

Application ref: 2017/6787/P
Contact: Thomas Sild
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Date: 8 March 2018

Development Management
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The Consultants
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Constantine Road
LONDON
NW3 2NG

Proposal:
Erection of single-storey rear extension, rear dormer roof extension and installation of two rooflights to front roof slope
Drawing Nos: Site Location Plan, 1653/02, 1653/03, 1653/04 Rev G, 1653/05 Rev G

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 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: Site Location Plan, 1653/02, 1653/03, 1653/04 Rev G, 1653/05 Rev G

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is full width and replaces a part width closet wing and other ground floor addition.

Plans have been amended to reduce the proposed depth to 3.3m, which is broadly in line with the depth of the existing closet wing.

No. 38 Constantine Road has a notably deeper garden than other properties along the terrace, which allows for the scale of extension proposed while retaining a usable garden space. The rear gardens are currently enclosed in nature and the proposals are not considered to change this established character. The rear extension will be faced in materials to match the host building and would not be visible from the street. As such it is not considered to harm the character of the surrounding conservation area.

Plans have been amended to reduce the proposed height of the extension significantly. The ground floor extension has a maximum height of 3m against the rear face of the house, tapering down to 2.5m at the rear face of the extension. The

height and depth of the revised proposal is not substantially higher than the existing additions and is considered to be subordinate to the host building.

Given the presence of the existing extension being alongside the boundary with no. 40, which is of a comparable depth and height, it is considered to be of no significant amenity impact resulting from this proposal. No. 36 enjoys a part width single storey rear extension and has rear facing French doors with a transom above close to the boundary with no. 38. It is noted that the rear gardens along the terrace are south facing and on balance an extension of this height and depth is not considered to result in unacceptable harm to the overall amenity of no. 36 by way of loss of daylight, sunlight, outlook or privacy.

Plans have been revised to omit the raising of the roof ridge height and to reduce the size of the dormer significantly. The revised plans preserve a significant amount of roof space and the dormer is considered subordinate to the overall roof form. The converted attic space will provide an internal space with a restricted ceiling height of 1.1m, and as such will not count towards the habitable floorspace. A further informative to this effect will be added to the consent.

Two conservation type rooflights are proposed to the front roof slope. Rooflights are relatively characteristic on front roof slopes along Constantine Road. Given this context together with the low pitch of the roof and the minimal projection beyond the roof tiles, reducing visibility significantly, no objection is raised to this element of the proposals.

One objection was received and taken into consideration when making this decision. The planning history of the site and surrounding area 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 and A1 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 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.

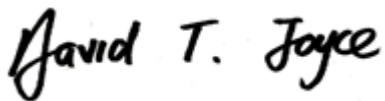
- 4 By reason of its restricted ceiling height the attic space hereby consented, shall not be considered habitable until such a time as a further consent has been granted demonstrating that the space now meets Local Planning Authority Requirements

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