

Application ref: 2022/1316/P
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Date: 25 July 2022

Development Management
Regeneration and Planning
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Mr Brian Harvey
26 CONSTANTINE ROAD
LONDON
NW3 2NG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Constantine Road
London
Camden
NW3 2NG

Proposal: Increase in roof ridge height and erection of dormer on rear roof slope

Drawing Nos: Site Location Plan, CR011 Rev A, CR001 Rev A, CR003 Rev A, CR007 Rev A, CR005 Rev A, CR012 Rev A, CR008 Rev A, CR002 Rev A, CR004 Rev A, CR014 Rev A, CR006 Rev A, CR009 Rev A, CR010 Rev A, CR013 Rev A, Design and Access 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

Site Location Plan, CR011 Rev A, CR001 Rev A, CR003 Rev A, CR007 Rev A, CR005 Rev A, CR012 Rev A, CR008 Rev A, CR002 Rev A, CR004 Rev A, CR014 Rev A, CR006 Rev A, CR009 Rev A, CR010 Rev A, CR013 Rev A, Design and Access 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to erect a dormer on the rear roofslope, increase the height of the roof ridge and install 2 rooflights on the front roofslope in association with a loft conversion.

The dormer would be set in from the roof parapets by 1.5m on both sides and would be set back from the eaves by 0.57m and 0.5m from the roof ridge. This would result in a dormer that is modest in scale and subordinate to the roof slope. The dormer would be finished in lead cladding with timber glazed windows. There are examples of rear dormers on neighbouring properties include at no. 24. The dormer is thus considered acceptable.

The increase in the height of the roof ridge by 0.52m would reduce the height differential with neighbouring no. 24. Permission was granted for the increase in ridge height at no. 24 under ref. 2017/2437/P. The proposed increase in height would not significantly alter the roofscape and would have limited impacts on views from the street. The proposals have been reviewed by a member of the Council's Conservation Team who deem them acceptable.

The proposed rooflights would be located on the front roofslope and would be conservation style. There is a wide range of sizes and locations of rooflights on front roofslopes along the terrace and the proposed rooflights are considered acceptable.

One comment was received by the Mansfield CAAC which stated that they do not object to the increase in roof height in this location but do not wish for a precedent to be set. The Council's Conservation Team also deem the proposals acceptable in this location.

One objection was received from a local resident stating their concern over the impact of construction work on South End Close situated behind the application site and that conditions should be attached to prohibit access to South End Close. Given the minor nature of the development, it is considered that a CMP would not be necessary in this instance.

The proposal is considered to preserve the character and appearance of the 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

- 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer