

Delegated Report		Analysis sheet		Expiry Date:		09/05/2012	
		N/A / attached		Consultation Expiry Date:		09/05/12	
Officer				Application Number(s)			
Connie Petrou				2012/1517/P			
Application Address				Drawing Numbers			
94 CONSTANTINE ROAD LONDON NW3 2LS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear infill extension to the ground floor of a dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 27/03/12 Press notice advertised 05/04/12					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC – No objection					

Site Description

The application site is a mid -terraced three storey property located on the south side of Constantine Road. The building is not listed but is located within the Mansfield Conservation Area, all buildings within the conservation area are considered to make a positive contribution to the conservation area.

Relevant History

92 CONSTANTINE ROAD

2012/0405/P - Erection of a single storey rear infill extension and a new patio door to ground floor rear of existing house (Class C3).

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 2011

Mansfield Park Conservation Area Statement

Assessment

Proposal

The proposal is for a glazed side infill extension to rear of house. The main issues are:

- design
- amenity

Design

The building has an original three storey rear extension measuring approximately 9.0m (h) x 4m (w). It is proposed to erect a glazed infill extension to fill in the gap between the flank wall of the existing extension and the boundary wall with no. 92 Constantine Road. The infill would measure 5.4m (d) 1.3m (w) with a gently pitched roof rising towards the existing extension. The extension would be a simple glazed structure and its lightweight appearance would not harm the character or appearance of the host building. It would not project beyond the rear wall of the existing extension and would be subordinate to the building being extended and allow for the retention of a reasonably sized garden.

The proposed roof profile aligns with the conservatory recently approved at 92 and therefore provides some consistency in the appearance of the rear elevation.

As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

Amenity

The proposed extension, due to its location at ground floor level would not cause any additional overlooking or loss of privacy. It would require an increase in height of the boundary wall with no. 92 from 1.5m to 2.45m, which is just below the top of the neighbouring ground floor window. The proposal would lead to some loss of daylight, but as the neighbouring window faces due south and the roof slopes away from the boundary, this is not considered to be significant. A similar extension has also been approved at no.92 (see planning history).

As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

Recommendation: Grant Planning Permission

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