

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/03/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		06/03/08	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2008/0543/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 15 Cannon Place London NW3 1EH				See decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
The replacement of the centre sash window in the bay at rear basement level with French doors.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A Site notice was erected on the 14/02/08 and 9 neighbours were individually consulted. By the end of the consultation period no responses had been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Hampstead CAAC were consulted on the 13/02/08 and responded offering no objection.					

### Site Description

The three/four storey (plus roof level) semi-detached Victorian property is located on the north side of Cannon Place and contains three residential flats. The property is within the Hampstead Conservation Area and is noted along with neighbouring properties in the conservation area statement as making a positive contribution to its character.

### Relevant History

No relevant history.

### Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life

SD6- Amenity for occupiers and neighbours

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

Camden Planning Guidance 2006

Hampstead Conservation Area Statement

### Assessment

The proposal is for the replacement of the central timber sliding sash window at basement level in the rear bay with a centrally opening pair of French doors to provide direct access to the garden. The new doors would be the same width as the existing window opening, with the brickwork below removed and a new stone/artificial stone cill installed at the foot of opening. The existing window reveal and cambered brickwork detail above will be retained. The new doors would be timber framed and painted white to match the existing and would have a central bar aligned with the cills of the adjacent windows.

The proposal fits in with the existing proportions of the rear elevation, being of the same width as the existing windows and the windows above and retaining the symmetry in the design of the doors with the central bar. The materials match the existing and the architectural feature of the cambered arch would be retained. The works would therefore maintain the character and appearance of the host property and the conservation area. The new door would improve the accessibility of the garden.

No loss of amenity to neighbours would result.

### Recommendation:

The proposals are in line with policies SD1, SD6, B1, B3 and B7 of the Replacement Unitary Development Plan 2006 and supplementary planning guidance. The application is therefore recommended for approval.

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