



Application ref: 2018/4041/P  
Contact: Thomas Sild  
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Date: 4 December 2018

**Development Management**  
Regeneration and Planning  
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The Consultants  
Epoch  
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Beckenham  
BR3 5HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**38 Constantine Road**  
**London**  
**NW3 2NG**

Proposal: Details of proposed windows/doors and all external facing materials as required by Condition 4 of planning permission 2017/6787/P granted 8 March 2018 for erection of single-storey rear extension, rear dormer roof extension and installation of two rooflights to front roof slope

Drawing Nos: Agent email and cover letter dated 24/10/2018, Lead specification details, Photograph showing typical salvagable brick, Drawing 1635/05 Rev K

The Council has considered your application and decided to grant approval of details

Informative(s):

#### **1 Reason for granting**

The reuse of existing brick from the host building would ensure the extension facing is congruous to that of the remainder of the rear elevation. The proposed lead facing and timber sash windows of the dormer is appropriate to the age and style of the house and would preserve the character of the conservation area. The use of aluminium framed glazing to the extension is acceptable given its very low visibility to surroundings and it would enable the development to be

read more clearly as a new addition to the host building. The proposed lead roofing of the extension is acceptable and would complement the facing of the dormer above.

Plans were revised from proposed aluminium dormer window frames to timber to ensure a heritage appropriate appearance given the dormer's high level visibility to surroundings.

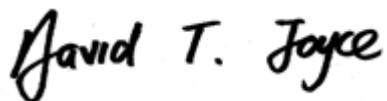
As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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