

From: [Young, Tony](#)
To: [Grant Straghan](#)
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road
Date: 15 March 2016 10:17:10

Hi Grant

I've put forward the application with a recommendation for refusal. It's now waiting for a senior officer to review the report and recommendation. You should receive a response later this week. I'll keep you posted.

Kind regards
Tony

Tony Young
Planning Technician

Telephone: 020 7974 2687



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From: Grant Straghan [mailto:grant@dedraft.co.uk]
Sent: 14 March 2016 11:31
To: Young, Tony
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

Just checking how this application is going? Can you please give me an update.

Thanks

Grant

From: Young, Tony [mailto:Tony.Young@camden.gov.uk]
Sent: 02 March 2016 10:56
To: 'Grant Straghan'
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

That's much appreciated, Grant. Thanks you very much.

Kind regards
Tony

From: Grant Straghan [mailto:grant@dedraft.co.uk]
Sent: 02 March 2016 10:52
To: Young, Tony
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

For clarity these are the drawings to be considered including the existing and proposed.

Thanks

Grant

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From: Young, Tony [<mailto:Tony.Young@camden.gov.uk>]
Sent: 02 March 2016 10:48
To: 'Grant Straghan'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Hi Grant

Thanks for your email.

Do you mean on the basis of your email dated 05/02/2016? I would appreciate it if you could confirm the drawings numbers. On this basis they would be the following:

Existing

S001 - Site location plan
S002 – Floor plans 1
S003 – Floor plans 2
S100 – Front & rear elevations
S200 - Sections

Proposed

A001 rev B - Floor plans
A100 rev B - Elevations
A200 rev B – Sections

I'll call you shortly.

Kind regards
Tony

From: Grant Straghan [<mailto:grant@dedraft.co.uk>]

Sent: 01 March 2016 14:52
To: Young, Tony
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

Can you give me a call when you get a chance.

The client would like to proceed with the original submission (with the amendment showing the metal balustrades and timber windows as well as bringing the dormer closer to eaves as suggested).

I would just like to chat through to confirm this and make sure you have the correct drawings.

Thanks

Grant Straghan

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From: Young, Tony [<mailto:Tony.Young@camden.gov.uk>]
Sent: 12 February 2016 17:08
To: Grant Straghan
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Dear Grant

Thanks for your email today.

Discussions prior to the latest submission of drawings focused on the main issue concerning the door access to the terrace as this appeared to be the main area of concern. Once that was omitted from proposals, more specific advice was provided focusing on the dormer itself. I don't feel that the advice has been contradictory, but on the contrary, I have tried throughout the process to explore how your client's intentions might be accommodated. In hindsight, the discussions that we have had were probably better suited to a pre-planning process rather than at application stage.

I do, however, understand your concerns regarding some of advice that you've received in light of recent permissions in the locality of Constantine Road that you have highlighted to me in previous discussions and again now. As mentioned previously, I don't consider that some of these permissions comply in some aspects with Camden's guidance and policies, and while they are not wholly comparable with the application proposals presented here, I do accept that there

may appear to be a lack of consistency in this regard.

In light of your email and views expressed, I feel that the best way forward now is for you to commit to proposals that your client wishes to have assessed in order that they are formally determined as I don't consider that any further discussion would progress the matter. In that way you will receive a formal decision on a set of proposals rather than an officer's opinion on various possibilities.

Please send any response to me in this regard and I will try to progress it as quickly as possible.

Kind regards
Tony

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From: Grant Straghan [<mailto:grant@dedraft.co.uk>]
Sent: 12 February 2016 12:01
To: Young, Tony
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

We are concerned that the width of the dormer and windows has now been flagged as an issue in relation to scale and form at this late stage. To date we have endeavoured to respond to your concerns altering from metal to timber windows, omitting the door to permit access to the terrace therefore reducing the scale and form.

Some of your advice appears to be becoming contradictory given your recommendation on 11.01.16 that there was scope to lower the baseline of the dormer closer to the eaves. In making this amendment the dormer has increased in mass however this does not contravene Camden's planning guidance as the offset from both party wall and ridge has remained at 500mm as per your guidance.

The mention of two smaller dormers seems to be a curve-ball which no other neighbouring recent property has entertained and due to the restrictive head height this is simply not a workable solution internally leaving little or no room for access off the stairwell.

It is worth bearing in the mind the roof plane is of a very different appearance to the main structure below (both in material, geometry and mass) and therefore timber sash windows do little to address this contrasting look. Architecturally the 'landscape' appearance of the dormer / windows caused by the shallow proportions of the roof do not lend themselves to the typical 'portrait' format required for timber sashes and for this reason this suggestion would adversely impact the aesthetic of the property in our view and is not what should be encouraged for the property.

In response to your request for the proportions and the position of the windows to better relate to the floor below the proportions currently do relate to those below as best they can given the decreasing floor to ceiling

as the building ascends. As the property is rarely seen head-on from the rear due to its location (see attached photo) therefore this request to '*appropriately position the windows in respect to the building as a whole*' is not as relevant as it may be for more prominent locations.

Below I have attached a chronological sequence of events and attach the relevant elevation and sections demonstrating our amendments to address your previous concerns.

Original application

- 4270mm wide dormer with 500mm offset from the party wall boundary and 500mm from the eaves line and ridge line. Door with fanlight providing access to the roof terrace

Amendment 1

- Clarification as to the parapet connection - dormer remained the same as the original application
- windows altered from metal frames to timber

Amendment 2

- 4270mm wide dormer with 500mm offset from the party wall boundary and 300mm from the eaves line which you advised was achievable (email from you dated 11.01.16), 500mm ridge line.
- Door has been omitted following your feedback removing simple access to the roof terrace
- existing roof hatch retained to provide access to the roof terrace

With all the amendments to date we strongly feel the latest design is in line with planning guidance and makes the most of the loft-space (minus the door to access roof terrace). Given a large number of similar applications have been granted consent for full sized dormers in the immediate vicinity, some with doors to access the terrace it feels that we are being forced to compromise on all aspects of our design despite having a letter of support from the neighbour. I can see little in the latest design that adversely impacts the immediate property or the conservation and would really appreciate if you can carefully consider the points made above to support the application.

Please can you let me know what you think and give me a call to discuss.

Thanks

Grant

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From: Young, Tony [<mailto:Tony.Young@camden.gov.uk>]

Sent: 11 February 2016 17:44

To: Grant Straghan

Cc: 'Man Yee Li'

Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Dear Grant

I've now had the opportunity to discuss the latest proposal with regard to the dormer and have the following comments to make.

As mentioned in my previous email, I consider that the scale and form of the dormer to be too large and bulky to be accommodated within the existing shallow-pitched roof form as it would result in an overly dominant appearance. Guidance generally would suggest that dormers should not be added to shallow-pitched roofs, however, I consider that some kind of dormer addition is possible here.

The proposed dormer is sufficiently below the roofline (500mm gap) but it needs to be altered in scale and form. Having discussed this with a conservation & design officer and a senior officer, I would suggest two alternatives:

1. Two small dormers – ideally, two smaller separate dormer windows could be introduced. Both would be sized to accommodate a single timber sash window and positioned further in from the sides. This would allow the dormers to appear as separate small projections on the roof surface in accordance with guidance. The windows should relate to the façade below, and in this regard, sash windows would be most appropriate in order to respect the existing style of windows on the floors below. There is some scope for extending the dormer downwards to create deeper windows than are currently proposed which may more suitably allow for a sash style window to be accommodated and also increase slightly the amount of daylight received into the habitable space.
2. A single smaller dormer – a single dormer may be appropriate if it is reduced in width so that it accommodates two windows (rather than the four windows in the current proposals). Again, the windows should be timber sash and the dormer should be appropriately positioned in order to respect the building as a whole.

I hope this advice is helpful. Please contact me if you have any further queries or send me any amended proposals for further comment.

Thank you again for your patience in waiting to receive this advice.

Kind regards
Tony

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From: Grant Straghan [<mailto:grant@dedraft.co.uk>]
Sent: 05 February 2016 15:55

To: Young, Tony
Cc: 'Man Yee Li'
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

Hope you had a good break.

We have come up with a latest variation to remove the rear door from the top floor loft. Please can you let me know your thoughts to reach a decision.

Thanks

Grant

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From: Grant Straghan [<mailto:grant@dedraft.co.uk>]
Sent: 27 January 2016 13:59
To: 'Young, Tony'
Cc: 'James Bates'; 'Honor Bates'; manyee@dedraft.co.uk
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Tony

Please find attached our access door to provide access to the roof terrace 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 can be clad in brick slips if necessary. The hinged roof section following the roof profile will be slate-clad with the eaves profile running across it.

Please advise if this will be favourable and we can amend our elevations etc.

Thanks

Grant

From: Young, Tony [<mailto:Tony.Young@camden.gov.uk>]
Sent: 26 January 2016 12:13
To: Grant Straghan
Cc: 'James Bates'; 'Honor Bates'; manyee@dedraft.co.uk
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Many thanks for your email, Grant.

I've discussed this further with a principal officer and the Council's position with regard to the original submission remains the same.

With regard to the cosmetic alteration suggested, perhaps you could provide a quick sketch to show how this might work. We couldn't see how this would still allow for an acceptable scheme to be provided but maybe some visuals might help. Something quick (and even free-hand) to show this would be useful just so that we can explore all suggestions fully.

I will be on leave from this Thursday for a week, so either send me something by tomorrow morning at the latest, otherwise I will take a look at anything on my return.

Kind regards
Tony

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From: Grant Straghan [<mailto:grant@dedraft.co.uk>]
Sent: 22 January 2016 13:25
To: Young, Tony
Cc: 'James Bates'; 'Honor Bates'; manyee@dedraft.co.uk
Subject: FW: Householder application - 2015/6381/P - 86 Constantine Road

Tony

As discussed this morning we have thoroughly investigated the potential of utilising a Velux terrace window or the fabrication of a bespoke unit to suit. However as explained the key problem is the roof is only 30 degrees and therefore the Velux system only works between 35-53 degrees as you can see on the attached documentation. Were we able to have a bespoke window made to 30 degrees this would also be too tight on the stair as designed to comply with Building Regs due to the restricted floor to ceiling level. However we have now tried four bespoke companies none of which can make a system to suit this shallow roof profile.

Also as mentioned the client had a conversation with a duty planner when they looked into converting the loft several years ago and it was suggested there was mileage in a cosmetic solution in which the eaves profile is retained and planted to the new door to avoid the breaking of the gutter line. When closed the gutter line would therefore be continuous.

Please can you have the discussion with your superiors to see if the existing or latter solution is feasible given it is in line with the external appearance on a number of applications consented on several properties as late as October last year.

Thanks

Grant

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From: grant@dedraft.co.uk [<mailto:grant@dedraft.co.uk>]
Sent: 20 January 2016 09:20
To: tony.young@camden.gov.uk
Cc: manyee@dedraft.co.uk; grant@dedraft.co.uk
Subject: Re: Householder application - 2015/6381/P - 86 Constantine Road

Tony

Will do - the key problem is the the roof is only 30 degrees and Velux system only works between 35-53 degrees and even so it would leave the head room much too tight on the stair for Building Regs.

Will get back to you.

Thanks

Grant

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----- Reply message -----

From: "Young, Tony" <Tony.Young@camden.gov.uk>
To: ""grant@dedraft.co.uk"" <grant@dedraft.co.uk>
Cc: "manyee@dedraft.co.uk" <manyee@dedraft.co.uk>

Subject: Householder application - 2015/6381/P - 86 Constantine Road

Date: Wed, Jan 20, 2016 09:17

Many thanks for your email, Grant, and for letting me know.

It's disappointing to hear that the Velux window option is proving problematic and may not be possible.

I look forward to your email (by the end of the week is fine) and we'll take it from there.

Kind regards

Tony

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From: grant@dedraft.co.uk [<mailto:grant@dedraft.co.uk>]

Sent: 19 January 2016 22:05

To: Young, Tony

Cc: grant@dedraft.co.uk; manyee@dedraft.co.uk

Subject: Re: Householder application - 2015/6381/P - 86 Constantine Road

Tony

We have been investigating the potential for the Velux terrace window you suggested to address your concerns over the breaking of the gutter line despite the number of consented examples in the locality.

Given the floor levels, roof angle and internal ceiling heights to No. 86 this proposed detail to provide terrace access will not work and therefore we would like to see of this can be factored into your decision.

I will come back to you by the end of tomorrow (Wednesday) with a firm decision as to how we wish to proceed towards a decision.

I hope that is suitable.

Thanks

Grant

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----- Reply message -----

From: "Young, Tony" <Tony.Young@camden.gov.uk>
To: "Honor Bates" [REDACTED]
Cc: "Grant Straghan" <grant@dedraft.co.uk>, "James Bates" [REDACTED]
Subject: Householder application - 2015/6381/P - 86 Constantine Road
Date: Thu, Jan 14, 2016 15:15

Many thanks, Honor.

I've recorded this response within the casefile and it will be considered as part of the overall assessment.

I also attach a copy of a response from the Mansfield Conservation Advisory Committee for your information.

Both consultation responses are also available on the Council's website.

Kind regards
Tony

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-----Original Mess

From: Honor Bates [REDACTED]
Sent: 13 January 2016 15:15
To: Young, Tony
Cc: Grant Straghan; James Bates
Subject: RE: Householder application - 2015/6381/P - 86 Constantine Road

Dear Tony

Attaching the letter of support from our neighbour Alex Seifalian at number 84 Constantine Road.

Best

Honor

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