

Application ref: 2021/1458/P  
Contact: Tony Young  
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Date: 7 September 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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K Sisodia  
19 Whitegate Gardens  
Harrow  
HA3 6BW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**6 Constantine Road  
London  
NW3 2NG**

Proposal: Alterations at rear ground floor level, involving the insertion of 2 timber framed, double-glazed windows (1 x replacement, 1 x new) either side of rear chimney breast, and replacement of uPVC / aluminium framed doors with timber framed double-glazed, bi-folding doors and glazed panels within enlarged flank wall opening.

Drawing Nos: Site location plan; (KS/2020/-)01, 02 rev C, 03 rev E, 04 rev D; Email from K.Sisodia (with manufacturer's specification - Mumford & Wood) dated 25/08/2021.

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, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (KS/2020/-)01, 02 rev C, 03 rev E, 04 rev D; Email from K.Sisodia (with manufacturer's specification - Mumford & Wood) dated 25/08/2021.

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

#### Informative(s):

- 1 Reasons for granting planning permission:

Proposals at ground floor level to replace existing uPVC / aluminium framed doors to a flank wall with timber framed, double-glazed, bi-folding doors and glazed panels on either side are considered to be appropriate and in keeping with the appearance of the property. While it is recognised that there would be some degree of increased thickness to the proposed door frames in order to accommodate double glazed panes, in this instance, the use of suitably designed replacement units are considered to be sympathetic to the existing appearance of doors and fenestration at the property.

Proposals at rear ground floor level to insert 2 small timber framed, double-glazed windows either side of a rear chimney breast are also considered to be appropriate. Concern was initially raised by the Council to original proposals involving the use of aluminium material for frames, especially in light of a recent refusal (2020/3499/P) where this type of material was considered to be unsuitable for similar proposals. Following Council advice, the applicant submitted revised drawings which suitably altered the material to timber frames. It is also noted that the current proposal satisfactorily addresses the other reasons for refusal attached to the previous application (2020/3499/P).

Overall therefore, in terms of the design, location, colour, frame sizes, proportions, opening methods and materials, the revised proposals are considered to be appropriate and sensitive alterations that would preserve the character and appearance of the host building, as well as, the Mansfield Conservation and Hampstead Neighbourhood Areas, and are acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposal mainly involves the replacement of existing doors and window at ground floor level and given that the new small window would be in a similar low position to an existing window already in situ on this elevation.

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 Mansfield Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021, and the National Planning Policy Framework 2021.

- 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 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](http://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 2021.

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