



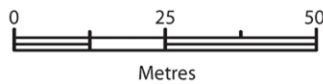
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<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A / attached		<b>Expiry Date:</b> 01/10/2013			
				<b>Consultation Expiry Date:</b> 12/09/2013			
<b>Officer</b> Fergus Freeney			<b>Application Number(s)</b> 2013/4486/P				
<b>Application Address</b> 37 Constantine Road London NW3 2LN			<b>Drawing Numbers</b> See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of 2 dormer windows to rear roofslope and 2 rooflights to front roofslope of dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press Notice: 22/08/2013 – 12/09/2013 Site Notice: 16/08/2013 – 06/09/2013  No comments received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Mansfield CAAC – two dormers appear cluttered on the rear pitch, one dormer would be more appropriate. <i>Officer comment: See assessment below.</i>					

## Site Description

The site is located on the north side of Constantine Road. It comprises a mid terraced property which is subdivided into flats. The site is not listed, but is within the Mansfield Conservation Area.

## Relevant History

2005/1321/P - Installation of solar panels on the roof. This application represents an amendment to a previously approved planning permission, granted on 20/02/04 (Ref: 2003/3598/P). *Granted 19/05/2005*

### 39 Constantine Road

2003/3645/P - Conversion of loft space to provide additional accommodation, two dormer windows; new and replacement rooflight to be added. *Approved 19/03/2004*

### 37 Constantine Road

2006/1141/P - Replacement of existing single rear dormer with two new dormer windows to rear of maisonette (Class C3). *Approved 07/04/2006*

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance (CPG1: Design (2013); CPG6: Amenity(2013))**

**Mansfield Conservation Area Statement**

**NPPF 2012**

## Assessment

### 1. Proposal:

2. Permission is sought for the installation of 2x dormers on the rear roofslope and 2x rooflights on the front roofslope.

### 3. Assessment:

#### Design

4. The proposed dormers would measure approx 1.5m in height x 2m in depth x 1m in width. The cheeks would be clad in lead and the windows constructed from painted hardwood timber. They would be set approx 0.6m up from the eaves and 40cm down from the ridge of the roof
5. The proposal is considered to be acceptable in design terms. The two dormers would broadly relate to the alignment of windows below and would not be overly dominant features on the roof slope. Whilst they would not fully comply with the Camden Planning Guidance (CPG1:design) in being at least 50cm from the roof ridge, when viewed in context it is considered that the 40cm gap would be sufficient to stop the dormers from appearing overly dominant.
6. It is noted that the local CAAC suggests having a single dormer; however it is considered that two smaller and appropriately proportioned dormers – such as the ones proposed – are preferable and acceptable.
7. It should also be noted that a number of dormers have been built at adjoining properties with two dormers on number 39 and a large single dormer on 35 Constantine Road (See planning history)
8. The proposed rooflights on the front of the property would be flush with the roofslope and would not be overly visible for detrimental to the appearance of the host building or wider conservation area.

#### Amenity

9. There would be no impact on the amenity of adjoining neighbours with regards to loss of light or overlooking above what is currently possible.

### **10. Recommendation: Grant Planning Permission**

#### DISCLAIMER

Decision route to be decided by nominated members on Monday 14th October 2013.  
For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

Mr Vaughan Houseman  
8 The Broadway  
London  
SW19 1RF

Application Ref: **2013/4486/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 3366

10 October 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:

**37 Constantine Road  
London  
NW3 2LN**

**DECISION**

Proposal:

Installation of 2 dormer windows to rear roofslope and 2 rooflights to front roofslope of dwelling house (Class C3).

Drawing Nos: Site location plan; (032240)/03A; 04/A; 07; 08A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; (032240)/03A; 04/A; 07; 08A

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

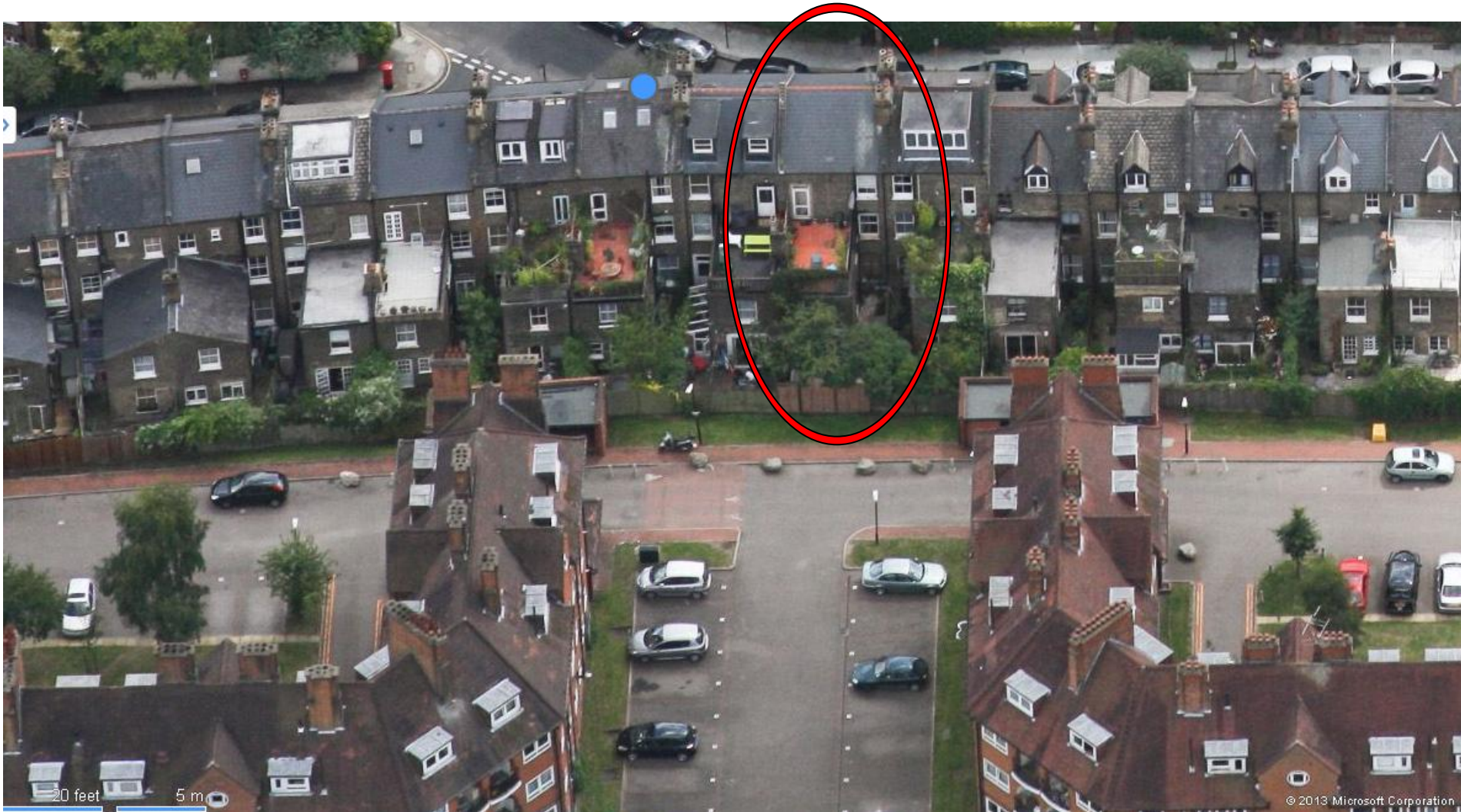
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)



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