

Mr Barry Cunningham
BCconsultants
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Watford
Hertfordshire
WD19 6TR

Application Ref: **2014/0617/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

22 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
73 Constantine Road
London
NW3 2LP

Proposal:

Excavation to provide new basement floor including rear lightwell, erection of a two storey side infill extension, installation of Juliet balcony and balustrade as replacement of bay window at rear ground floor level and new windows to front bay window.

Drawing Nos: 73Cnstn/13/01 ; 02; 03; 04; 05; 06; 07; 08; OS Plan and Design and Access Statement all dated January 2014; Arboricultural Report by Crown Consultants dated 24 January 2014; Construction Management Plan; Revised Basement Impact Assessment by CGL dated November 2014

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 if in CA 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

73Cnstrn/13/01 ; 02; 03; 04; 05; 06; 07; 08; OS Plan and Design and Access Statement all dated January 2014; Arboricultural Report by Crown Consultants dated 24 January 2014; Construction Management Plan; Revised Basement Impact Assessment by CGL dated November 2014.

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed basement would not have an unacceptable impact on the host property given it will be located wholly below the existing ground level. The submitted BIA was independently verified by LBH Wembley. The report concluded that the revised BIA was submitted by a suitably qualified person and is sufficient to meet the requirements of DP27 and CPG4. The proposed doors at basement level and access stairs are located to the rear of the dwelling with very limited external visibility within the conservation area and surrounding environment. The proposed side infill extension is subordinate in scale being single storey, simple in terms of design and a common form of extension within the locality. The existing Cherry Tree located at the 71 Constantine Road is not considered to be harmed by the proposal, however the applicants have provided an arboriculture report which outlines the methods to ensure that the tree is not affected.

The proposal conserves and enhances the character and appearance of the conservation area. The size, design, location of the proposal will not be harmful to the adjoining neighbours amenity in terms of loss of light, outlook, enclosure or privacy.

Whilst the development will have some impact in terms of the loss of the original rear bay such an extension in this location is not considered harmful to the character or appearance of the host building, street scene or the Mansfield Conservation Area because of the subordinate nature of the development.

Two neighbours were consulted, one objection and one comment was received and duly taken into account prior to making this decision. These concerns have been overcome. A site notice was also displayed. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

2 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).

- 3 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



Ed Watson
Director of Culture & Environment