

Mr. Mike Harry
Planning and Party Wall
39 Shirley Way
Shirley
Croydon
Surrey
CR0 8PJ

Application Ref: **2015/4717/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

16 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
101 Constantine Road
London
NW3 2LR

Proposal:
Creation of 1st floor rear balcony space, including alterations to angle and height of rear roofslope and parapet walls, and installation of surrounding black painted steel railings, timber decking, and timber side privacy screen.
Drawing Nos: Site location plan; CR.01.05, CR.01.06, CR.01.07 rev C, CR.01.08 rev C1; unnumbered balcony fixing drawing; and decking details.

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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; CR.01.05, CR.01.06, CR.01.07 rev C, CR.01.08 rev C1; unnumbered balcony fixing drawing; and decking details.

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

Informative(s):

- 1 Reasons for granting permission:

The application proposals would create a small rear balcony space at first floor level with black painted steel railings to surround and enclose the space, timber decking, and a side privacy screen between the host property and the existing balcony of the adjoining property at no.103.

The proposed galvanised steel railings would have a maximum height of 1.1m at all points when measured from the new balcony floor (following alterations to change the sloping roof to a flat level to match the angle and height of the existing, adjoining balcony at no.103). The railings would be bolted to the floor of the balcony, enclose an area measuring approximately 1.1m (depth) by 3.3m (width), and be set-back from the edges of the roof by approximately 100mm. Access to the rear balcony would be through an existing window.

It is proposed that the existing side or flank parapet wall is raised by a number of brick courses (and retain its existing undulating profile) to allow for the fixing of a timber lattice privacy screen between the host property and no.103. The screen would be fixed to the top of this raised wall, so rising up from the base of the wall by between 350mm to 700mm depending on its position in relation to the wall's profile and would be a maximum 1.8m in height from the balcony floor. It is considered that the lattice screen would appropriately shield the balcony in terms of privacy for both future occupiers at the host property, as well as, the adjoining property at no.103. Further, given that the proposed balcony is over 3m away from the neighbouring property at no.99 on the other side and that the rear gardens back onto a railway line and allotments beyond, there are considered to be no amenity concerns as a result of this proposal in terms of loss of privacy, light, or overlooking.

As such, in terms of design, scale, colour, location and materials to be used, the proposed railings, raised parapet walls, privacy screen and decking are considered to be in accordance with Camden Planning Guidance and would not have any adverse impact on the character or appearance of the building or detract from the wider conservation area, and would be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework 2012.

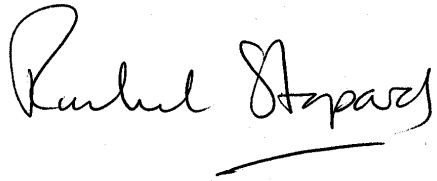
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment