

Application ref: 2018/1251/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 12 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

William Tozer Associates  
42-44 New House  
67-68 Hatton Garden  
London  
EC1N 8JY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**115 Constantine Road**  
**LONDON**  
**NW3 2LR**

Proposal:  
Alterations involving the remodelling of existing single storey rear addition and replacement of rear ground floor window with new door opening.  
Drawing Nos: (A/01/-)100 rev A, 101 rev C, 102 rev C, 103 rev B, 104; (A/02/-)101 rev E, 102 rev D, 103 rev D, 104 rev E, 105 rev F.

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: (A/01/-)100 rev A, 101 rev C, 102 rev C, 103 rev B, 104; (A/02/-)101 rev E, 102 rev D, 103 rev D, 104 rev E, 105 rev F.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the replacement of a rear ground floor window with an aluminium-framed glazed door in the principal rear façade. The door has been amended to be more suitably sized so as to match the existing window opening proportions with only the sill being lowered, and as such, to relate more closely to the appearance and vertical alignment of existing windows on the floors above.

The proposals also involve the remodelling of the existing single storey rear addition at ground floor level within the existing footprint and with no increase in height. The new contemporary design would introduce minimal framed glazing to the rear elevation with a matt black metal finish and frameless glazing to the flank return. A band of white render would wrap around the top of the principal rear façade along the flank return and rear elevation before dropping down between the proposed new rear sliding doors and boundary with the adjoining property at no. 113. Solid brickwork would remain below this rendered band.

The frameless glazing to the flank return has been reduced in size to remain closer to the scale and proportions of the existing fenestration in the traditional facades of the building above and around, and to provide more solidity in the composition near the principal rear façade than the original proposals afforded.

Overall, and following amendments made to the proposals, the proposed contemporary design and materials are considered to defer appropriately to the special qualities of the property and not to adversely alter the character or appearance of the building or detract from the wider Mansfield Conservation Area. On balance, and within this context, the use of black colour for the aluminium framing of the glazing is considered likely to act as a suitable counterpoint to the white solid portions of the new structure and the traditional joinery above. The proposed alterations are therefore likely to be sympathetic to the rear elevation such that the remodelled addition would remain subordinate to the main building, and would be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy, loss of daylight or sunlight, or overlooking to neighbouring properties as the proposed rear extension does not extend beyond the existing building line and, though the proposed glazing on the flank return is more highly glazed, it replaces

existing doors and a window of relatively the same size and position.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

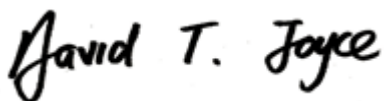
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).
- 4 It is noted that the redesigned rear dormer window and additional rooflight also shown on the submitted drawings is considered to be permitted development approved under application reference 2017/6972/P dated 08/03/2018 and has not been considered under this application.

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