

Application ref: 2022/0320/P
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Date: 14 July 2022

Development Management
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Philip M Roys Architect RIBA
2B Falkland Road
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London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**87 Constantine Road
London
NW3 2LP**

Proposal:

Removal of timber stairs/first floor balcony on rear wing and erection of single storey side/rear extension with spiral staircase/first floor balcony (on rear wing)
Drawing Nos: Site Location Plan, Design and Access Statement, E-25 Rev 1, E-20 Rev 1, E-21 Rev 1, E-26 Rev 1, E-23 Rev 1, E-24 Rev 1, E-22 Rev 1, P-10 Rev 3, P-11 Rev 5, P-12 Rev 5, P-13 Rev 5, P-14 Rev 5,

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 drawings:

Site Location Plan, Design and Access Statement, E-25 Rev 1, E-20 Rev 1, E-21 Rev 1, E-26 Rev 1, E-23 Rev 1, E-24 Rev 1, E-22 Rev 1, P-10 Rev 3, P-11 Rev 5, P-12 Rev 5, P-13 Rev 5, P-14 Rev 5,

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.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, details of the glazed balustrade shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 proposal is for a single storey side 'infill' and rear extension. The existing timber stairs at the rear would be replaced by a spiral staircase giving access to a small first floor balcony at the rear. The application site is a three storey terraced period property located in the Mansfield Conservation Area. It is not

listed.

There are a number of single storey side 'infill' extensions within the terrace. The side extension would infill the space between the boundary wall and existing rear outrigger. Following officer advice, the height of the extension has been lowered in order to reduce the effects on the light and aspect at neighbouring 89. The rear gardens on this side of the terrace are north facing and the side extension, due to its height, would not overshadow the French window on the ground floor in the rear of the main building at no. 89 or the garden at this site. A small lightwell is to be formed between the proposed extension and the second bedroom at the site. The main bedroom is to be sited at the front.

The rear extension would project 2m deep into the rear garden which is the same depth as the extension at no 85. The rear extension would be subordinate to the host property and it would not harm the appearance of the terrace or detract from the character of the site or garden space. The terrace would be set back from the boundary with no 89, and there would be no significant increase in overlooking when compared with the existing situation. The extension would be finished in red render which would be sympathetic to the host property. Conditions are attached requiring details of the green parts of the roof and the obscure glazed balustrade. These are in the interests of the appearance and sustainability of the development.

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.

No objections have been received prior to making this decision. 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



Daniel Pope
Chief Planning Officer