

John Cupier
121 Leys Road
Bennetts End
Hemel Hempstead
HP3 9JX

Application Ref: **2017/3141/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

12 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Constantine Road
London
NW3 2LN

Proposal:

The erection of two dormer windows to the rear roofslope, installation of 2 x rooflights to the front, replacement of the timber framed windows with timber framed double glazed windows at second floor level and installation of folding doors at rear ground floor level.

Drawing Nos: 41 R1, 41 R12 and Site Plan.

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 policies D1 and D2 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 41 R1, 41 R12 and Site Plan.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear dormers as revised would measure approximately 1.2m (h) x 1.4m (w) and be set in 1m from the sides and 1m above the eaves. They would be subordinate to the host building and line up with the windows below. The design and materials are considered to be appropriate for the host building and conservation area.

The dormers would come up to the roof ridge which is contrary to the 500mm separation advised by Camden Planning Guidance, but the windows cannot be set lower in the roof without compromising the internal floor to ceiling height. The proposed dormers are relatively modest in size, and on the rear roof slope, so would have limited impact on the character and appearance of the conservation area. Furthermore, dormers that are similarly high on the roof slope can be seen elsewhere in the street due to the shallow pitch of the roofs of the houses.

It is also proposed to insert bi-folding doors to the rear of the existing extension. The design is simple and their location at ground level and at the rear mean they would have a limited impact on the character or appearance of the host building or conservation area.

The proposed rooflights to the front elevation are acceptable in terms of scale, design and location. Pairs of rooflights to the front are common in this part of the street. The proposed double glazed sash windows to the front and rear at second floor level would be of the same design as existing and are not considered to harm the character or appearance of the host building, street scene or conservation area.

The proposed alterations are relatively minor and would not be visually prominent from the public realm, and would respect and preserve the design and proportions of the original building and the character and appearance of the Mansfield Conservation Area.

It is not considered that the proposal would 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 or comments have been made in relation to the works. The application site's planning history was 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

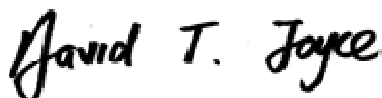
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning