

Application ref: 2022/1331/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Projection Architects Ltd.
122 Carr Road
Northolt
Middx
UB5 4RF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**93 Constantine Road
London
NW3 2LP**

Proposal:

Erection of a single-storey rear/side extension at ground floor level, including creation of an internal patio, installation of 3 x skylights and new door to rear garden.

Drawing Nos: A-01, A-02, A-05, A-06, A-07, A-08, A-09, A-10, A-11, B-01 and Planning Statement

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 A-01, A-02, A-05, A-06, A-07, A-08, A-09, A-10, A-11, B-01 and Planning Statement

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.

Informative(s):

- 1 Reasons for granting permission. The side extension measures 4.9m in depth, 2.3m in width and a height to the eaves of 2.7m and a maximum height of 3.3m with a pitched roof design. The extension is set away from the original rear elevation. The side extension remains acceptable in scale and does not exceed the existing building line of the outrigger. The pitched roof provides a sympathetic design and emphasises the extensions subordinate nature compared to the host property. The Mansfield Conservation Area also contains many similar proposals and therefore form part of the character of the area. Within the statement this kind of development has not been earmarked as an issue in relating to detracting from the area's character and therefore preserves the character of the conservation area. The materials will match the existing property and are therefore considered acceptable.

In terms of amenity the extension would run along the boundary by 4.9m and at a height of 2.7m. However because of the height at the shared boundary and the fact the extension is stepped back from original elevation the proposal complies with the 45 degree rule. This means issues relating to daylight/sunlight and overshadowing are not considered significant. The neighbour at no.91 has the same outrigger and mirrors the location of the windows and doors. This means that there will be some loss of outlook for this neighbours. However considering these windows are not the main sources of outlook the impact will not be significant. Because there are no side windows there will not be any impacts in terms of privacy or overlooking. The neighbour at no. 95 will not be affected at all in terms of amenity

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection have been received prior to making this decision warning of the potential to create another access to the property via South End Close. Whilst this is not a material consideration, the site address does not adjoin South End Close making any additional entrance impossible. The Mansfield CAAC have raised no objection to the proposal. The planning history of the site has been 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 proposed development also accords with 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) 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', is positioned above the printed name.

Daniel Pope
Chief Planning Officer