

Delegated Report		Analysis sheet		Expiry Date:		07/12/2010	
		N/A / attached		Consultation Expiry Date:		11/11/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/5421/P			
Application Address				Drawing Numbers			
19 Cannon Place London NW3 1EH				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of dormers to front and rear roof slope, installation of three rooflights to side roof slope, re-building of existing porch, re-instatement of lower ground floor bay window to front elevation, re-opening of side doorway to create new window, removal of part of landing at rear upper ground floor level, installation of sash window to rear bay window and creation of patio area at rear lower ground floor level to dwelling (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	2	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		<p>A site notice was displayed between 15/10/2010 – 05/11/2010. The comments received from nearby properties are summarised as follows:</p> <ul style="list-style-type: none"> - Not against the application being approved, provided adequate precautions, warranties and indemnities are given to: <ul style="list-style-type: none"> - Avoid any damage to adjoining walls and roofs; - Avoid any adverse consequences to adjoining foundations and structures as a result of excavation work; - Prevent that any debris from building works or pruning of trees may damage or injure people or property; - Indemnify adjoining owners for any damage or losses resulting from improvement work carried out - Keep noise and duration of the works to a minimum. - Require that a Party Wall agreement is executed before any additional work is carried out - Construction hours have been 7am until 4.30pm, would be grateful for a later start and no works at weekends. <p>OFFICER NOTE: An informative is recommended regarding the party wall act and construction hours.</p>					
CAAC/Local groups comments:		Hampstead CAAC – No response received					

Site Description

The application site contains a substantial three/four-storey plus roof semi-detached property located on the northern side of Cannon Place. Although not listed, the property does make a positive contribution to the character and appearance of the Hampstead Conservation Area in which it is located. The building has been divided into two self-contained units (one studio in the basement and a 6 bed unit to the rest of the property).

Relevant History

No relevant history.

Relevant policies

LDF Core Strategy and Development Policies

Relevant Policies in Camden Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Relevant Policies in Camden Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Assessment

Proposal:

The proposed development entails the enlargement of the existing dormer windows located in the front and rear roof slope, the installation of three rooflights into side roof slope, the rebuilding of the front porch, the installation of a bay window to replace the existing garage doors, re-opening of side doorway to create a new window, removal of part of the landing at rear upper ground floor level, installation of sash window to rear bay window and creation of patio area at rear lower ground floor level for the use of the ground floor flat.

Design, Scale and Appearance

Roof:

The proposed dormer windows to the front and rear roof slope will be slightly larger than the existing dormers and will measure approximately 1.8m in width and 0.9m in height. They will be set up from the eaves by approximately 1.0m and below the main roof ridge by approximately 1.5m. The dormers in the front and rear roof slope will be similar to the existing dormers along Cannon Place in size and appearance. Three rooflights are also proposed to the side roof slope to provide light to the bathroom, bedroom and staircase. The tops and cheeks of the proposed dormers will be finished in traditional lead sheets.

LDF policies state that roof alterations can have a significant effect on the appearance of the existing building and its surrounds. Special care should be given to their siting, design, size, proportions and materials, particularly in areas where roof are plainly visible and where roofs are an attractive feature of the building or area. Camden Planning Guidance notes that roof alterations are likely to be acceptable where there is an established form of roof addition to a terrace; the alteration is architecturally sympathetic to the character of the building and retain the overall integrity of the roof form; and where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

The enlargement of the dormers to the front and rear roof slope is considered acceptable in terms of scale, design and appearance. The proposed dormers will be similar in scale and appearance to the existing dormers along Cannon Place and will be in keeping with the character of the building and the pair of semi's it forms part of.

The three rooflights proposed to the existing side roof slope will be relatively small in scale with the largest one measuring approximately 1.5m in width and 0.6m in height. The rooflights are all considered to be sensitively positioned away from ridges and hips and will be subordinate in terms of size and proportions to the main roof. The rooflights will be 'conservation' style and installed flush with

the profile of the roof and will be similar to existing rooflights along Cannon Place in size and appearance.

The proposal complies with LDF policy and CPG advice on roof alterations and is considered to be acceptable in terms of design, materials, scale and proportions. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building or the surrounding area.

Porch:

The front porch is currently showing signs of movement and it is proposed to dismantle the porch and to rebuild it using all the original materials to its original state. This is considered to enhance the appearance of the property.

New bay window

It is proposed to re-instate the bay window to its original form by replacing the existing garage doors at ground floor level. The bay window will match other bay windows along Cannon Place and is considered to be acceptable in terms of design and appearance.

Alteration to side and rear elevations:

The proposal also entails the re-opening of a blocked doorway on the side elevation at ground floor level and the installation of a sash window. The new sash window will match other sash windows on the side elevation.

It is also proposed to remove a section of the landing of the staircase connecting the upper ground floor with the rear garden area. The removal of the section of landing will involve the extension of the sill and the installation of a sash window to match the other windows in the bay window. The proposed new windows and the removal of part of the landing will not be visible from the public realm and the works are considered to be an enhancement as the door is not original and therefore the impact of the new windows in relation to the character and appearance of the building and the conservation area is considered to be minor.

Patio & Trees:

It is intended to excavate a small area at rear ground floor level to provide a patio area for the use of the basement flat. The area will measure approximately 5m in length, 4.6m in width and 0.6m in depth and will provide amenity space to the lower ground flat. It is also proposed to remove a nearby mature ginkgo tree. The Council's tree officer has commented that the ginkgo tree has already been suppressed by the larger and more prominent oak tree at the bottom of the garden. The impact of the removal of the ginkgo tree is not considered to be detrimental to the character and amenity of the site or its surroundings. Construction activity within the garden could be damaging to the root area of the oak and the root protection area of this tree should be fenced off across the garden. It is proposed to attach a condition to the decision notice requiring the applicants to demonstrate how the tree will be protected during construction work prior to works commencing on the site.

Amenity

The proposed dormer windows and rooflights by reasons of their location and siting would not impact on neighbour amenity adjacent or those opposite. Neither would they impact on the day/sunlight to the adjacent residential occupiers.

The new re-instated bay window on the front elevation at lower ground floor level, new sash windows on the rear and side elevations are replacing existing window/doors and as such it is not considered that their installation would have any detrimental impact on the amenity of neighbouring properties in terms of loss of privacy.

Other issues: The property appears to have been converted many years ago to two units without the benefit of planning permission. The proposal is for the basement to be a 2 bed unit and the upper floors to be a 4 bed unit (+ study). As there is no change to the number of units this does not require planning permission

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613