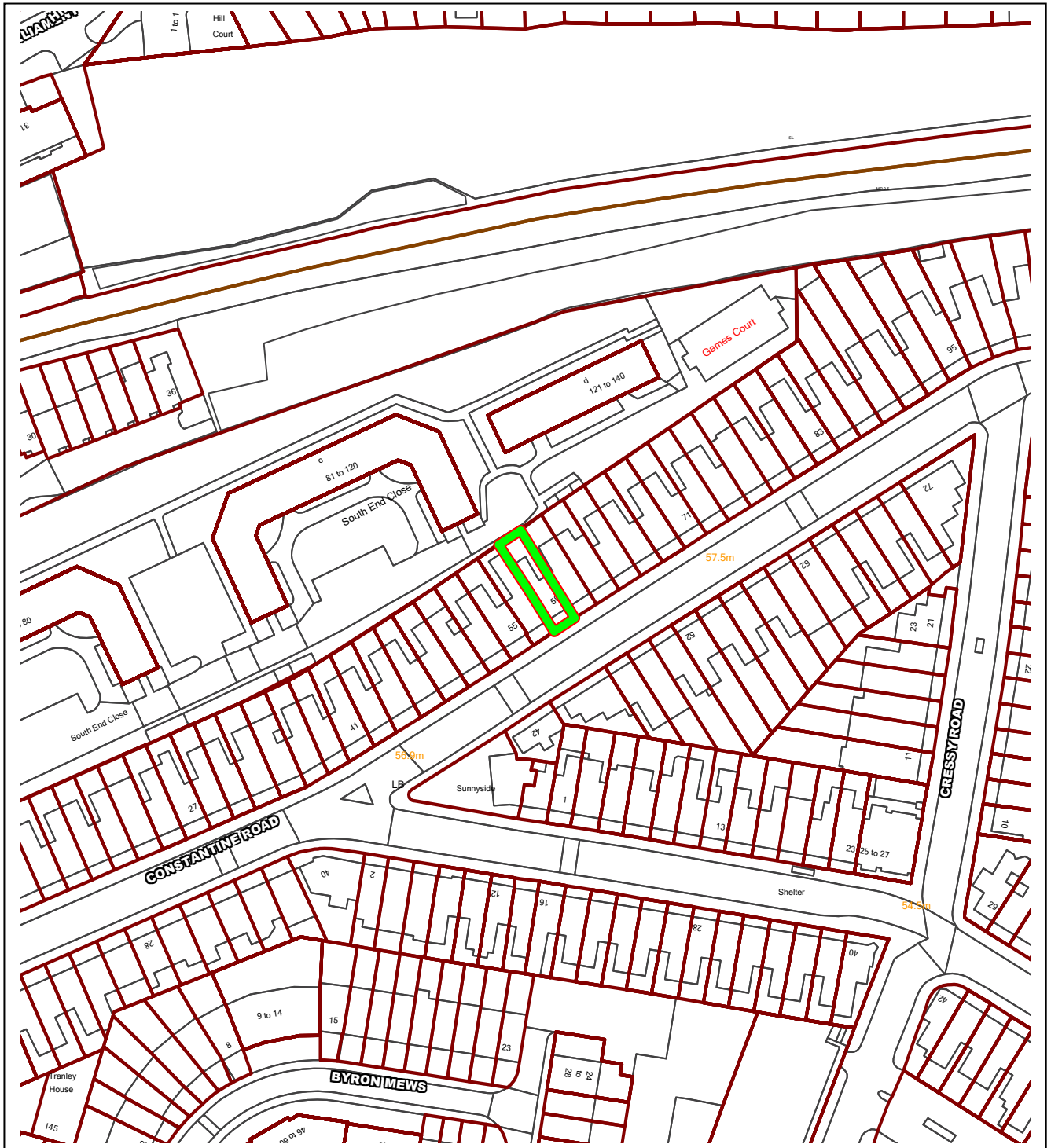


2023/5349/P – 59 Constantine Road, London,
NW3 2LP



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Photos 2023/5349/P 59 Constantine Road



View - Front Elevation



View - Rear Elevatom.jpeg



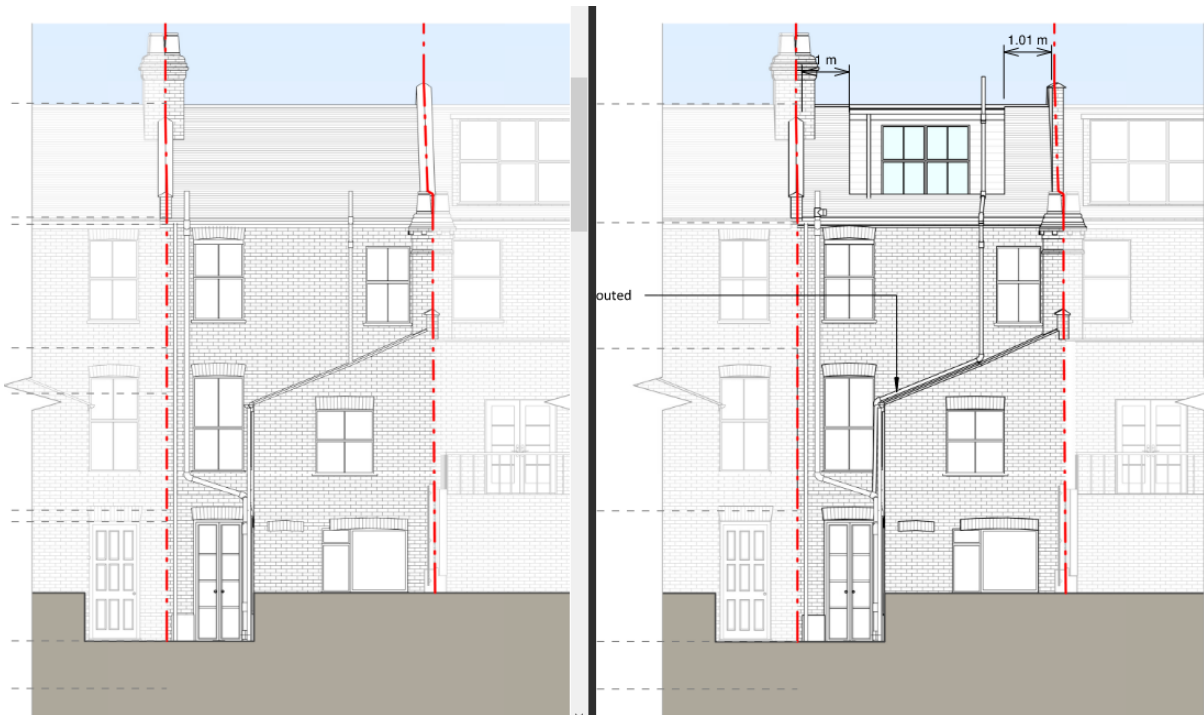
View - Neighbouring Property



Aerial image of site and other properties on Constantine Road

Drawings

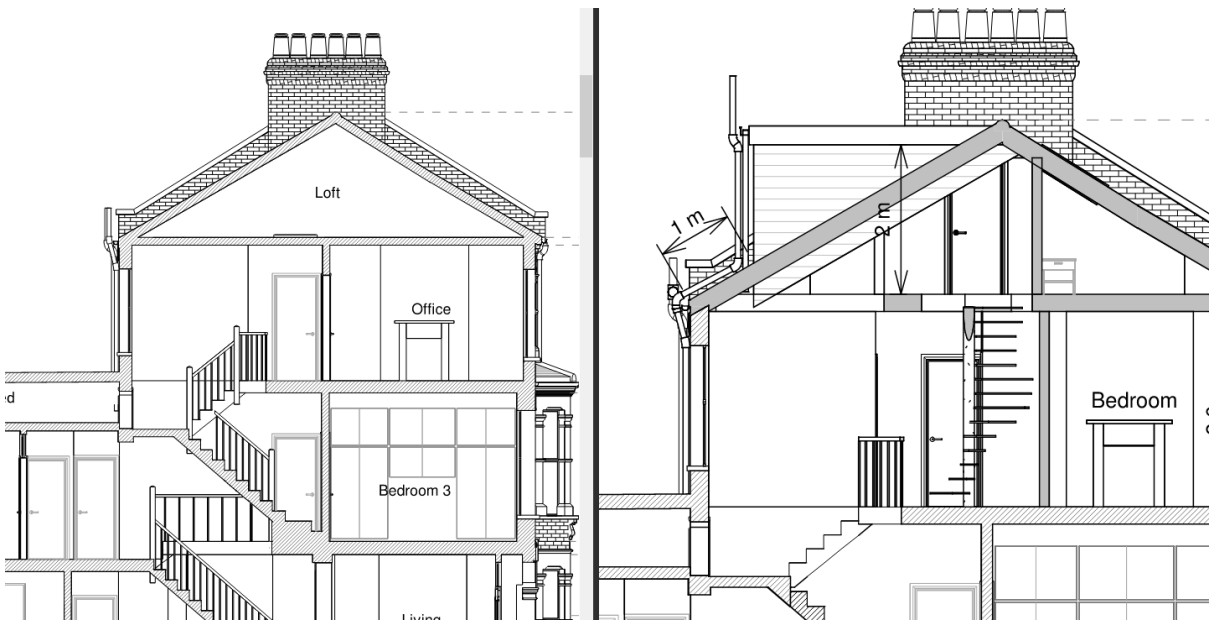
Existing and proposed rear elevation



Existing and proposed front elevation



Existing and proposed side elevation



Delegated Report		Analysis sheet		Expiry Date: 14/02/2024.	
		N/A		Consultation Expiry Date: 14/04/2024	
Officer			Application Number(s)		
Ewan Campbell			2023/5349/P		
Application Address			Drawing Numbers		
59 Constantine Road NW3 2LP			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a front and rear dormer and two front conservation roof lights.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	01	No. of objections	01
Neighbour Consultation		A site notice was put up on 21/03/2024 and expired on the 14/04/2024 and a press advert was put up on 15/03/2024 and expired on 08/04/2024 There have been no comments from neighbours.			

South Enda Close TRA

The South End Close TRA has raised an objection. Concerns include:

- Construction impacts on residents access
- Access to private land required
- Potential scaffolding problems
- Lack of consultation with neighbours

Officer Comments: In relation to the points above, these issues are not material planning considerations in relation to an application of this scale and nature. These are civil matters and should be resolved as such. In terms of the consultation, the correct planning consultation process has been carried out and therefore this is not something the Council can request the applicant to carry out.

Site Description

The application site is a three-storey mid-terraced period property constructed of brick with timber windows and a tiled roof. At the rear, the property has an existing two-storey rear projection with a mono-pitch roof.

The application building is not listed but is located within sub area two of the Mansfield Conservation Area (CA) and is regarded as making a positive contribution to the conservation area for its group value. The site is located in the Western Area and in sub area two and is described as:

The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three storey house, without basements, which generally forms part of a terrace, although there are some examples of semi detached properties on Savernake Road. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions

Relevant History

Application site:

9592429 - Seeking permission to remove 1 X Eucalyptus and 1 X Fastigate Pear in rear garden to ground level. **Agree to Tree removal without replacement 01-11-1995**

2023/1547/P - Erection of a front and rear dormer and front conservation roof light **Refused 04/10/2023**

Reason for refusal is below:

The proposed front and rear dormers by virtue of the location, size, bulk and detailed design, would result in incongruous and bulky additions that would harm the character and appearance of the host property, the terrace of which it forms a part and the Mansfield Conservation Area contrary to policy D1 (Design) D2 (Heritage) of Camden's Local Plan 2017

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design
Policy D2 Heritage
Policy A1 Managing the impact of development
Policy DM1 Delivery and monitoring

Camden Planning Guidance (CPG)

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

Conservation Area Statements

Mansfield Conservation Area Appraisal and Management Strategy (CAAMS) (2008)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Erection of a new front dormer
- Three new roof lights

Revision

- Dormer was reduced in size
- One front roof light removed

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity

3. ASSESSMENT

Design and Heritage

3.1.1. Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area, and Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings

3.1.2. In addition to the above, the Camden Home Improvement CPG contains the Council's guidance on dormer extensions and the following parts are considered to be particularly relevant:

- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;
- Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;

• On front roofslopes dormers could be a harmful addition due to its visual impact on the streetscene, especially in an unbroken roofscape. If your neighbouring properties do not have front dormers, then it is likely that this type of development would not be supported at application stage. Consider rear dormers and front rooflights instead;

- 3.1.3. In terms of the proposed rear dormer, the scale is appropriate in relation to the roof slope and remains subordinate in nature. The dormer is set away from the sides by 1.0m and set up from the eaves by 1.0m resulting in a respectfully scaled dormer that is subordinate to the roof slope. This scale is reflected within the area and complies with the design principles set out above and our guidance within the Home Improvements CPG. Overall the dormer is considered acceptable and it therefore preserves the character of the conservation area.
- 3.1.4. The front roof lights are now only two in number and do not clutter the front roof slope. Overall these are acceptable and will be conditioned to be conservation roof lights.
- 3.1.5. There is no objection to the materials used as they are similar to the existing roof and would preserve the character of the conservation area.
- 3.1.6. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.1.7. Overall the proposal complies with policy D1 (Design) and D2 (Heritage) of the 2017 Local Plan.

Amenity

- 3.1.8. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.
- 3.1.9. Due to the roof top nature and siting of the works, the proposal would not result in an any additional or harmful impact in relation to outlook, loss of daylight, privacy or overlooking.
- 3.1.10. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan.

4. RECOMMENDATION

- 4.1. Grant Conditional Planning Permission

Application ref: 2023/5349/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 17 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
www.camden.gov.uk

Resi
29 Albert Embankment
Vaxhaul
SE1 7GR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
59 Constantine Road
London
NW3 2LP

Proposal: Erection of rear dormer and two front roof lights

DECISION

Drawing Nos: B153540-1100 (May 2024), B153540-3100 (May 2024), Design and Access Statement (B153540), Site Location Plan

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 B153540-1100 (May 2024), B153540-3100 (May 2024), Design and Access Statement (B153540), Site Location Plan

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 proposed front roof lights as shown in drawing B153540-3100 (May 2024) shall be conservation style. These shall be permanently retained as such thereafter.

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 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) 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

Chief Planning Officer

DRAFT

DECISION