

Application ref: 2019/2509/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 7 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
74 Constantine Road
London
NW3 2LX

Proposal:

Increased the height of rear parapet wall, installation of metal balustrade with trellis and retractable roof light all associated with the use of the second floor flat roof as a roof terrace.

Drawing Nos: 2468/P01 REVA; 2468/P02 REVA; 2468/P03 REVA; 2468/P04 REVA; 2468/P05 REVA; 2468/P06 REVA; 2468/P07 REVA; 2468/P08 REVA; 2468/P09 REVD; 2468/P10 REVC; 2468/P11 REVC; 2468/P12 REVC and 2468/P13 REVC.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 2468/P01 REVA; 2468/P02 REVA; 2468/P03 REVA; 2468/P04 REVA; 2468/P05 REVA; 2468/P06 REVA; 2468/P07 REVA; 2468/P08 REVA; 2468/P09 REVD; 2468/P10 REVC; 2468/P11 REVC; 2468/P12 REVC and 2468/P13 REVC.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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

- 3 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.

- 4 The privacy screen to be fitted to second floor on the southwest elevation shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In order to protect the amenity of residents in accordance with policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Planning permission is sought for the use of the flat roof to the rear at second floor level as a roof terrace. There is precedent for roof terraces to the rear at second floor level along Constantine Road finished with metal balustrades. There would be a slight increase in the flank parapet wall by approximately 300mm and the proposed metal balustrade would be in keeping with the immediate site context that would help to preserve the character and appearance of the host building and the existing townscape. The proposed terrace would measure approximately 5.1m in depth x 3.6m in width and consist of metal balustrade measuring approximately 1.4m in height along the side (Cressy Road) elevation. Along much of the boundary with 76 Constantine Road the proposal would include trellis screens which is considered an appropriate lightweight and soft design approach to prevent overlooking. The trellis would not extend the full length of the boundary so as to mitigate the visual impact from Cressy Road.

The proposed terrace would be visible from Cressy Road. However, given the lightweight construction, the fact that the proposal is located on a minor façade, and there are already roof terraces at second floor level on neighbouring properties, the proposal is not considered harmful to the streetscene.

A roof access hatch is proposed for access to the terrace that would measure approximately 0.7 in width x 0.8m in depth is proposed to access hatch would be glazed and would have a minimal projection from the roof of approximately 0.4m.

Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Mansfield Conservation Area.

A privacy screen consisting of a trellis would prevent an unacceptable loss of privacy to no. 76 Constantine Road, particularly into the rear dormer window. The planter screen would be condition to be implemented prior to the use of the flat roof. The distance or relationship with other properties would prevent a loss of privacy. As such, it is considered that the development does not have any significant impact on neighbouring residential amenity.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer