

Application ref: 2022/2411/P
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Development Management
Regeneration and Planning
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Mr Toby Morris
Plealey House
Plealey
Plealey
Sy50xd
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
65 Constantine Road
London
Camden
NW3 2LP

Proposal:
Reconfiguration of front steps to improve access for disabled homeowner.
Drawing Nos: Location Plan 100.20.01, Front Garden proposed Layout 100.10.03 Rev A, Section 100.12.02.

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: Location Plan 100.20.01, Front Garden proposed Layout 100.10.03 Rev A, Section 100.12.02.

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 The works should not encroach on or overhang the public highway.

Reason: To safeguard the amenities of the adjoining premises and the street generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

Permission is sought for the reconfiguration of the steps to the front door of the host property to improve their usability and functionality.

The houses along Constantine Road have a number of stairs leading up to recessed, paired entrance doors. It is noted that on the street currently many adjacent pairs of front doors have stairs that differ in terms of materiality and configuration. In this manner also the existing steps to number 65 and no 67 are not matching or aligned. In the context of this, the changes proposed are considered of a minor nature and not of detriment to the host building, the terrace of which it is apart or the greater Mansfield Conservation Area.

The steps proposed are acceptable in terms of materiality: stone with bull-nosed treads. There will be an additional black, steel balustrade handrail, and on the side of the boundary with no 67, a new brick dividing wall. A condition has been added to the permission to restrict the encroachment of the works onto the public highway. The design has been revised to remove any changes to the wall in the front garden.

The proposed works are very modest and are not considered to cause any material harm to neighbouring amenity in terms of privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

Special regard has been attached to the desirability of preserving or enhancing

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.

No objections were received prior making this decision, although comments were received and have been addressed in a consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal 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.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer