

Mr Tomi Adebayo
Plan And Build
Kemp House
152-160 City Road
London
EC1V 2NX

Application Ref: **2017/2650/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

21 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
82 Constantine Road
London
NW3 2LX

Proposal:

Erection of rear dormer window with access door, creation of roof terrace with balustrade at 3rd floor level and installation of two front rooflights.

Drawing Nos: PB-17/82const/03f, PB-17/82const/04f, PB-17/82const/05f, PB-17/82const/06f, PB-17/82const/09f, PB-17/82const/10d, PB-17/82const/11f, PB-17/82const/12f, PB-17/82const/13f, PB-17/82const/14f, PB-17/82const/15f, PB-17/82const/16f, Design and Access Statement (May 2017).

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans PB-17/82const/03f, PB-17/82const/04f, PB-17/82const/05f, PB-17/82const/06f, PB-17/82const/09f, PB-17/82const/10d, PB-17/82const/11f, PB-17/82const/12f, PB-17/82const/13f, PB-17/82const/14f, PB-17/82const/15f, PB-17/82const/16f.

Reason:

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the top flat of a mid-terraced building on the south side of Constantine Road within the Mansfield Conservation Area. Rear dormers incorporating access doors to the third floor roof terraces are a common feature of the terrace in which the host building is situated.

The proposed rear dormer measures 2m high, 4.5m wide and 3.2m deep. Whilst the dormer is only set down by 0.3m from the roof ridge as opposed to the 0.5m gap recommended by Camden Planning Guidance Design (CPG1), it is of a similar size, form and level as the existing rear dormers along the terrace, and is set away 0.5m from both boundaries. Furthermore, given the location of the dormer to the rear of the building at fourth floor level, it would not be visible from the public realm, and as such, it is therefore considered that in the wider context the dormer would not harm the character and appearance of the Mansfield Conservation Area.

It should also be noted that retrospective planning permission was granted for a similar development at 84 Constantine Road on 16th August 2017, and this has been given some weight in the determination of this planning application. The

neighbouring property No. 80 Constantine Road has an existing rear dormer of a larger size and scale incorporating an access door onto a third floor roof terrace. No. 86 Constantine Road has a dormer of a similar size to that being proposed, which, although partially visible from Mackeson Road to the east, was allowed at appeal on 20/07/2016 under application reference 2015/6381/P.

The 3 x front rooflights are proposed to be fitted flush with the roof surface and installed below the roof ridgeline, similar to the rooflights at No. 84, and the materials used are appropriate in the context of the existing roof. The proposed development would not harm the appearance of the building or its surroundings. The proposal is therefore considered acceptable in design and heritage terms.

The roof terrace would be set back from the south and west roof margins and surrounded by planters with soft landscaping as screening. A 1.5m timber privacy screen is proposed along the party wall adjoining the roof terrace of No. 84. The proposal would not result in any undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

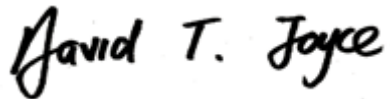
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning