



Planning, Design and Access Statement

25D Cannon Place, London Borough of Camden, NW3 1EH

Creation of roof terrace including skydoor

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Introduction

This planning statement has been prepared to support the application for planning permission in respect of proposed development at 25D Cannon Place, London Borough of Camden. The statement has been prepared by 4D Planning Consultants Ltd on behalf of Rita Toubkin.

The application seeks permission to create a rooftop terrace, to be formed by installing a skydoor in place of an existing skylight, installing an area of tiled flooring, and erecting a glazed railing.

The purpose of the statement is to demonstrate that the proposal:

- Accords with the policies of the development plan
- Will achieve high-quality design
- Will protect and enhance the character of the Conservation Area and the setting of nearby listed buildings
- Will protect the amenity of neighbouring residents.

Existing Site, Planning History, and Context

The property is a flat occupying the top third floor and loft of a large, four storey (plus loft) semi-detached house at the corner of Cannon Place and Squire's Mount in Hampstead, London Borough of Camden.

The loft level comprises two bedrooms formed into the mansard roof. The mansard roof appears to be a non-original alteration to the property, when compared to the rest of the row. A skylight is set into the roof above the stairs from the third floor to the loft.

The property is one of five large semis of the same design forming a row on the north side of Cannon Place. The surrounding area is largely residential in nature, mainly comprising pre-C20th large detached and semi-detached houses, some of which have been converted into flats. To the north of Cannon Place lies the western part of Hampstead Heath.

The property is in Hampstead Conservation Area and is close to a number of listed buildings and structures:

- Cannon Hall
- Garden walls, gates and bollards to Cannon Hall
- 1-5 Squires Mount
- Chestnut Lodge and Squires Mount
- Garden Walls and Gates to Chestnut Lodge

The property itself is not listed, but is noted (along with the rest of the row), as making a special character and appearance of the Conservation Area in the Conservation Area Statement.

The local planning registry provides the following records for the property:

Application no. CTP/D7/5/2/32673: Erection of a new garage to replace the existing garage at the rear. Approved 22/09/1981

Application no. CTP/D7/5/2/28801: Erection of a double garage. Refused 25/10/1979

Application no. CTP/D7/5/2/2174: The provision of a new roof and alterations. Conditional approval 5/8/1966

Application no. 31269/21137: Erection of a private garage. Conditional approval 11/5/1953.

Application no. TEBR31269: Conservation into three flats and a maisonette. Conditional approval, 19/8/1944.

Proposal

The application for planning permission proposes to make the following alterations to the property:

- Creation of a retractable skydoor (replacing an existing skylight) set into the flat part of the mansard roof, to provide access to the roof
- Creation of an area of tiled flooring, surrounded by a glazed railing, on the flat roof, forming a roof terrace
- Creation of new stairs from the loft to the roof, providing access to the roof terrace.

Planning Policy Context

The adopted development plan for the site comprises:

- The National Planning Policy Framework (2012)
- The London Plan (2011)
- The Camden Core Strategy (2010) and Development Policies (2010)

Further relevant information and guidance is provided by the Hampstead Conservation Area Statement.

Planning Statement

The key planning issues relating to the proposed development are considered to be the quality of design, the impact on the surrounding heritage assets, and the impact on the amenity of the occupants of neighbouring building. The relevant planning policies and guidance at the site are as follows.

Principle of development

Core Strategy Policy CS1 Distribution of growth states that *“The Council will focus Camden’s growth in the most suitable locations, and manage it to make sure that we deliver its opportunities and benefits and achieve sustainable development, while continuing to preserve and enhance the features that make Camden such an attractive place to live, work and visit.”* The proposed development will improve the quality of accommodation provided by the existing property, by adding outside amenity space to the occupants of the flat. As such, the proposal represents a very minor form of growth.

Core Strategy Policy CS5 Managing the impact of growth and development states that *“The Council will manage the impact of growth and development in Camden”* and that particular consideration will be given to *“providing sustainable buildings and spaces of the highest quality”* and *“protecting and enhancing our environment and heritage and the amenity and quality of life of local communities”*. The proposal will protect Cannon Place as a high-quality and distinctive area of Camden, making sustainable use of the existing building, while protecting and enhancing the heritage of the local area.

Design

DP24 Securing high quality design states that the Council will require all developments to consider *“character, setting, context and the form and scale of neighbouring buildings”, “the character and proportions of the existing building, where alterations and extensions are proposed”* and *“the quality of materials to be used”*. The proposed alterations represent minor alterations relative to the scale of the building and neighbouring buildings. Due to the scale and location of the skydoor and terrace at the centre of the roof, they will not be detrimental to character of the building.

Impact on the heritage environment

The objectives set out in policy **CS14 Promoting high quality places and conserving our heritage** includes *“preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings...”* **DP25 Conserving Camden’s heritage** states that the Council will *“only permit development within conservation areas that preserves and enhances the character and appearance of the area”*. The Council will *“not permit development that it considers would cause harm to the setting of a listed building.”*

The Conservation Area statement lists the roof of number 23 and 25 as being an element “*which detracts from the character of the area and would benefit from enhancement.*” This presumably relates to the form and character of the mansard roof, which is inconsistent with the rest of the row of four semis of the same design, including featuring wide, large-paned windows at roof level. As the proposed elements will be set back from the front and sides of the mansard roof, they are unlikely to be visible from any public viewpoints. There is therefore no opportunity for the proposed alterations to address the issues that the existing roof causes.

Impact on amenity

DP26 Managing the impact of development on occupiers and neighbours states that “*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*”. Rooftop terraces in residential areas have the potential to harm the amenity of neighbouring buildings by causing overlooking, overshadowing or loss of privacy. By being set back from the edge of the roof, and owing to the distance from the windows and outdoor spaces of neighbouring residences, the proposal will avoid any such harm.

Design and Access

The proposal is designed not to be visible from the street therefore will not impact negatively on the character of the property in context with the character of the Conservation Area. The terrace has been designed to increase the amenity space of the flat but at the same time will not overlook the neighbours and is set back from the edge of the roof by 3.4m at the front, 4.4m at the rear and 2.2m at the side (facing the road). The size of the terrace is less than 12m² in order to prevent overcrowding and potential noise to the neighbours. The retractable skydoor will not be visible from neighbouring properties and will not cause any noise. The skydoor will also allow natural light to enter into the flat and will be a positive and sustainable feature of the property.

Drawings

Existing

A-02-00 Existing Second Floor Plan
A-03-00 Existing / Demolition Third Floor Plan
A-0L-00 Existing / Demolition Loft Plan
A-0R-00 Existing Roof Plan

A-65-00 Existing / Proposal Section A-A
A-76-00 Existing / Demolition Elevations

Proposed

A-03-01 Third Floor Plan Proposal
A-0L-01 Loft Plan Proposal
A-0R-01 Roof Plan Proposal (Skydoor Closed)
A-0R-02 Roof Plan Proposal (Skydoor Open)

A-76-01 Elevations Proposal

Conclusion

The proposed development will improve the quality of accommodation provided by the apartment, by creating outdoors amenity space to be enjoyed by the occupants of the property.

The works required to achieve this will retain the appearance of the original building when seen from public viewpoints and neighbouring buildings, protecting the character and appearance of the conservation area, and that of the setting of nearby listed buildings. The proposed development will avoid causing any harm to the amenity of neighbouring dwellings.

The proposed development is therefore considered to accord with the development plan, and the application for planning permission should be approved.