



## Planning Appeal Statement

86 Constantine Road  
London  
NW3 2LX

05th April 2016

## Introduction

This Appeal Statement forms part of the appeal against the recent planning refusal (2015-6381-P) for extension works to 86 Constantine Road, NW3 2LX. The proposed works include a loft conversion including a rear dormer, two conservation rooflights to the front elevation; a door providing access to a roof terrace and installation of a metal balustrade at the rear projection in connection with the roof terrace.

## Assessment

No. 86 is a three storey, late Victorian, mid-terraced property on Constantine Road, Hampstead. The property can only be accessed off Constantine Road and falls within the Mansfield Conservation Area under the authority of Camden Planning. No. 86 is not listed as being of historic interest.

## Planning History

Over the years there have been several alterations to the immediate property and a large number of consented alterations to other properties on Constantine Road as a whole. Below is a list of relevant applications to date with the related decisions and their relationship to our proposed design:

- **PE9900907** – 86 Constantine Road, London, NW3 2LX  
The conversion of roof space incorporating the insertion of a rear dormer, and two front roof lights to provide additional residential accommodation; the formation of a rear roof terrace across the rear flat roof projection with a door access at eaves level for use as external amenity space for a single family dwelling house. As shown on drawing Nos 07/17 - 21.

### ***Refused - 13th June 2000***

*The proposed rear dormer would appear overly dominant by virtue of its off-centre alignment and excessive scale in relation to the rear roof slope and would detract from the appearance of the building and the remainder of the terrace. The proposal would therefore be contrary to policies EN1, EN16, EN16 (new), and EN57 of the adopted Unitary Development Plan and to adopted Supplementary Planning Guidance relating to roof extensions. The proposal would also fail to preserve or enhance the character and appearance of the Conservation Area, contrary to policy EN33 of the Unitary Development Plan'*

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- **2011/0130/P** – 84 Constantine Road, London, NW3 2LX  
*Erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3).*

### ***Granted - 14th March 2011***

- **2011/0130/P** – 102 Constantine Road, London, NW3 2LX  
*....Alterations to include replacement of existing rear dormer with new rear dormer with French doors and rooflight replacement of existing balustrade and raising of rear parapet, enlargement of two side facing windows, new walk-on rooflight to roof terrace and new rooflights to front roof slope to residential flat (Class C3)*

This application involved the addition of a central rear dormer featuring double doors providing access to the rear roof terrace. The setting of the floor levels also results in the door to the roof terrace breaking the roofslope and eaves line as we propose and the officers report states 'the dormer would comply with CPG with the exception of the the proposed French doors which would cut through the lower eaves to provide new access to the existing terrace. The arrangement is considered acceptable given the need to provide access to the terrace'

**Granted - 07th November 2011**

- **2014/2059/P** – 17 Cressy Road, London, NW3 2NB  
*Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings.*

**Granted - 12th July 2014**

- **2014/1958/P** – 19 Mackeson Road, London, NW3 2LU  
*Installation of rear dormer access door, creation of 2nd floor rear roof terrace with associated privacy screen, installation of sliding doors and replacement door and rooflight to existing side extension on rear elevation.*

**Granted – 1st July 2014**

- **2011/1068/P** – 145 Constantine Road  
*Erection of a single storey ground floor rear extension, a new rear dormer and a new roof terrace enclosure at single dwelling.*

This application involved the addition of a large rear dormer being added to the existing dormer that featured double doors which also provide access to the rear roof terrace. The location of this property overlooking the railing appears to have given this application a more positive perspective despite being much bulkier and disproportionate in scale.

**Granted – 24th April 2012**

- **2015/4677/P** – 48 Courthope Road, London, NW3 2LD  
*Details of privacy screen to be created on the roof terrace in relation to condition 4 of planning permission (2014/7760/P) dated 17/03/2015 for the replacement of conservatory with extension, creation of roof terrace, insertion of rear doors to access terrace, loft conversion, rear dormer and 3 front veluxes.*

This application despite being revised breaking up the original single wide dormer in to two elements at roof level also results in the door to the roof terrace breaking the roofslope and eaves line as we propose. Given this was granted only seven months ago it would seem contradictory to consent to this detail and then refuse it on another.

**Granted - 21st September 2015**

- **2015/4244/P** – 123 Constantine Road, London, NW3 2LX  
*Loft conversion with rear dormer extension and new door onto existing roof terrace at 2nd floor level, new black iron balustrade around roof terrace and 2 x front rooflights.*

This application is the most similar to our design however the rear dormer is higher, wider and extends closer to the party wall line with No.121.

***Granted - 29th September 2015***

## Planning Guidance

Due to the location and prominence of the property on the Constantine Road, the proposed loft conversion works endeavour to ensure the original character of the host property and the immediate streetscape are maintained with a well proportioned intervention to the rear elevation. The proposed design allowed the maintaining the existing roof slope and height with the dormer set back from all edges minimising its visual impact.

The submitted application has taken into consideration the policies and guidance offered in the 'Camden UDP 2006', 'Camden LDF 2010-2025', 'Camden Planning Guidance - CPG 1 Extensions, Alterations and Conservatories', 'Camden Local Plan - H3 Protecting Existing Homes, H7 Large and Small Homes, D1 - Design and Heritage', 'Mansfield Conservation Area Appraisal and Management Strategy 2008'.

As noted above many similar planning approvals have been granted consent to the neighbouring street including Constantine Road with some being much more bulky, overbearing and disproportionate with little of architectural merit in pursuit of as much sq.m as possible. The existing rear elevation of the immediate and neighbouring properties within the block consists of a number of rear dormers and roof terraces. (Refer to photos to the back)

## Proposed Design

The refused submission involved the installation of a Code 5 lead-clad rear dormer, two conservation rooflights to the front roof slope and timber framed windows and door to the rear. The centrally aligned dormer is offset 500mm on all sides, including the ridge line and allows the existing slate roof tiles to be retained. The proposed dormer is subordinate to the original building and will only be visible from a limited number of locations from ground level on Mackeson Road. (Refer to photos overleaf) The timber framed dormer doors will be finished in grey frames being discreet and inkeeping with the appearance of the lead clad dormer, hence avoiding high contrast aesthetics.

The loft conversion will provide a utility room due to the restricted headroom with hallway leading of the main staircase to the external roof terrace. The black painted metal balustrade will be added to the perimeter of the roof terrace to provide guarding in accordance with current Building Regulations. This balustrade will be set back from the rear elevation and mechanically fixed to the existing brickwork parapet, partly concealing its appearance.

## Access

The access to the property will be unaffected.

## Summary

The proposals fully considered the visual amenity and impact on the streetscape of the original property and Constantine Road and the wider Mansfield Conservation Area maintain the original character of the property and are inkeeping in nature and scale.

In these circumstances, we feel the design should comply fully with Camden's Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency.

Therefore we feel the application is both considerate and should be granted consent on these grounds.

Please refer to the attached photos overleaf as well as the drawing package submitted.

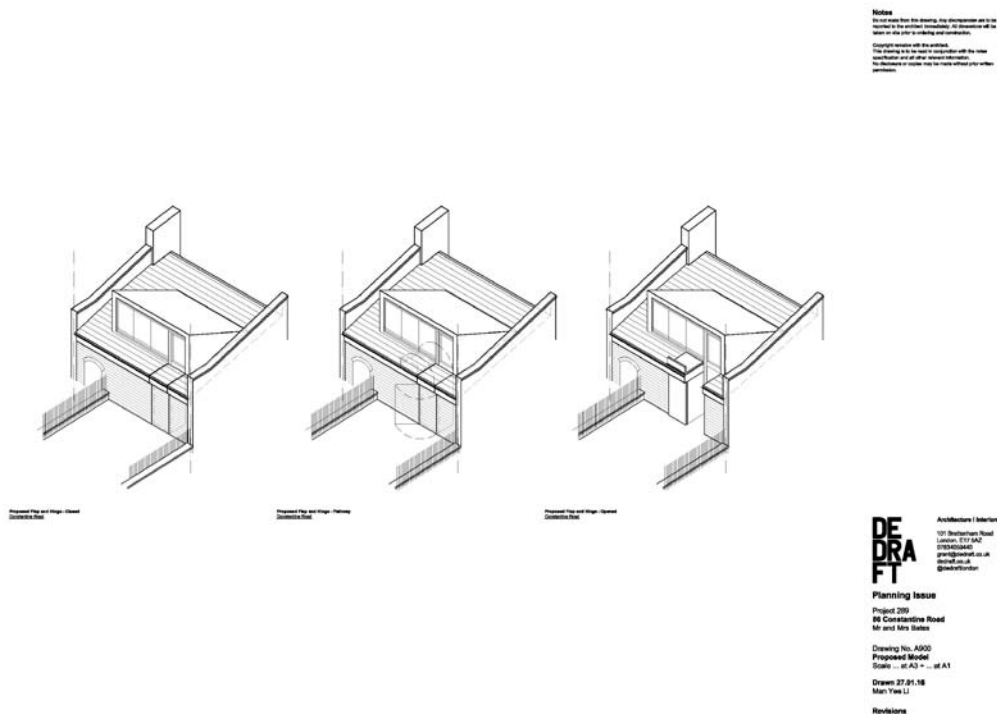
## Planning Update

Our original submission involved the conversion of the loft space with the installation of a rear dormer featuring a single door with fanlight located to the right hand side when viewed externally. This rear door is intended to provide access to a roof terrace over the rear projection which will feature metal balustrades to allow the use of the external space,

Despite many similar such consented interventions on the immediate and surrounding streets (e.g. 2015/4244/P – 123 Constantine Road and others mentioned above) the officers main concern was that the proposed terrace door 'would inevitably mean cutting into the roofslope when set-back (or would mean an additional bulk created if moved forward to the roof edge)'.

On his advice and to try and address this issue we explored the narrowing of the dormer and the installation of a Velux 'Cabrio' roof terrace window however due to the height constraints of the internal floor levels this was not workable and would not allow the required heights for Building Regs.

A further solution was submitted to the planner (see below) in an effort to maintain the access door whilst maintaining a consistent eaves / gutter detail. The vertical section of wall could be either a solidcore timber door (note there is an existing window in this location as per the existing drawing) or it could be clad in brick slips if necessary. The hinged roof section following the roof profile would be slate-clad with the eaves profile running across it. This was not found to be a viable option.



In further efforts to address the concerns of the roof edge being cut we considered its removal however, given the potential for the use of the roof as a high level terrace (largely concealed from street level) we felt the compromise was too great and that as stated on 102 Constantine Road the need to provide access to the terrace we feel should be acceptable given the lack of amenity space associated to a property of this size.

In order to provide more internal space it was suggested by the officer that there was potential to lower the base of the dormer closer to the eaves (300mm) which we duly did to make full use of the restricted loft space 'also, reviewing your rear elevation again, I think there is scope for you to extend the dormer window downwards a little more should you want to enlarge the window slightly (but keeping the 500mm at the sides and top)'.

Some of the advice from the officer appears to have been contradictory given the large number of similar consent applications for full rear dormers, some with doors to access the terrace it felt that we were being forced to compromise on all aspects of our design. This despite having a letter of support from the adjoining neighbour at No.84.

With all the amendments and attempts to address the officers concerns we strongly feel the design should be line with planning guidance, making the most of the loft-space and utilising the potential of the existing flat roof as a terrace which we should be encouraged in such a dense urban setting.

We feel there is little in the design submitted that adversely impacts the immediate property or the conservation area.

## Site Photos



1. Aerial View of showing the rear of 86 Constantine Road



2. Aerial View of showing the side of 86 Constantine Road





3. View of 86 Constantine Road looking east



4. View of 86 Constantine Road looking south



5. Rear view of No. 84, 86 and 88 from Mackeson Road demonstrating how the proposed dormer and terrace would be largely concealed from view (No.86 below arrow)



6. Rear view of No. 84, 86 and 88 from Mackeson Road demonstrating how the proposed dormer and terrace would be largely concealed from view (No.84 dormer is only partly visible)



7. Rear view of No. 86 and 88 from further up Mackeson Road  
(No.86 below arrow)





8. Rear view of 84 (LHS) and 86 (RHS)



9. Rear view of 86 (LHS) and 88 (RHS)

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