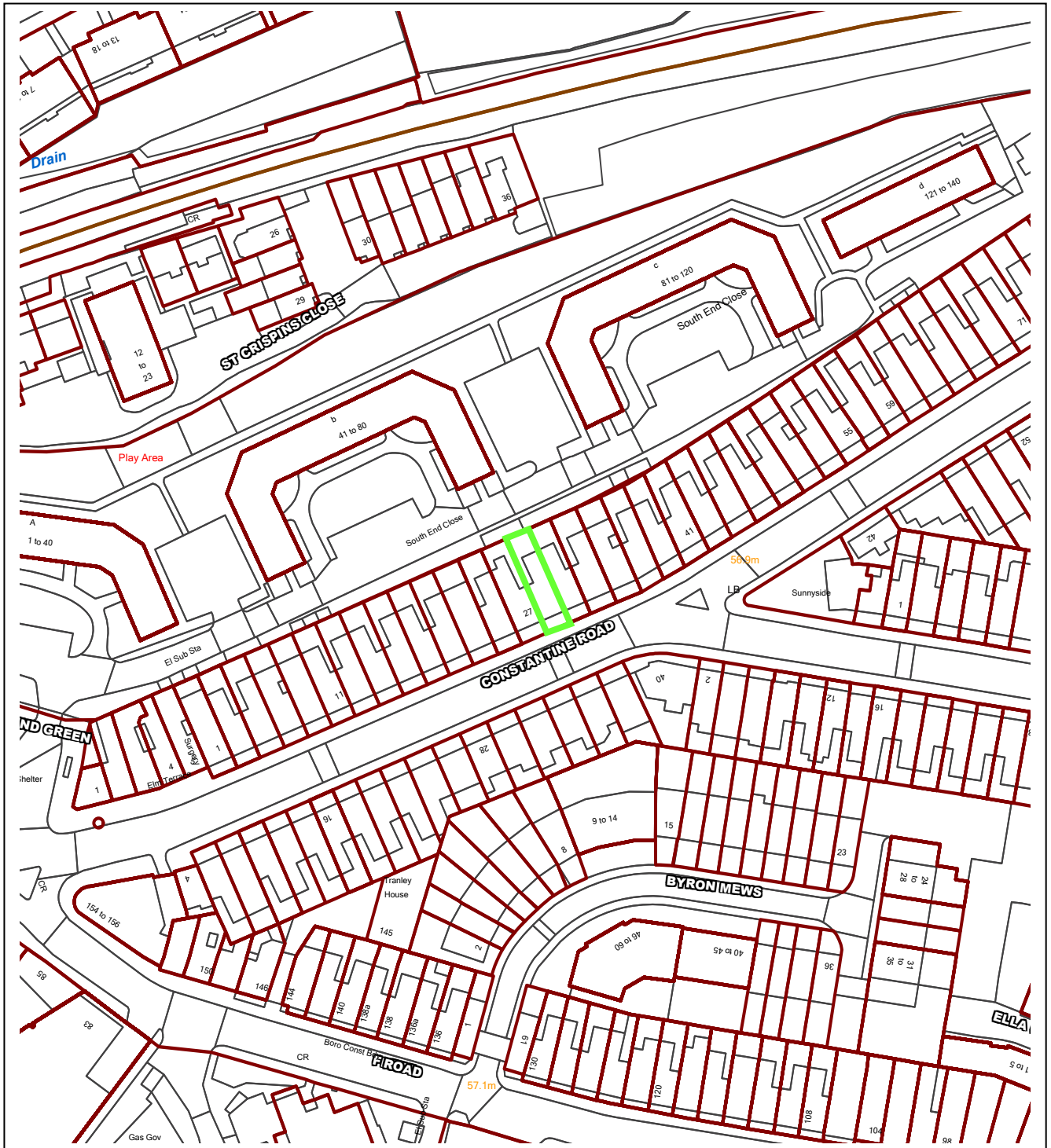


2022/3764/P  
Flat 1<sup>st</sup> and 2<sup>nd</sup> Flr - 29 Constantine Road



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Site Photos:



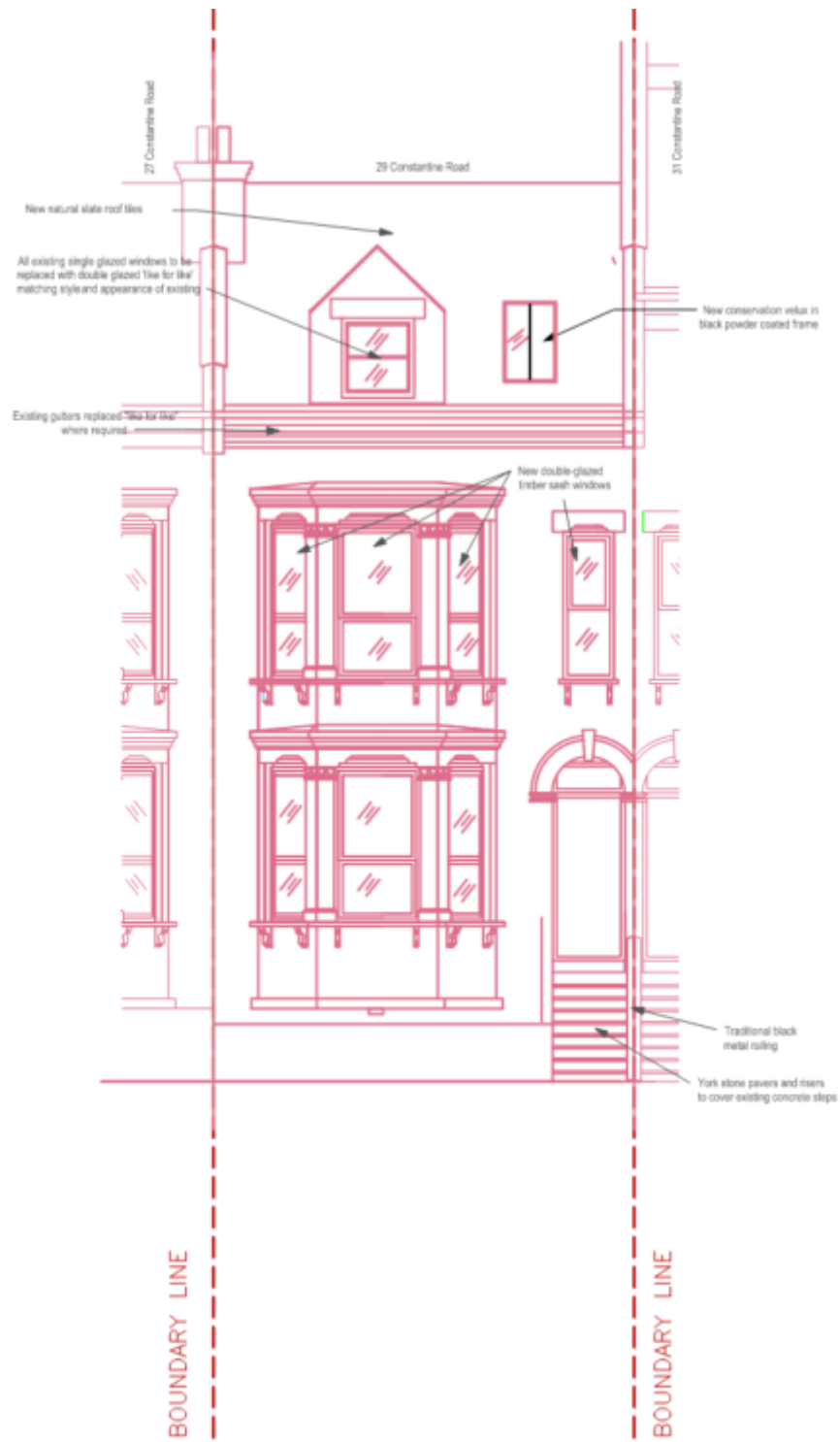
1. Streetview image of the application site



2. Aerial view of subject property and neighbouring properties

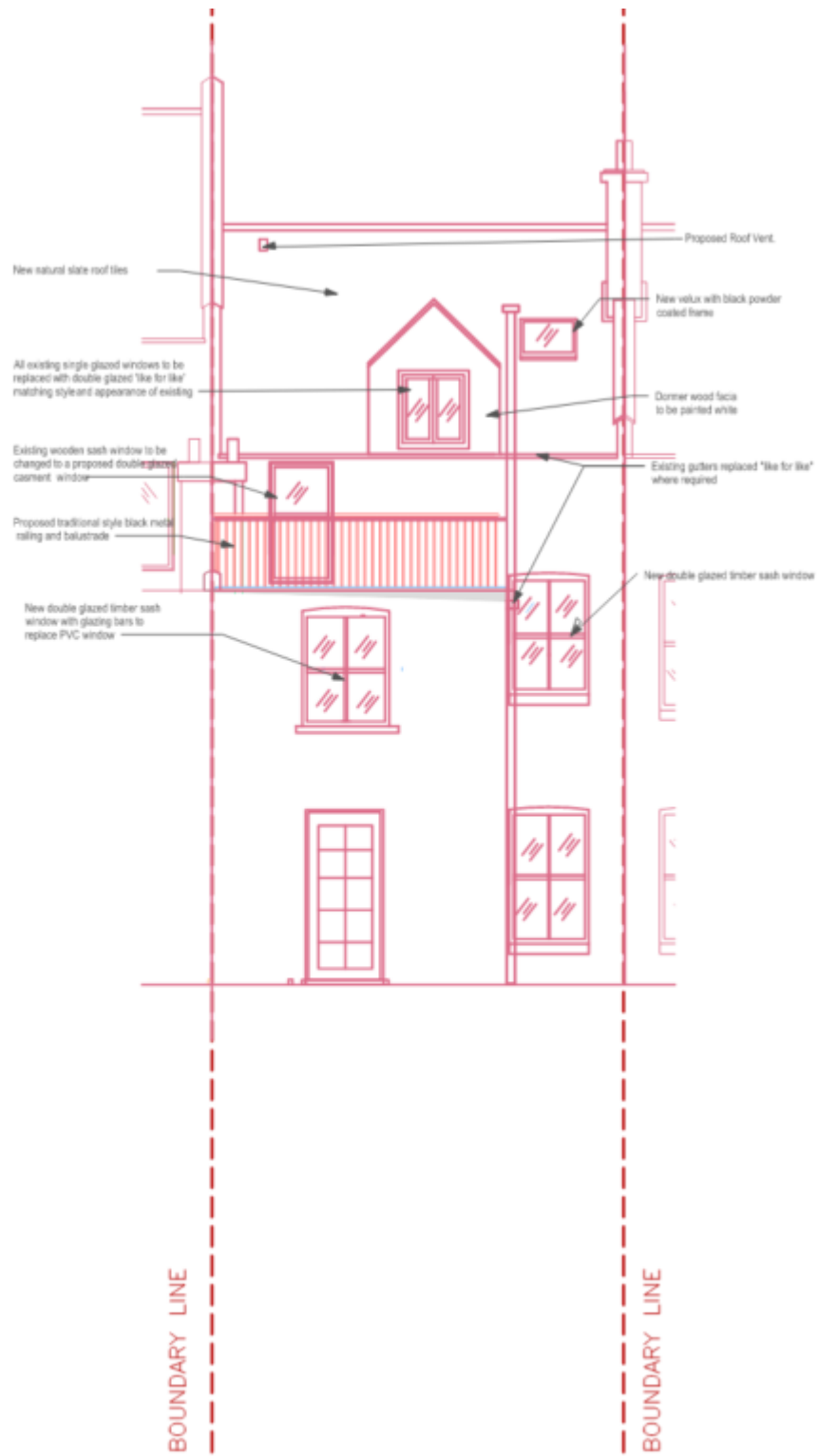


3. Aerial view of rear of the property and neighbours



Proposed Front Elevation

4. Proposed front elevation



5. Proposed rear elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>31/10/2022</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>23/10/2022</b>
<b>Officer</b>			<b>Application Number</b>	
Edward Hodgson			2022/3764/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 1st And 2nd Floor 29 Constantine Road London NW3 2LN			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Alterations to front entrance steps and railings, replacement of windows on front and rear, 2no rooflights on front and rear, new metal railings to create a rear second-floor terrace				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Site notices were displayed near to the site on the 23/09/2022 (consultation end date 17/10/2022).</p> <p>The development was also advertised in the local press on the 29/09/2022 (consultation end date 23/10/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>Three letters of objection were received by residents at various addresses along South End Close, including from the South End Close Residents association, which can be summarised as below:</p> <ul style="list-style-type: none"> <li>• Impacts from construction, especially access from South End Close which has previously caused obstructions to residents of South End Close, and any works should be conducted from Constantine Road to avoid illegal access from the private road.</li> </ul> <p><u><i>Officer's Response</i></u></p> <ul style="list-style-type: none"> <li>• <i>Given the scale of the proposal, a Construction Management Plan is not required in this instance. The applicant is however reminded through informatives attached to the decision notice about construction impacts and highways consents which are covered by separate legislation.</i></li> </ul>			
<b>Mansfield CAAC</b>	No comments were received.			

## Site Description

The application site is a two-storey mid-terrace period property located on the northern side of Constantine Road. It is subdivided into residential flats (Class C3), and the surrounding area is predominantly in residential use. It is constructed of red brick with a slate roof, and dormers to the front and rear roofslopes.

The application site is not listed but is located within the Mansfield Conservation Area to which it makes a positive contribution.

## Relevant History

### Application Site:

**8500728** - Change of use including works of conversion to form a self-contained flat and an upper maisonette as shown on drawings No.530/101 and 201. **Granted – 17/07/1985**

### Nearby Sites:

#### 33 Constantine Road:

**2020/2113/P** - Alterations to rear roof lights, rear 2nd floor fenestration, rear terrace steps, railings and installation of ventilation extract grille to front elevation to planning permission granted under reference 2019/3781/P dated 22/11/2019 for 'Erection of roof extension involving rear dormer and front/rear rooflights. Alterations to rear terrace and replacement railings. Replacement of front windows with timber, rear fenestration alterations at 2nd floor and alterations to front garden. **Granted - 29/06/2020**

#### 27 Constantine Road:

**2020/5156/P** - Installation of metal balustrade around rear roof terrace, following removal of timber fencing. **Granted - 05/05/2021**

#### 21 Constantine Road

**2021/1019/P** - Erection of a ground floor rear infill extension with glazed roof and installation of metal railings to replace the existing terrace railing at rear first floor level; replacement windows to rear elevation. **Granted- 05/05/2022**

## Relevant policies

### **National Planning Policy Framework (2023)**

### **The London Plan (2021)**

### **Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

### **Camden Planning Guidance**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### **Conservation Statements:**



- Mansfield Conservation Area Appraisal and management strategy (2008)

## Assessment

### 1. Proposal

1.1. Planning permission is sought for various works to the existing property. On the front elevation, at ground floor, the concrete entrance steps would be covered with York Stone pavers and a black metal railing installed adjacent to the steps. A new rooflight would be installed on the front roofslope. To the rear, new metal railings would be installed at second floor level to formalise a rear terrace, and an existing sash would be replaced with a casement window to provide better access the terrace. A rooflight is proposed on the roofslope. Existing windows on the front and rear elevations would be updated with double glazed timber sashes.

#### Revisions:

1.2. Originally, a cement fibre replacement roof was proposed, however, this has been removed and natural slate tiles to match the existing would be used instead.

1.3. The principal planning considerations for the proposal are:

- Design and Heritage
- Amenity

### 2. Design and Heritage

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2. The Mansfield Conservation Area Statement advises that the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. In addition, the installation of rooflights should be conservation grade (flush not raised above the roof finish).

2.3. To the front elevation, the covering of the existing concrete steps with York stone pavers and installation of a black metal handrail is welcomed, as these are more traditional materials that are appropriate to the age of the building and the wider conservation area and would replace existing non-original features. A new conservation-style rooflight is proposed on the front roofslope, which given the pitch of the roof, would not be visible in views from the public realm. In addition, a number of neighbouring properties along this side of Constantine Road have front rooflights and so the proposal would not be out of keeping with the surrounding roofscape. The rooflight would be subordinate to the overall roofslope and its size and siting is considered acceptable.

2.4. To the rear elevation, an existing sash window would be replaced with a timber casement window to help access the flat roof above the existing rear projection. New black metal railings are proposed to formalise the use of the flat roof as a terrace. The casement window is considered acceptable on the rear elevation and neighbouring properties have installed doors in this location to access flat roofs. The proposed materials are appropriate to the building and conservation area and are acceptable. An existing UPVC window at first floor would be replaced with a timber sash which is welcomed. A new rooflight is proposed which would be subordinate to the roofslope and would be visible only in private views. In addition, a small vent is proposed in the roofslope however given its scale this would not make a significant change to the overall appearance of the

site.

- 2.5. On both the front and rear elevations, the existing timber framed single-glazed windows would be replaced with double-glazed timber framed windows. Details of these have been submitted and are considered to be of a sufficient quality.
- 2.6. It is considered that the proposals would not result in a detrimental impact upon the character and appearance of the host property and would preserve the special character of the Mansfield 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. They would be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

### **3. Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The proposal would seek to formalise a terrace on the flat roof of the existing rear projection through the introduction of railings. It is understood that the flat roof has been used informally over the years as an amenity space although formal planning consent has never been granted for this previously. This informal use would have provided views into neighbouring occupiers. In addition both neighbouring occupiers at nos. 31 and 27 have terraces at this level which offer some views into the subject property. Therefore, any views from the terrace into neighbouring properties would be mutual. The terrace would offer outdoor amenity space to the occupiers of the upper floor flat which is supported. The majority of flat roofs along this part of the terrace have been converted into amenity spaces, and therefore the proposal would unlikely cause undue noise pollution given the size of the terrace and the presence of nearby terraces.
- 3.3. It is considered that the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with policy A1 of the Camden Local Plan 2017.

### **4. Recommendation**

- 4.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 7<sup>th</sup> May 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/3764/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 1 May 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Locksley Architects  
118 Campden Hill Road  
Kensington  
London  
W8 7AR

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Flat 1st And 2nd Floor**  
**29 Constantine Road**  
**London**  
**NW3 2LN**

# DECISION

Proposal:

Alterations to front entrance steps and railings, replacement of windows on front and rear, 2no rooflights on front and rear, new metal railings to create a rear second-floor terrace

Drawing Nos: 1090 LP1 A, 1090 BP1 A, 1090 EO1 B, 1090 E02 B, 1090 E03 B, 1090 E04 B, 1090 E05 B, 1090 E06 B, 1090 P01 B, 1090 P02 B, 1090 P03 B, 1090 P04 B, 1090 P05 B, 1090 P06 B, SS Cords & weights 150 SW50 Profile C

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:

1090 LP1 A, 1090 BP1 A, 1090 EO1 B, 1090 E02 B, 1090 E03 B, 1090 E04 B, 1090 E05 B, 1090 E06 B, 1090 P01 B, 1090 P02 B, 1090 P03 B, 1090 P04 B, 1090 P05 B, 1090 P06 B, SS Cords & weights 150 SW50 Profile C

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

Informative(s):

- 1 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).
- 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](http://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-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**