

Application ref: 2021/0393/P
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Date: 14 July 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AG Design Ltd
Leigh House
Dukes Covert
Bagshot
GU19 5HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**97 Constantine Road
London
NW3 2LP**

Proposal:

Erection of a single-storey side infill extension at ground floor rear.
Drawing Nos: Site location plan; 180 02, 03; 176 04, 05 Rev. B

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 policies 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; 180 02, 03; 176 04, 05 Rev. B.

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The properties on this part of the terrace have an original 3-storey closet wing extension at the rear. Planning permission is sought for the infilling of the side passageway at ground floor level with a single-storey flat-roofed extension.

A large opening at the rear to the garden is proposed; however, as the building is a dwelling house, planning permission is not needed for this alteration.

At the neighbouring number 95 Constantine Road, a passageway extension projects by approx. 2.7m to the rear. The proposed extension would mirror this and project further to a total length of 6.0m.

The proposed extension would be 2.3m in height at the boundary. The introduction of built form into an unbuilt part of the site would not cause harm to the neighbouring property at no. 95, as the side passage is of limited amenity value and the extension would only exceed the 2.0m 'permitted development' limit for side boundary walls by 0.3m. Permissions for infilling of the side passageways have been previously granted at no. 93 (2014/3465/P) [2.4m height at boundary], 141 (2018/0214/P) [2.43m height at boundary] and at no. 101 (2016/0693/P) [approx. 2.0m height at boundary]. The proposal is in line with those approved schemes. It is noted that the drawings initially submitted showed the extension having a height of 3.0m at the boundary but this was reduced to 2.3m following discussions with officers.

It is thus considered that the proposal would not cause any serious harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The extension would be in brick to match the remainder of the property and, being a single-storey in height, it would not compete with or undermine the original closet wing rear extension which is 3 storeys in height and forms part of a pair with no.99. It remains subordinate and sympathetic in bulk and design and will not harm the character and appearance of the host building and

Conservation Area.

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.

Two objections were received prior to the determination of this application from neighbouring occupiers, concerning design and size of the extension and its impact on daylight. The revisions to the proposal respond to these concerns. These objections and the planning history of the site have been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2019.

- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer