

Delegated Report		Analysis sheet		Expiry Date:	20/07/2012		
		N/A		Consultation Expiry Date:	26/07/2012		
Officer			Application Number(s)				
Gideon Whittingham			1) 2012/2789/P 2) 2012/2788/L				
Application Address			Drawing Numbers				
Cannon Cottage Well Road London NW3 1LH			Refer to draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Retention of metal railings and timber decking to main roof for the provision of a terrace to dwelling house (Class C3). 2) Retention of metal railings and timber decking to main roof for the provision of a terrace to dwelling house (Class C3).							
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 09/03/2012 (expiring on 30/03/2012) and a public notice was displayed in the local press (Ham & High) from 15/03/2012 (expiring on 05/04/2012). To date no representations have been received					
CAAC/Local groups comments:		The Hampstead CAAC was formally consulted. No response has been received to date.					

Site Description

This application relates to a three semi-detached cottage located on the North side of Well Road. The cottage is Grade II Listed, located within the Hampstead Conservation Area.

The English Heritage list entry description is as follows:

2 semi-detached cottages. Early C18, entrance extensions added 1952. Brown brick with red brick dressings. Slated mansard roofs, Providence Corner with dormer. 2 storeys. 3 windows each. C20 Georgian style doorways with bracketed hoods; panelled doors with overlights. Former doorway of Providence Corner blocked; Cannon Cottage doorway altered to French window. Gauged red brick flat arches to recessed sashes with exposed boxing; Providence Corner ground floor windows with keystones. Parapets. INTERIORS: not inspected. Cannon Cottage was listed on 14/05/74.

Relevant History

- 9100321 and 9170064 (16/07/1991) **PP and LB granted** for the erection of mansard roof extension at second floor level on the rear section of the building and minor internal alterations.
- 2010/2077/P and 2012/2092/L (**Withdrawn** in 2010) for the retention of metal railing to roof terrace at second floor level of single dwelling house (Class C3).
- 2012/1487/P and 2012/1489/L (**Withdrawn** in 2012) for the retention of metal railings to roof terrace at second floor level to dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Hampstead Conservation Area Statement (2001)

Camden Planning Guidance 2011: CPG1 Design; CPG6 Amenity;

London Plan 2011

NPPF 2012

Assessment

Proposal:

1.1 The application proposes:

-The retention of a metal railing along the main roof parapet wall for the provision of a timber decked roof terrace. The resulting boundary with railings would measure 1.1m in height. The resulting roof terrace would measure approximately 15.75 sqm. Access to the roof terrace is via an existing window and new external timber step.

1.2 The main issues for consideration are:

- The impact of the proposal upon the special architectural and historic interest of this listed building;
- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area;
- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties

2. Impact on the upon the special architectural and historic interest of this listed building:

2.1 In consideration of DP25, the Council has a general presumption in favour of the preservation of listed buildings. The Council will control external and internal works that affect their special architectural or historic interest. The setting of a listed building is also of great importance and should not be harmed by unsympathetic neighbouring development. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings.

2.2 It is considered, the proposed alterations at main roof level, by virtue of their location the subject of limited views, sympathetic materials, design and extent would preserve the special architectural and historic interest of this listed building.

3. Amenity

3.1 In consideration of DP26 (Managing the impact of development on occupiers and neighbours, the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. In consideration of CPG, terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However they also cause nuisance to neighbours. Potential problems include overlooking and privacy.

3.2 Set behind a hipped roof, the roof terrace is located on the North-East section of the main roof. By virtue of its location at main roof level and position set behind the hipped roof, the use of the terrace would likely impact upon the adjoining property of No.24 Well Road, rather than those properties to the South of Well Road (across the highway) or those to the West of Christchurch Hill (No.28).

3.3 The roof terrace is separated by approximately 20m of amenity space from the rear/flank elevation of No.24 Well Road. The host building comprises five windows facing the amenity space of No.24 Well Road, located at ground (2), first (2) and second (1) floor levels. In this context, only the perimeter of the garden space, rather than the main garden area or building of No.24 Well Road is considered to be overlooked.

3.4 It is considered the use of the terrace, by virtue of its proximity to the main building of No.24 Well Road, would be of no greater detriment to the privacy of the occupants than the buildings previous arrangement (before the unauthorised installation of a roof terrace).

3.5 In terms of noise disturbance and nuisance, terraces for the most part are used during periods of fine weather when neighbours would be most likely to want their windows open. In this particular

instance, it is considered the use of the terrace, by virtue of its second floor level location, size and proximity to surrounding windows, would not result in a nuisance to the adverse harm of the neighbouring occupiers.

3.6 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, outlook, visual bulk or sense of enclosure.

Recommendation: Grant planning permission and listed building consent

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