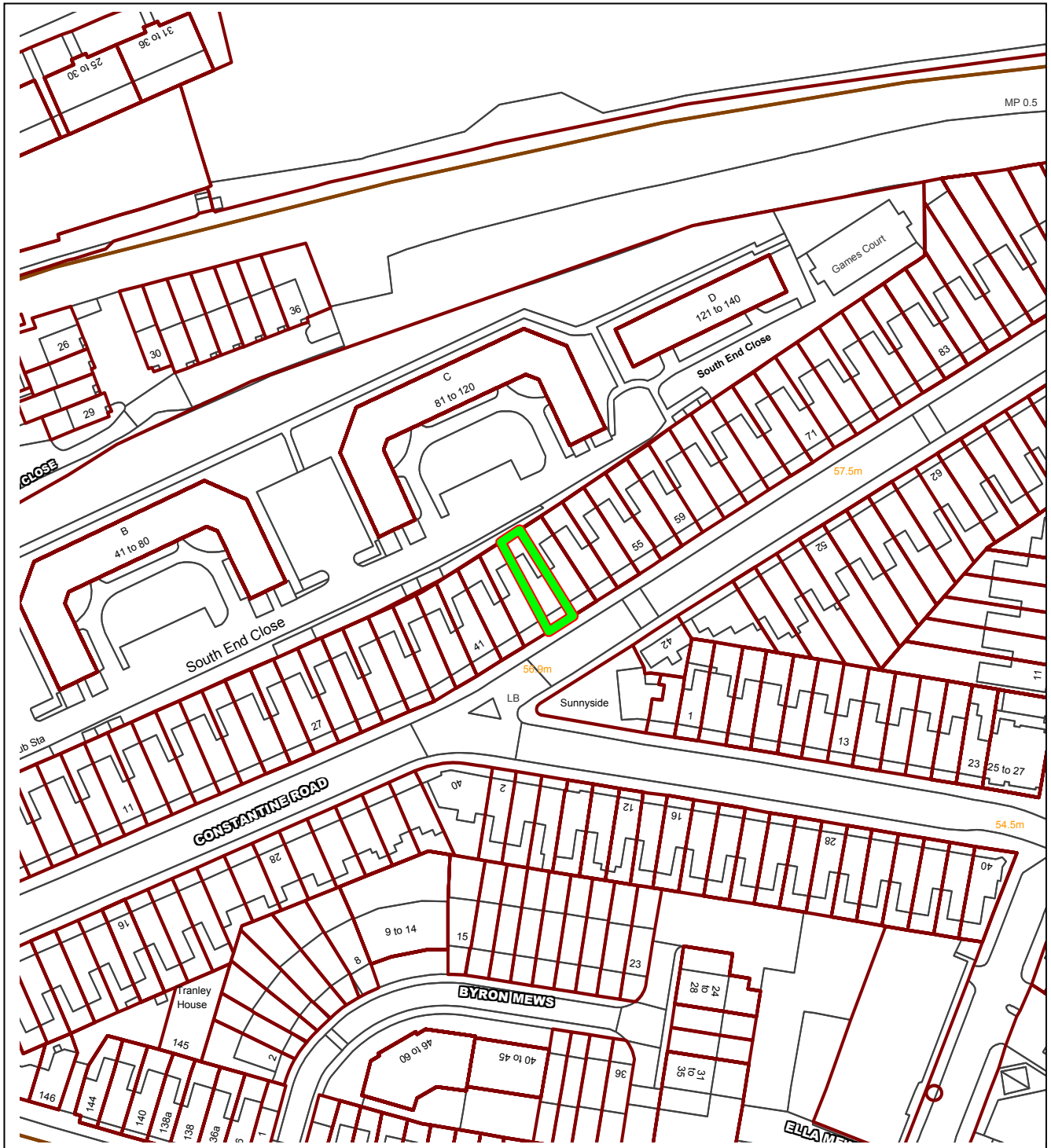
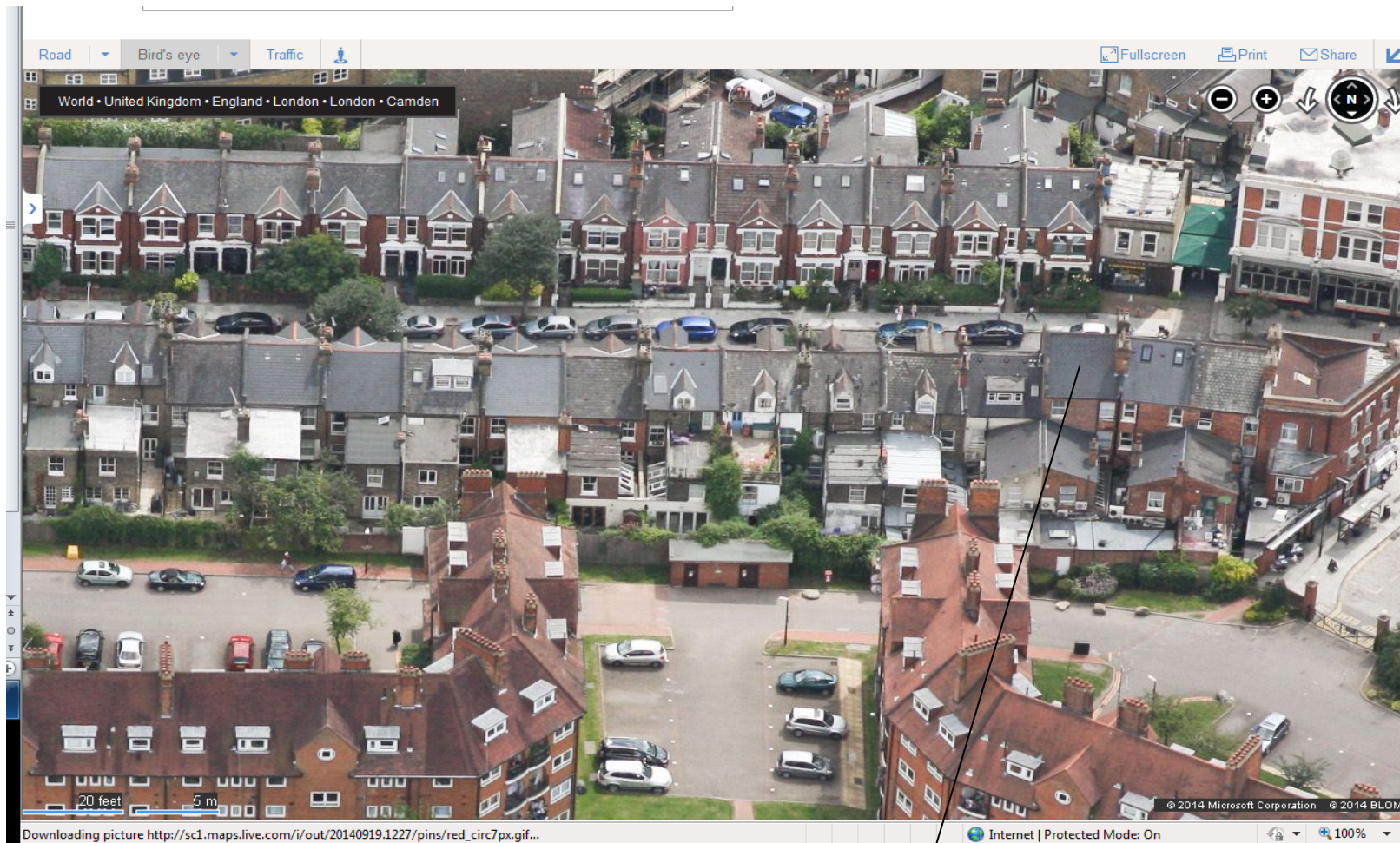


## 47C Constantine Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Proposed Site

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>07/10/2014</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	11/09/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Obote Hope			2014/4446/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
47C Constantine Road London NW3 2LN			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>	
<b>Proposal(s)</b>				
Loft conversion including rear dormer window and installation of 1x rooflight to front roofslope.				
<b>Recommendation(s):</b>		Grant conditional permission.		
<b>Application Type:</b>		Full Planning Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 20/08/2014 to 10/09/2014  Press notice published from 21/08/2014 to 10/09/2014</p> <p>Comments received from 49D Constantine Road are as follows:</p> <ul style="list-style-type: none"> <li>• Unsure if this will infringe on privacy of the neighbouring houses;</li> <li>• If the proposal is for a terrace make sure all precautions are taken to ensure that there is no loss of privacy.</li> </ul> <p>Officers comments:</p> <ul style="list-style-type: none"> <li>• The proposal does not include the provision of a terrace or balcony at roof level. Therefore, the proposed dormer roof extension to the rear of the property would not give rise to the loss of privacy nor have a detrimental impact in terms of overlooking; this is due to the nature of the design of the dormer extension which would effectively introduce 2 x windows to the rear elevation.</li> </ul>					
<b>CAAC comments:</b>	<p>Mansfield CAAC: "This just looks awful"</p> <p><u>Officer's comments:</u>  The proposed dormer roof extension would have matching slate tiles to match the existing design of the roof and would incorporate 2 x sash windows, and as such would preserve the original form of the building.</p>					

## Site Description

The application site relates to a three storey terrace property located on the north side of Constantine Road, within the Mansfield Conservation Area. The site is not listed and backs onto a railway line. The surrounding area is predominantly residential.

## Relevant History

**28191:** pp **granted** for Change of use to form three self-contained flats, including works of conversion.  
18/05/1979

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 Distribution of growth

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 2006

### Mansfield Conservation Area Statement 2008

## Assessment

### 1.0 Proposal

- 1.1 The proposal seeks to erect a rear dormer extension to the rear elevation and installation of a new rooflight to the front elevation for the addition of an additional bedroom in connection with the use of the second floor and loft space as residential a maisonette.

### Amendments

- 1.4 The rear dormer was reduced in size in order to be in compliance with planning policies and would now meet the 0.5m from the eaves and ridge of the roof. The proposed dormer extension would now measure 3.1m in depth and 1.6m in height.

### 2.0 Dormer roof Extension

- 2.1 The proposed front rooflights would be conservation type and would not harm the appearance of the host building or the conservation area. The proposed rear dormer would be centrally positioned, preserving a harmonious rear elevation and would not result over-dominant in terms of scale and size. The dormer would be built with matching materials, which should be reinforced by condition, and broadly complies with planning guidance for roof extensions.
- 2.2 The proposed rear dormer extension would not be open to public views and its positioning, size and bulk is considered to be subservient to the existing roof profile. In terms of detailed design the doors and window are considered to respect the hierarchy and design of the windows below on the rear elevation.
- 2.3 The proposal is considered to be acceptable in design terms and would preserve and enhance the appearance and the character of the conservation area.
- 2.3 The proposed 2 x sash windows measures approximately 1.6m x 1.0m in width and would also compliment the style and pattern of the host building and wider terrace and as such would preserve and enhance the conservation area.

### 3.0 Amenity

- 3.1 Policy DP26 seeks to ensure that the amenity of occupiers of neighbouring properties is protected. No side windows that could adversely affect the privacy of the adjoining properties are proposed. The proposed alterations and extension to the roof profile by reason of their size and relationship with the windows of the neighbouring properties would be unlikely to raise any material consideration to the amenities of neighbouring residential properties in terms of

loss of sunlight, daylight, or overlooking. Therefore, the proposal is consistent with Policy DP26 of the LDF.

**Recommendation:** Grant conditional permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 17th November 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

Mr K Krivcevski  
Krivco Consultants Ltd  
8 Dingwall Gardens  
Golders Green  
London  
NW11 7ET

Application Ref: **2014/4446/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

9 November 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**47C Constantine Road  
London  
NW3 2LN**

# DECISION

Proposal:

Loft conversion including rear dormer window and installation of 1x rooflight to front roofslope.

Drawing Nos: 13/567/PA/01, 13/567/PA/05, 13/567/PA/13/567/PA/06, 13/567/PA/11, 13/567/PA/13, 13/567/PA/15REVA, 13/567/PA/16REVA, 1437.

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 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 13/567/PA/01, 13/567/PA/05, 13/567/PA/13/567/PA/06, 13/567/PA/11, 13/567/PA/13, 13/567/PA/15REVA, 13/567/PA/16REVA, 1437.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment



**DRAFT**

**DECISION**