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|-------------------------|-----------------------|----------------------------------|------------|
| <b>Delegated Report</b> | <b>Analysis sheet</b> | <b>Expiry Date:</b>              | 13/07/2010 |
|                         | N/A / attached        | <b>Consultation Expiry Date:</b> | 14/6/2010  |

|                |                              |
|----------------|------------------------------|
| <b>Officer</b> | <b>Application Number(s)</b> |
| Hugh Miller    | 2010/2346/P                  |

|   |                                |
|---|--------------------------------|
| <b>Application Address</b>                        | <b>Drawing Numbers</b>         |
| Flat B<br>4 Constantine Road<br>London<br>NW3 2NG | Refer to draft decision notice |

|               |                            |                 |                                     |
|---------------|----------------------------|-----------------|-------------------------------------|
| <b>PO 3/4</b> | <b>Area Team Signature</b> | <b>C&amp;UD</b> | <b>Authorised Officer Signature</b> |
|               |                            |                 |                                     |

**Proposal(s)**

Renewal of planning permission granted on 10 August 2007 (2007/2744/P) for erection of a roof extension to first floor flat (Class C3).

**Recommendation(s):** Grant

**Application Type:** Full Planning Permission

**Conditions or Reasons for Refusal:** Refer to Draft Decision Notice

**Informatives:**

**Consultations**

|                             |              |           |                  |           |                   |           |
|-----------------------------|--------------|-----------|------------------|-----------|-------------------|-----------|
| <b>Adjoining Occupiers:</b> | No. notified | <b>05</b> | No. of responses | <b>00</b> | No. of objections | <b>00</b> |
|                             |              |           | No. electronic   | <b>00</b> |                   |           |

**Summary of consultation responses:** Site Notice displayed 21/5/2010, expires 11/6/2010.  
No response.

**CAAC/Local groups\* comments:**  
\*Please Specify

**Mansfield CAAC:** No objection. Comment  
Please condition that the new roof will present itself as no higher than the existing at no.6.

**Officer comment:** The extant approval show that the apex of the proposed roof aligns with no.6. Moreover no change to the roof height is proposed and therefore no condition is necessary in this instance.

**Site Description**

Two storey building on the south side of Constantine Road in occupation as a locksmiths shop at ground floor level with residential above. It adjoins a terrace of two storey houses with an unaltered roofline to the east. To the west is a large 3 storey public house building which has self contained flats on its upper floors. It lies within the Mansfield Road Conservation Area.

**Relevant History**

- December 2009 - **withdrawn** - Erection of a roof extension with front terrace and rear balcony to provide additional residential accommodation to the first floor flat (Class C3) and alterations to rear windows and doors at ground and first floor levels; ref. 2009/4884/P
- August 2007 - PP granted - Erection of a roof extension to provide additional residential accommodation to the first floor flat (Class C3); ref. 2007/2744/P
- December 2006 – PP refused – PP refused on 19.12.2006 for the erection of a mansard-style roof extension to provide additional residential accommodation to the first floor flat (Class C3); ref. 2006/3975/P

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

### CPG 2006:

### Mansfield Conservation Area Statement

### Draft LDF Core Strategy

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

## Assessment

### Preamble

In August 2007, the Council granted planning permission for the "*Erection of a roof extension to provide additional residential accommodation to the first floor flat*" with condition as follows:

- *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.*

The planning permission expired on 10 August 2010; the development has not yet commenced on site at the time of the site visit and at the date the application was received by the Council.

The application proposes the following:

- Renewal of planning permission granted on 10 August 2007 (2007/2744/P) for erection of a roof extension to first floor flat (Class C3).

### Assessment

The key issue is, since the grant of planning permission- has there being any change to planning policy or other material considerations since the original permission was granted in August 2007? It is noted that the policies that form the assessment of the 2007 approved scheme remain unaltered neither have they been superseded. Likewise, there are no material changes in the associated supportive guidelines in the Supplementary Planning Guidance. The latest Conservation Area Statement was adopted in December 2008, after the assessment of the previous application, however there is nothing in this updated document that would preclude the renewal of this permission. The local circumstances have not changed in that the area remains a conservation area and neighbouring buildings remain the same.

The scheme to be renewed remains exactly the same as that originally approved in 2007 and, given

that the policy objectives have not changed, the scheme is considered satisfactory in terms of design, bulk, footprint and impact on amenity. The proposed is therefore in compliance with RUDP policies B1, B3, B7 and associated roof extension guidelines.

As with the extant permission, the above attached standard condition on the use of matching materials will be attached for the purposes of consistency and also minimising the proposals impact on the premises itself and the wider conservation area.

***Conclusion***

The proposal granted approval in 2007 was in compliance with the RUDP policies and they remain as the principal policies under which this proposed renewal application is assessed. As there are no material planning changes in circumstances or policy context, it is recommended that an extension of time for the implementation of the planning permission is granted with the issuing of a new permission.

**Recommendation-** Grant renewal of Planning Permission.

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