



PLANNING STATEMENT FOR
SINGLE-STOREY SIDE EXTENSION

at

93 Constantine Road
LONDON
NW3 2LP

PROJECT P-22007

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Planning permission is sought for the erection of a single-storey rear/side extension at ground floor level, including creation of an internal patio, installation of 3No. skylights and new door to rear garden.

1. DESCRIPTION OF PROPERTY

The property is located on the middle part of Constantine Road, London, NW3. No. 93 is a residential property consisting of a single dwelling house. The building is a three-storey mid-terraced property with an existing single-storey rear addition and loft space. It is on the northern side of Constantine Road and backs onto the Overground railway. The surrounding area is mainly residential in nature with properties of a similar scale and design.



The site is rectangular in shape, and it is accessed from Constantine Road, a street with access for pedestrians and vehicles

The front façade consists of exposed brick frontages with pitched roofs. The bays, front door portico and decoration around windows are white painted render.

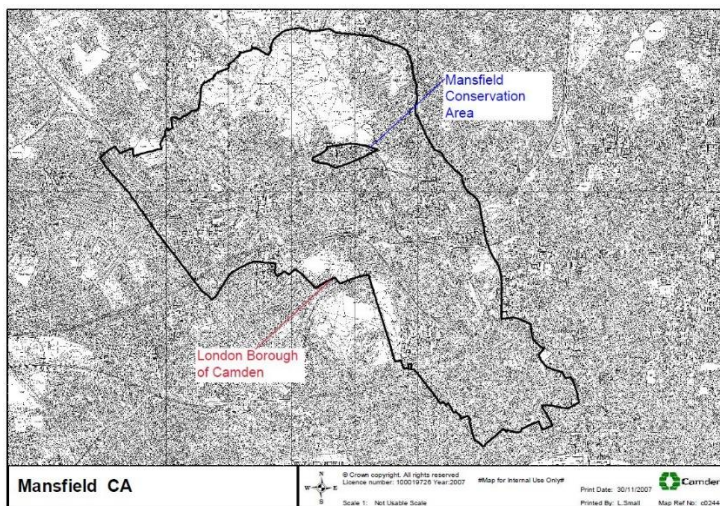
To the rear, many properties in the terrace have been altered over time. In their unaltered state the roof-slopes to the main body of the terrace are pitched and to the rear it is partially pitched and partially flat, due to the outriggers and some rear extensions.

There are no trees or means of access affected by the proposed works. The building to which this application relates, is not a listed building or a locally listed structure. It lies within a designated conservation area called Mansfield Conservation Area.

2 DESCRIPTION OF THE CONSERVATION AREA

Mansfield Conservation Area falls within Gospel Oak which is located between Hampstead, Maitland Park and Kentish Town on the edge of Hampstead Heath. The Mansfield Conservation Area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south.

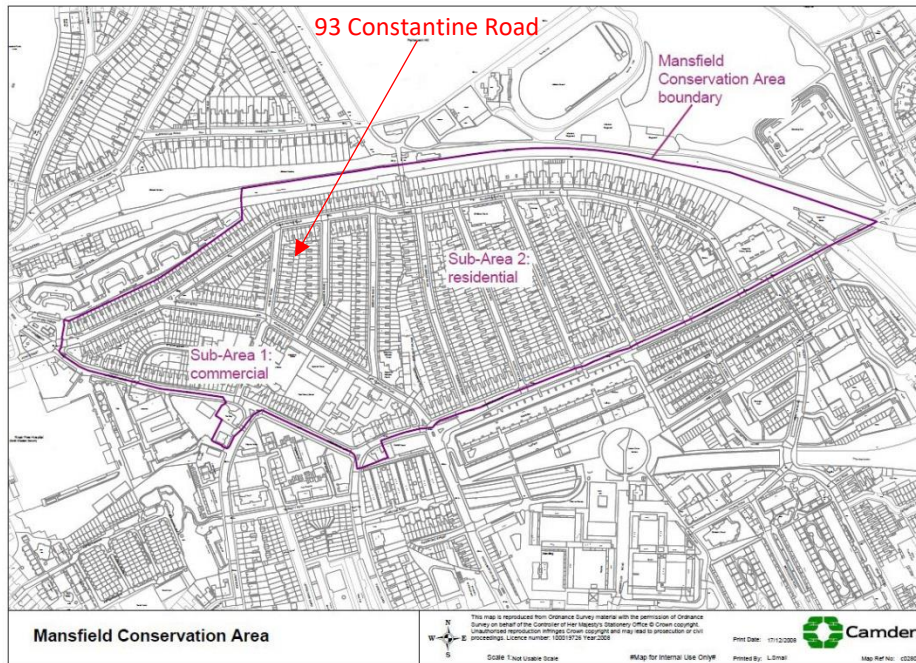
The conservation area lies mostly within the Gospel Oak ward and partly within the Highgate ward, within the London Borough of Camden. A location map of the conservation area within the borough is attached.



Mansfield Conservation Area was designated by the London Borough of Camden on 11th September 1990. The appraisal and Management Strategy was adopted on 4th Dec. 2008.

The conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south on a loose grid pattern.

The Mansfield Conservation Area can be divided into 2 sub areas of distinctly different character. Sub area 1: Fleet Road runs from west to east, it is a busy, one way road, urban in character which contains commercial premises and retail units mixed with residential properties: Sub area 2 is predominantly residential in character and is laid out on a loose grid pattern with long roads running from east to west and shorter roads running from north to south.



CHARACTER OF SUB-AREA 2. Late Victorian Core (Where No.100 is located):

Although in close proximity to Hampstead Heath, this sub-area has few visual or physical connections with it, due to the established pattern of development, with relatively tall buildings and limited gaps between buildings, and the presence of the railway line to the north resulting in limited access to the heath. In fact, the main source of greening is from the small front garden areas and street and private trees, which are numerous in some streets and almost non-existent in others. The urban character of the area is reinforced by busy traffic passing along Constantine Road, Agincourt Road and Mansfield Road, and by distant views of the Royal Free Hospital on Pond Street.

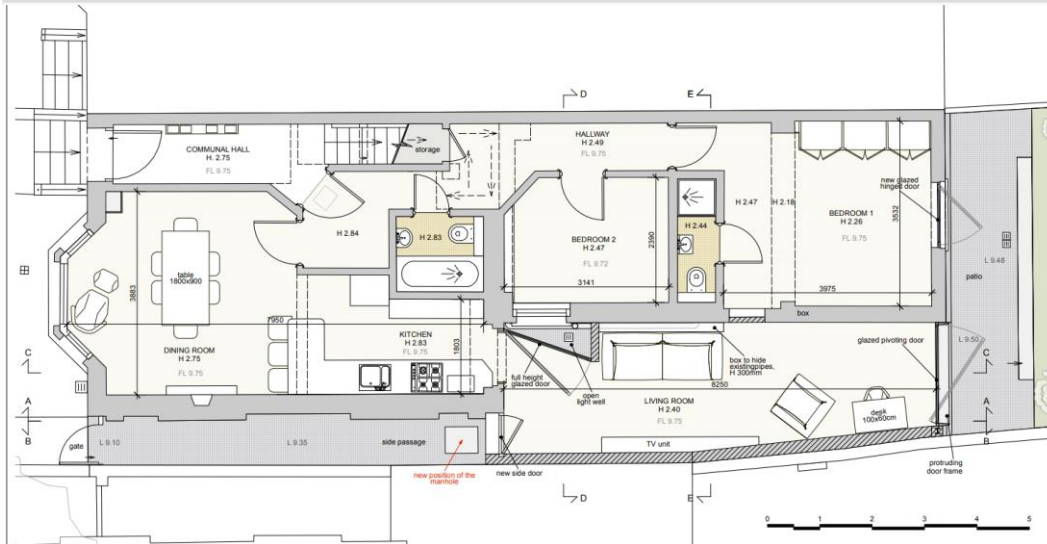
The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three-storey house, without basements, which generally forms part of a terrace. The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions. The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.

4. SIMILAR PLANNING APPLICATIONS in the area

There are many other properties with approved planning applications related to side extensions in the same area:

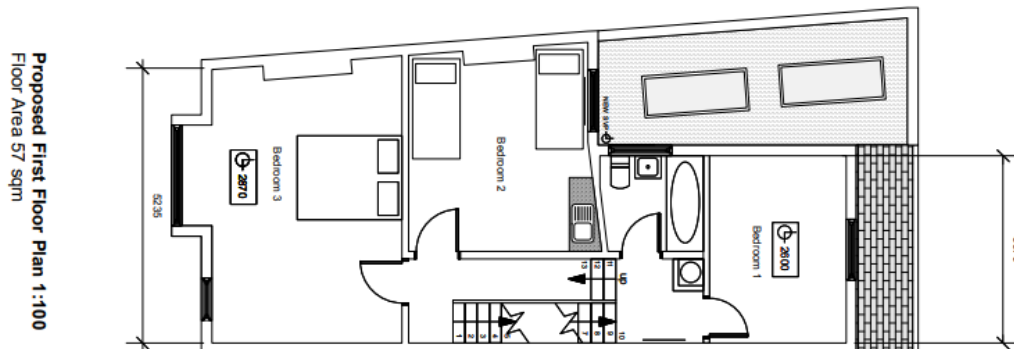
No. 143, Flat C, Constantine Road:

2021/1171/P	Flat C 143 Constantine Road London NW3 2LR	Erection of single storey rear infill extension with partly glazed roof and green roof.	FINAL DECISION	12-04- 2021	Granted
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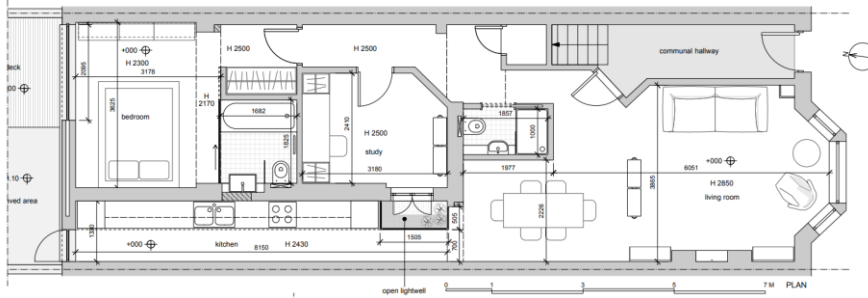
No. 97 Constantine Road:

2021/0393/P	97 Constantine Road London NW3 2LP	Erection of a single-storey side infill extension at ground floor rear.	FINAL DECISION	31-03- 2021	Granted
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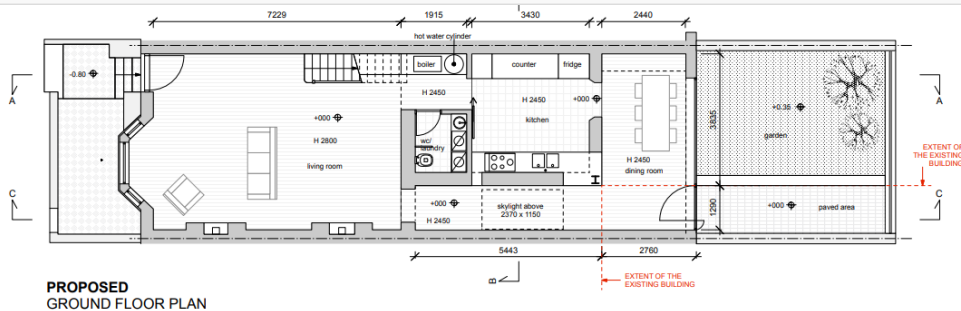
No. 141, Flat C, Constantine Road:

2018/0214/P	141 Flat C Constantine Road London NW3 2LR	Proposed erection of a single storey rear infill extension; Replacement of the existing French door in the bedroom with a new larger glazed sliding door to the garden and new cladding of the rear wall; New landscaping to rear garden.	FINAL	23-01-	Granted
			DECISION	2018	



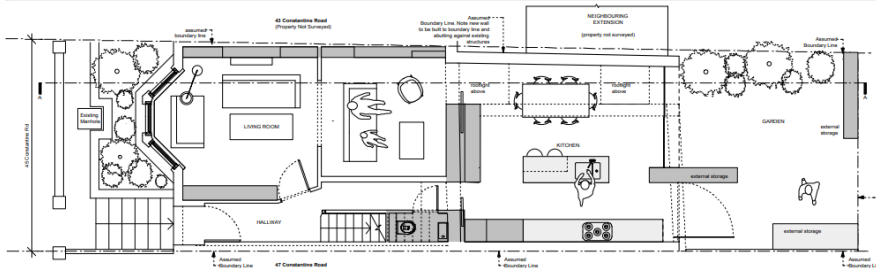
No. 139 Constantine Road:

2017/3760/P	139 Constantine Road London NW3 2LR	Erection of single storey side/rear infill extension at ground floor level and installation of 1 x rooflight to front roof slope.	FINAL	14-07-	Granted
			DECISION	2017	



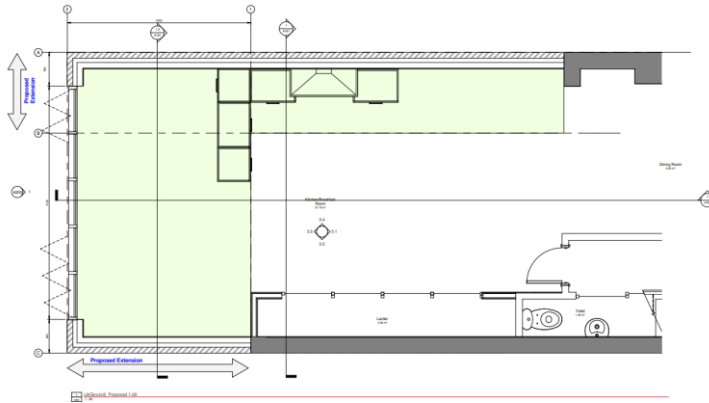
No. 45 Constantine Road:

2016/3264/P	45 Constantine Road London NW3 2LN	Erection of a rear, single storey side infill extension and 2 no. roof lights to replace 1 no. existing roof light to the rear main roof of dwelling house (Class C3)	FINAL	22-06-	Granted
			DECISION	2016	



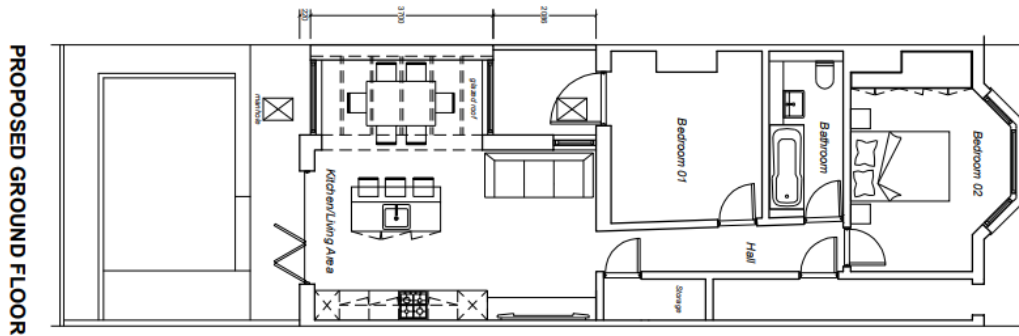
No. 135 Constantine Road:

2016/2711/P	135 Constantine Road LONDON NW3 2LR	Erection of single storey side rear infill extension	FINAL DECISION	02-06- 2016	Granted
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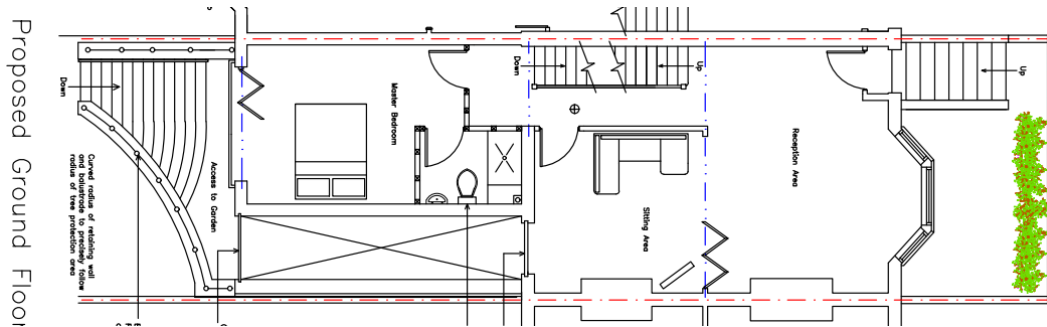
No. 43s Constantine Road:

2015/0103/P	43a Constantine Road London NW3 2LN	Erection of single storey rear part-infill extension with internal courtyard, and alterations to rear elevation fenestration.	FINAL DECISION	23-01- 2015	Granted
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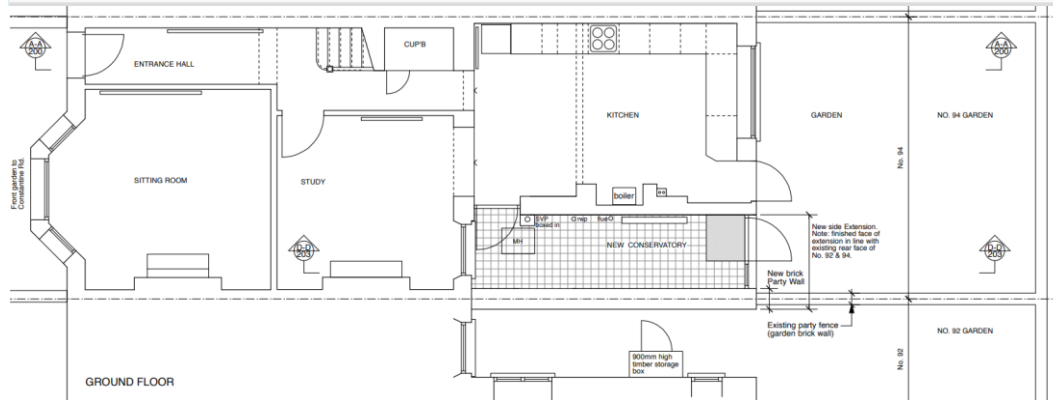
No. 73 Constantine Road:

2014/0617/P	73 Constantine Road London NW3 2LP	Excavation to provide new basement floor including rear lightwell, erection of a two storey side infill extension, installation of Juliet balcony and balustrade as replacement of bay window at rear ground floor level and new windows to front bay window.	FINAL DECISION	28-01- 2014	Granted
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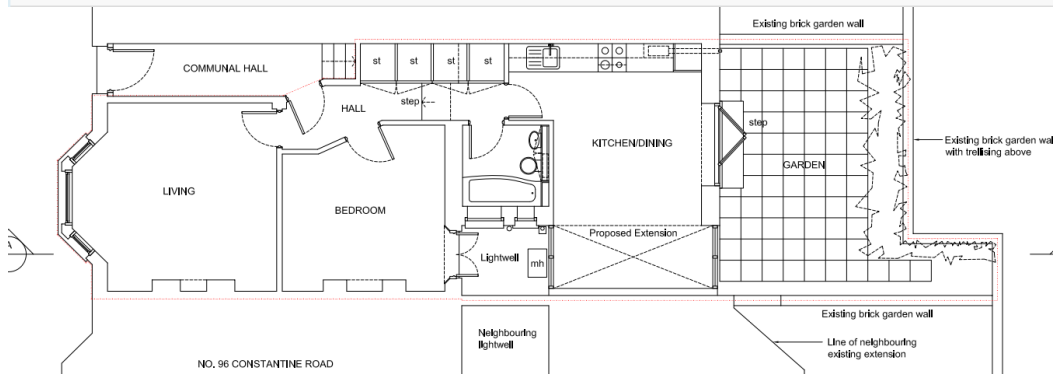
No. 94 Constantine Road:

2012/1517/P	94 CONSTANTINE ROAD LONDON NW3 2LS	Erection of a single storey rear infill extension to the ground floor of a dwelling (Class C3).	FINAL DECISION	22-03-2012	Granted
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No. 98, Flat 1, Constantine Road:

2012/1141/P	Flat 1 98 Constantine Road London NW3 2LS	Erection of a single-storey rear side extension to a ground floor flat (Class C3).	FINAL DECISION	05-03-2012	Granted
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5. PROPOSAL

GENERAL DESCRIPTION:

Planning permission is sought for the erection of a single-storey rear/side extension at ground floor level, including creation of an internal patio, installation of 3No. skylights and new door to rear garden.

SPECIFIC WORKS:

The proposed extension has been designed in line with other similar approved extensions in the area and in compliance with the current Local and National Policies as well as the Nationally Described Space Standards and Building Regulations.

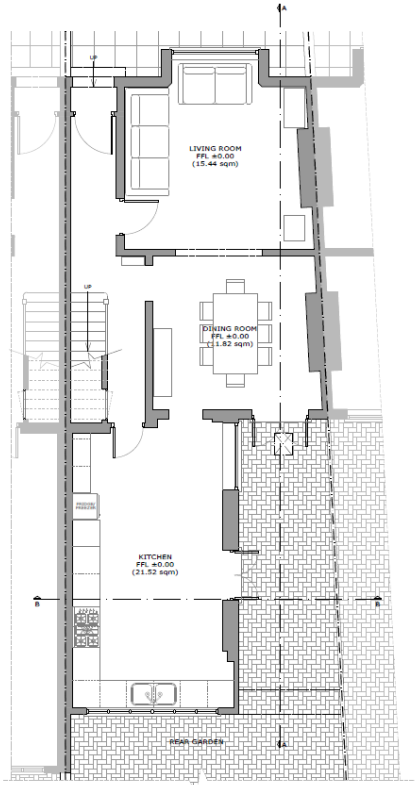
The extra space will be used as part of the kitchen area and it will be built with materials matching existing, including pitched roof, glass doors and exposed brick.

The application is for a single-storey rear/side extension that will not be seen from the main street and will not extend beyond the current rear extension. The proposed extension would extend beyond the side elevation of the main property to create a lightwell area that would have a depth of 1.66m and a width of approximately 1.94m.

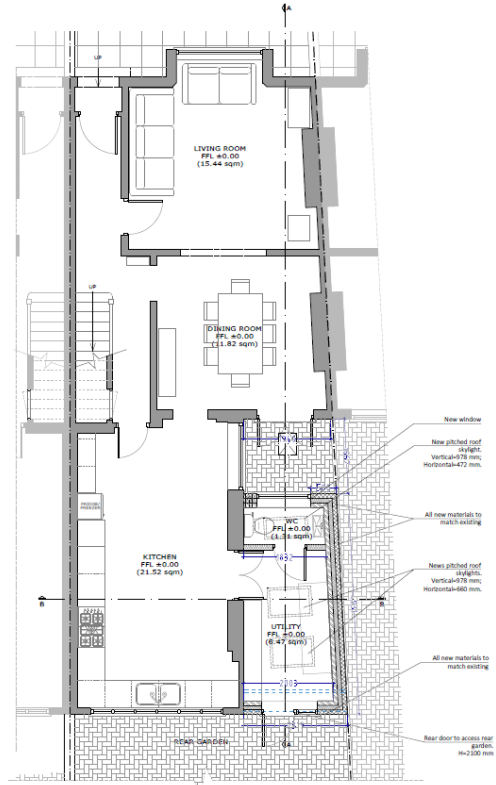
The proposed single storey side extension would have a mono-pitched roof with a modest maximum eaves height of 3.30m and 2.50m respectively when measured from the ground level of the host property.

It will include 3No. new rooflights, a window towards the internal patio and a new door facing the rear garden.

It should be noted that whilst the proposed extension would be flush with the rear elevation of the existing back addition, the properties on both sides have side boundary walls with a height of approximately 1.80m and would therefore restrict the views of the host building and proposed extension.



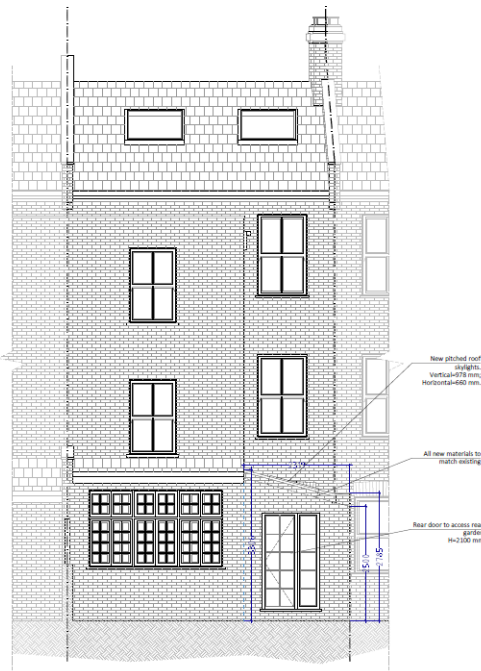
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

The proposed extension would not have any significant impact in terms of privacy or overlooking in regard to No. 91 as this one is restricted by the existing boundary treatment (party fence wall). The proposed rooflights, due to their positioning within the roofslope and the angles they will be set in, would not provide any overlooking towards No.91.

The impact on No. 91 has been considered and that is the reason why the proposed extension will have a single-pitched roof with lower height at the eaves (closer to No. 91 boundary) and higher at the ridge (junction between extension and main building).

The proposed extension would not have any material impacts in terms of privacy or overlooking in regard to No. 95 due to the proposed extension not extending beyond the rear elevation of the back addition of the host property. Besides, it is important to highlight that No.95 has a rear extension that projects 3m approximately from the original rear wall.

The proposed extension would not have any material impact in terms of daylight/sunlight or outlook upon the neighbouring properties to the rear as they are located on the opposite side of the train railways.



6. ACCESSIBILITY:

The existing front door and front access to the building, facing Constantine Road will be retained as existing, and the proposed alterations will not affect any means of access. This street benefits from pedestrian and vehicular access with pavements on both sides and two way road.

Access to the property will therefore be the same, including the access to the rear garden via a patio door.

The existing access from the dining room to the internal-side patio will be retained, and the proposed extension will be levelled with the current kitchen finished floor level. Both will be connected by the existing side patio doors. No new staircase will be created in the property.

7. CONCLUSION

The proposal involves limited alterations and intends to be respectful with the surrounding area by following other examples of extensions approved by Camden Council in the same street.

The proposal would comply with the Council policies and would not harm the character and appearance of the host property or the surrounding area. Nor would the proposed extension have any unacceptable impacts upon the amenities of neighbouring properties.

8. PICTURES



Front of No. 93.



Rear view of No. 93.



Side alleyway.



View from No. 93 towards No.95 rear extension.