

The size, scale and bulk of the proposed single storey rear extension is considered to form a subordinate addition to the host building and respects the character and setting of the neighbouring properties. The contemporary design of the extension is considered to be appropriate for this particular setting and would not have an adverse effect on the appearance of the surrounding conservation area. Furthermore, the size, location and rearward projection of the proposed side and rear extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Although the extension would project beyond the immediate building line of the property such an extension in this location is not considered harmful as the proposed development would be single storey and built to the same depths as the existing extensions to the two adjoining properties at 137 and 141. Furthermore, the proposals limited visibility is considered not to have a significant impact to the character of the host dwelling or the appearance of the surrounding Mansfield Conservation Area given the presence of a number of similar sized rear extensions to the properties along this side of Constantine Road.

A total of 4 neighbouring properties were consulted on the application with no objections received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 (CA's) 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.