

Application ref: 2022/0330/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 6 September 2022

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

Philip Michael Roys Architect RIBA
2B Falkland Road
Kentish Town
London
NW5 2PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**87 Constantine Road
London
NW3 2LP**

Proposal:

Erection of second floor rear extension with roof terrace, installation of doors at rear first floor and doors and Juliet balcony at second floor level, erection of dormer to rear roof slope with photovoltaic cell panels above and installation of photovoltaic cell panels to front roof slope.

Drawing Nos: Site Location Plan, E40 rev 1 (Ground Floor Layout), E40 rev 1 (Ground Floor Site Layout), E41 rev 1, E42 rev 1, E43 rev 1, E44 rev 1, E45 rev 1, E46 rev 1, P35 rev 1, P36 rev 1, P37 rev 1, P30 rev 3, P31 rev 3, P32 rev 3, P33 rev 3, P34 rev 3, Design and Access Statement PMRCA/87CR-DA 02 Rev 03.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear dormer, roof terrace and fenestration changes as well as the photovoltaic cells on the front roof slope, by reason of their location, size, design and materials would result in unsympathetic and bulky additions creating visual clutter that would be detrimental to the character and appearance of the host building, the streetscene and the Mansfield Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies

DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 2 The proposed roof terrace at second floor level, by virtue of its location, layout and relationship to neighbouring properties, would allow for direct overlooking into windows of 85 Constantine Road to the detriment of the amenity of its occupiers, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and policy DH1 (design) of the Hampstead Neighbourhood Plan 2018.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer