

Mr Fabrizio Lepore  
Fabrizio Lepore Architect  
Unit 10 Apollo Studios  
Charlton King's Road  
London  
NW5 2SB

Application Ref: **2017/3760/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

22 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**139 Constantine Road**  
**London**  
**NW3 2LR**

Proposal: Erection of single storey side/rear infill extension at ground floor level and installation of 1 x rooflight to front roof slope.

Drawing Nos: CR 12e, CR 13e, CR 14e, CR 15e, CR 16e, CR SP, CR LP, CR 02p  
18/08/2017, CR 08p 18/08/2017, CR 01p, CR 03p, CR 04p, CR 05p, CR 06p.

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 CR 12e, CR 13e, CR 14e, CR 15e, CR 16e, CR SP, CR LP, CR 02p 18/08/2017, CR 08p 18/08/2017, CR 01p, CR 03p, CR 04p, CR 05p, CR 06p.

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in detail showing a variation of substrate depth with peaks and troughs]
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey side/rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, the proposed development would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the prevalence of similar sized extensions along this side of Constantine Road.

The flat roof height (2.8m) and rearward projection (8.2m) of the proposed side and rear extension would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The proposed extension would also incorporate a green roof which will reduce its visual impact, promote biodiversity and reduce water run-off. Full details will be secured by condition.

The installation of a roof light to the front roof slope of the property is considered to form an unobtrusive addition that would be similar in size and design to a number of neighbouring front roof lights in the terrace.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

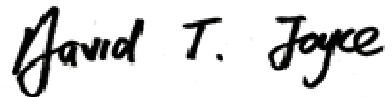
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.
- 3 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).

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