

Mr William Tozer
William Tozer Associates
42 to 44 New House
67 to 68 Hatton Garden
London EC1N 8JY

Application Ref: **2016/3264/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

2 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
45 Constantine Road
London
NW3 2LN

Proposal:
Erection of a rear, single storey side infill extension and 2no.roof lights to replace 1no. existing roof light to the rear main roof of dwelling house (Class C3)
Drawing Nos: A/01/101 Rev A; A/01/102 Rev A; A/01/103 Rev A; A/01/103 Rev A; A/01/501;
A/02/101 Rev B; A/02/102 Rev B; A02/103 Rev B; A/02/104; A/02/501 Rev A

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] 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 [A/02/101 Rev B; A/02/102 Rev B; A/02/103 Rev B; A/02/104; A/02/501 Rev A; A/01/101 Rev A; A/01/102 Rev A; A/01/103 Rev A; A/01/501]

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed single storey part infill extension, and two rooflights, to an existing mid-terrace residential dwelling, is subordinate to the host building in terms of form, scale and proportions. It would retain a reasonable proportion of the garden, ensuring sufficient amenity space for occupants. The location of the extension at the rear of the building, not extending beyond the existing outrigger, would mean it would not have a significant impact on the Mansfield Park conservation area and it would not be visible from the public realm.

The proposed extension would be 3.1m in height, 6m depth and 1.7m width. The proposed roof would be flat apart from a void attached to the rear elevation which is proposed to have a glazed pitched roof.

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. No. 43 Constantine Road benefits from an existing rear single storey extension, which has resulted in a small internal courtyard. On recommendation the agent has amended the proposal to incorporate a lowered section of solid wall, with high level glazing alongside the neighbouring courtyard at no. 43 Constantine Road. This would mitigate the loss of natural light into the window of the rear elevation, which is a habitable room (bedroom).

No objections have been received. 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 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of

development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

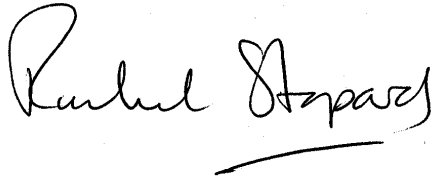
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities