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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NW3 2NG"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Dilley"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="24 Constantine Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW32Ng"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? Yes No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? Yes No Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Householder Application Granted

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

Informative(s):

1 Reasons for granting permission:

The application site is a two storey single family dwelling part of a row of terraced properties, located on the southern side of Constantine Road with, which lies within

5. Description of Your Proposal

Mansfield Conservation Area.

To the west of the application site, the terrace properties have the ridge height greater than the application site and the other terraced properties towards the east. The proposal includes the increase in the ridge height, to match the height, scale and roof angles of the adjacent property at no 22 Constantine Road. As the proposal would match with an existing continuous row of terraced properties, it is considered to not cause significant harm to the host property, streetscene views and wider conservation area, and therefore acceptable in this instance.

The section of Constantine Road of which the application site is part of has not been significantly altered at the roof level and appears to have partially unimpaired roof slopes. As such, through negotiation with the applicant the proposal has been significantly reduced. The proposed rear dormer would be 3.3m wide and set in from the side boundaries with 1.5m and 0.6m from the ridge. The dormer would have slim cheeks and made of lead cladding with timber frame windows. Due to its location and projection it is not considered to cause significant impact to the host properties and would not harm the views from the surrounding properties. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Reference number:

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original application type?

- Householder development: Development to an existing dwelling-house or development within its curtilage
- Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The existing planning permission is for amendment to roof ridgeline with addition of a dormer window to the rear of the property. During the course of discussion of the original application proposal was simplified significantly by omission of an integral door to a roof terrace. This application does not include any amendment to the roof or its ridgeline. This application is concerned only with de minimus refinement to the rear dormer window. Construction commenced in January 2020. The dormer has now been constructed, and its structure is an integral part of the roof structure. This application arises from significant unforeseen discrepancies with the expected structure and form of the existing building especially levels at loft eaves level. The planning permission is for the top edge of the dormer to be 500mm below the ridgeline of the main roof. This proposal is to amend that by 140mm giving a dimension 360mm, at the front edge of the dormer, to the ridge line. Due to the fall of the dormer roof, the dimension from its rear to the ridgeline is 250mm. The dimension from eaves gutter line to the base of the dormer has been increased from the 500mm in the planning permission to 580mm. This is to minimise the height of the dormer and maintain good proportions. The proposed lead finish of the dormer sides has been amended to high quality, natural slates to match the main roof, as per many other original traditional dormers in this road. Other discrepancies required very minor refinement of the dimension of the dormer side to the side boundary. This is set at 1500mm in the planning permission and this has been adjusted by 90mm to 1410mm. This refinement will be imperceptible. There are no views of the dormer from any public areas. Streetscape is unaffected. There are extremely limited views from the rear. The dormer remains well-proportioned and traditional in materials and form.

Are you intending to substitute amended plans or drawings? Yes No

If yes please complete the following

Old plan/drawing numbers

New plan/drawing numbers

Please state why you wish to make this amendment

The existing planning permission is for amendment to roof ridgeline with a traditional dormer window to the rear of the property. During the course of discussion of the original application, the proposal was simplified significantly by omission of an integral door to a roof terrace. This application does not include any amendment to the roof or its ridgeline. This application is concerned only with de minimus refinement to the rear dormer window that is not visible from any public areas. Construction started in January 2020, commencing with demolition of the existing roof structure. This application arises from discovery of significant unforeseen discrepancies with the expected structure and form of the existing building. Notably, due to significant settlement over the life of the building, the levels of the house at loft eaves level falls significantly, diagonally from front to back of the house. Due to that gradient across the house, a level floor was set out from the front of the house, raising the expected floor level relative to the rear elevation. As the ridgeline had to remain fixed there was no option but to amend the height of the dormer by the minimum dimension to allow the dormer to be usable. The internal height that would have been generated if the dormer height is not altered would be unusable and clearly severely detrimental to health and well-being. Other discrepancies meant that a very minor (and imperceptible) amendment was required to the width of the dormer. The proposed lead finish of the dormer sides has been amended to high quality natural slates to match the main roof, as per many other original traditional dormers in this road and in the immediate area.

6. Non-Material Amendment(s) Sought

The dormer has now been constructed, and its structure is an integral part of the roof structure. There are no views whatsoever of the dormer from any public areas. Streetscape is unaffected. At the rear of this terrace of houses, a 5m brick wall effectively screens views from all but a few windows in a few houses in Byron Mews (approximately 25m away), with all views being extremely limited, restricted and distant. The proposed amendment does not affect the perception the original character of the host property to which the dormer remains entirely subservient. The dormer remains well-proportioned and traditional in materials and form. Due to location and projection, the amendment will not cause impact or harm to the host property. It will have no effect and certainly no harm on amenity of neighbouring properties.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)