

Mr Jakub Grzebielucha
3arcdesign
114 Lakedale Road
London
SE18 1PS

Application Ref: **2015/0103/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43a Constantine Road
London
NW3 2LN

Proposal:
Erection of single storey rear part-infill extension with internal courtyard, and alterations to rear elevation fenestration.

Drawing Nos: Site Location Plan; AR-01 Rev 01; AR-02 Rev 00; AR-03 Rev 00; AR-04 Rev 00; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

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; AR-01 Rev 01; AR-02 Rev 00; AR-03 Rev 00; AR-04 Rev 00; Design and Access Statement.

Reason:

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

Informatives:

- 1 Reason for granting

The proposed single storey part infill extension is subordinate to the host building in terms of form scale and proportions. It would retain a reasonable proportion of the garden and would not extend beyond the building line, as it would be recessed by the depth of one brick. It would also be largely glazed which would ensure that the extension has a lightweight appearance and would not appear bulky. The location of the extension at the rear of the building would mean it has a limited impact on the conservation area as it would not be visible from the public realm. The replacement of a double paned door and two windows with a triple paned door is also appropriate as it is a minor alteration which balances the arrangement of the rear elevation fenestration.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection has been received, and is addressed in the consultation summary. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and 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 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP24, DP25 and DP26 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, and 56 -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