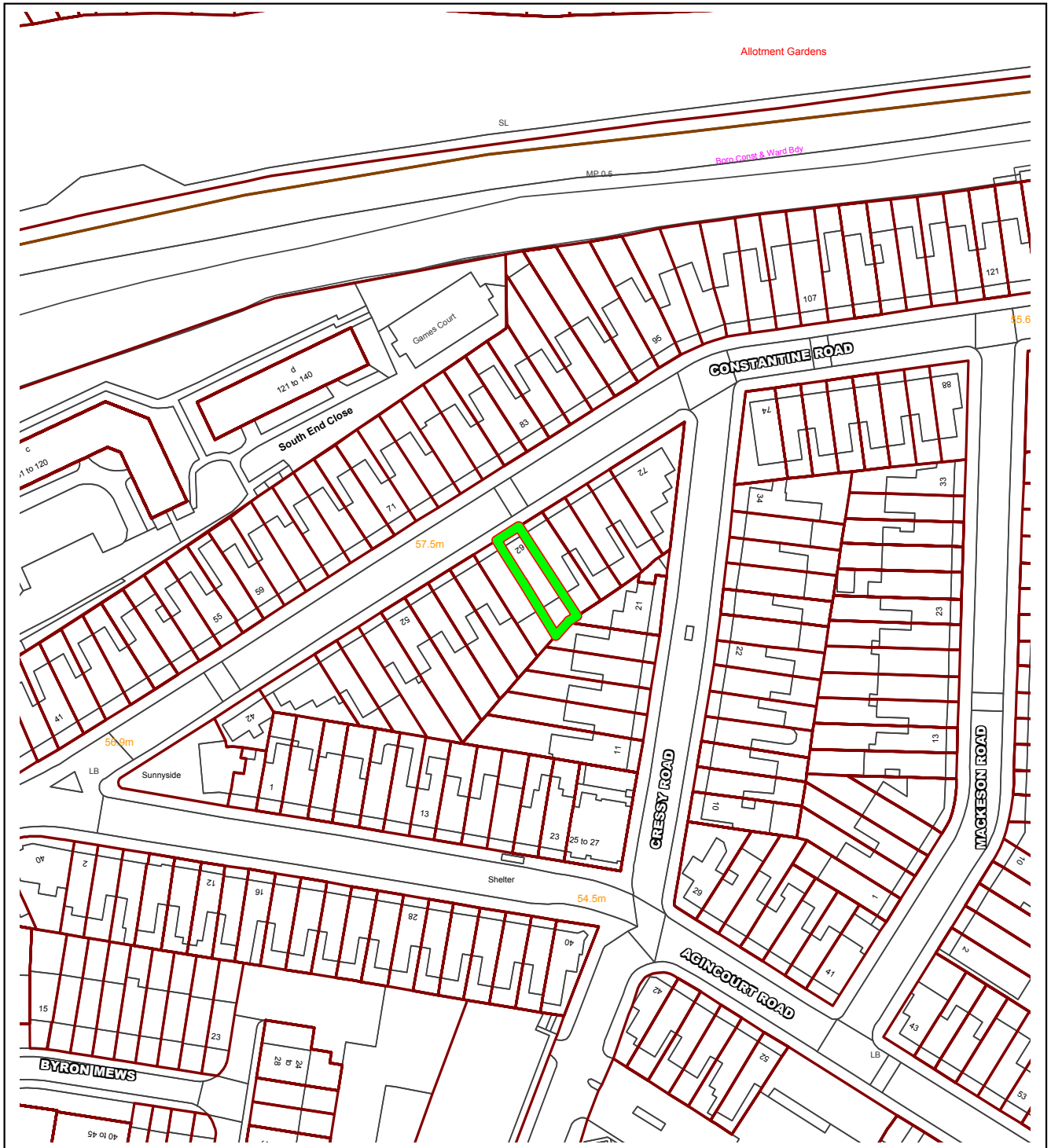


Location plan



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Site photographs

1. Side/rear infill extensions at Nos. 62 and 60 Constantine Road



2. Ground floor rear elevation of Nos. 62 and 64



3. Rear extension at No.60



4. Existing dormer at No.66



5. & 6. Aerial view of No.62 and surrounding properties.





Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		29/05/2017	
		N/A		Consultation Expiry Date:		27/04/2017	
Officer				Application Number(s)			
Patrick Marfleet				2017/1654/P			
Application Address				Drawing Numbers			
62 Constantine Road London NW3 2NE				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of single storey side/rear infill extension and installation of rear dormer roof extension.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	03 03	No. of objections	02
Summary of consultation responses:		Site notice: displayed from 05/04/2017 - 26/04/2017 Press notice: displayed from 06/04/2017 - 27/04/2017 No objections received from neighbouring residents.					
CAAC/Local groups comments:		The Mansfield CAAC raised the following objection: 1. Object to the over-large rear dormer, this should be reduced in width by at least one window. 2. Sceptical about appearance of the head of the sliding doors of ground floor extension, slimness leaves little scope for head restraint.					

Officer Comment

1. The design and conservation impact of the proposal is discussed in paragraph 2.2 of this report.

Site Description

The application site relates to a three storey single dwelling located on the southern side of Constantine Road which forms part of a small triangular plot of land that is bound by the highways of Constantine, Cressy and Agincourt Road. The property has been altered previously in the form of a single storey side/rear infill extension which is to be replaced as part of the current application.

The site is located within the Mansfield Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

2004/4612/P - Erection of a single storey rear conservatory. Approved 24/12/2004.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Camden Local Plan Submission Draft 2016

D1 (Design)

D2 (Heritage)

A1 (Managing the impact of development)

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Mansfield conservation area appraisal and management strategy 2008

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought for the replacement of the existing single storey side/rear infill extension at the site and the installation of a rear dormer roof extension to provide additional habitable space for the occupants of the existing three storey dwelling.

The proposed side/rear extension would have a maximum parapet height of 3m, with a raised roof lantern height of 3.3m above the side infill element, a depth of 6.9m and a width of 5.3 metres. The proposed rear dormer roof extension would have a width of 3.6m, a height of 1.7m, a depth of 2.6m and would be set in a minimum of 0.5m from all sides of the existing roof at the site, in accordance with Paragraph 5 of CPG1. The proposed rear extension would be predominantly glazed whilst the rear dormer would be finished in lead cladding and fitted with traditional timber framed sash windows.

1.2 Revisions

During the course of the application the applicant has submitted amended plans to demonstrate that the proposed dormer extension would be set in a minimum of 0.5m from the ridge of the existing roof at the site.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2.2 The size, scale and bulk of the proposed side/rear infill extension, is considered to represent a proportionate addition that would not detract from the character and setting of the host or neighbouring properties, particularly as the property is of a size and scale large enough to comfortably accommodate a development of this size. Furthermore, the rear elevation of the proposed extension would be largely glazed which would help to give the development a contemporary aesthetic which would complement the original character and appearance of the host dwelling.

- 2.2.3 Paragraph 5.7 of CPG1 (Design) states that roof alterations are likely to be acceptable where there are a variety of alterations or additions to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- 2.2.4 It is noted that the roofs of the neighbouring properties at 64, 66 and 70 Constantine Road have all been previously altered in the form of substantial rear dormer extensions and whilst these are historic and rather unsympathetic additions they still form a material consideration when assessing the current scheme.
- 2.2.5 Given the above, the proposed dormer is considered to represent a well proportioned and appropriately designed development that would not detract from the character of the host dwelling and would not cause additional harm to the character and appearance of the surrounding conservation area, something which is helped further by its modest window openings and use of traditional timber sash fittings.
- 2.2.6 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposals would ensure no significant harm would be caused to the character of the conservation area as a result of the development.
- 2.3 Amenity of neighbouring residential occupants
- 2.3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.
- 2.3.2 The proposed replacement extension would not cause an unacceptable loss of light or outlook to any neighbouring properties in the area particularly given its height of 3m and rearward projection of 6.9m, which would largely match the size and scale of the existing infill extension to the neighbouring property at No.60 Constantine Road. Furthermore, the windows of the proposed dormer would share the same outlook as the existing upper floor rear windows of the property and would not lead to increased levels of overlooking at the site.

3.0 Recommendation

- 3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Mr Luigi Montefusco
LBMV Architects
27 Elizabeth Mews
London
NW3 4UH

Application Ref: **2017/1654/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

23 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
62 Constantine Road
London
NW3 2NE

DECISION

Proposal:
Replacement of single storey side/rear infill extension at ground floor level and installation of rear dormer roof extension.

Drawing Nos: A1001, A1002, A1003, A1004, A1005, A1006, A1007, A2001 02, A2002 02, A2003 02, A2004 02, A2005 02

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).

Executive Director Supporting Communities



- 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 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 A1001, A1002, A1003, A1004, A1005, A1006, A1007, A2001 02, A2002 02, A2003 02, A2004 02, A2005 02.

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

DRAFT

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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

Director of Regeneration and Planning

DRAFT

DECISION