



Planning, Design and Access Statement

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

Replacement of existing rooflight, new rooflight, and replacement of existing windows with sliding glazed doors and railings to form Juliet balconies

Table of Contents

Introduction	3
Existing Site, Planning History, and Context	4
Proposal	6
Planning Policy Context	7
Planning Statement	8
Drawings	10
Conclusion	11

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 undertake minor external alterations to a building in a Conservation Area, comprising: replacement of the existing rooflight, installation of a new rooflight, and replacement of existing windows set into front and rear slopes of the mansard roof with sliding glazed doors with railings attached, to form Juliet balconies. The proposed development is designed to match the neighbour's property and to enhance the appearance of the property from the street scene and the character of the Conservation Area.

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 not have a negative impact on 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.

At the third floor the property comprises a separate living room and kitchen at the front of the building, with a bedroom, bathroom and separate WC to the rear.

The loft 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. Wide windows have also been previously added, set into the slopes of the mansard roof at the front and rear. The mansard roof at number 23 features similar windows, which have already been fitted with railings similar to what is now proposed. 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 contribution to the 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 minor alterations to the property:

- Removal of internal walls, doors and windows at the third floor and loft to allow for reconfiguration of the internal spaces. At the loft this will include the creation of a new en suite bathroom and storage space to one of the bedrooms.
- Replacement of the existing skylight above the stairs to the loft.
- Insertion of a new rooflight above the new en suite at the loft.
- Replacement of the existing windows set into the mansard roof and creation of new Juliet balconies, including sliding doors.

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 alterations, comprising Juliet balconies and an en suite bathroom with provision of natural light, will improve the quality of accommodation provided by the existing property. As such, the proposal represents a very minor form of growth, which is considered to preserve and enhance the appearance of this area of Camden.

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 retain 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, sympathetic to the form and character of the building and the surrounding context. The proposed alterations will achieve a high-quality design achieving a minimal impact on the character of the original building.

Access

No changes are proposed to the existing access to the property.

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. It is considered that the proposed replacement sliding glazing and Juliet balcony would be a considerable improvement over the existing windows set into the roof. The charcoal colour to be used on the new sliding doors will allow them to blend into the dark grey slates of the roof slope, compared to the existing white-painted window frames. The balcony railings will partially obscure the doors, further reducing the visual impact of the glazing at roof level. The proposal is therefore a clear opportunity to enhance the character of the area. Likewise, it is considered that the external alterations visible from public viewpoints will have a positive impact on the setting of nearby listed buildings, by improving the appearance of the building. The replacement rooflight will have no impact on these considerations.

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”*. New windows and balconies in residential areas have the potential to harm the amenity of neighbouring buildings by causing overlooking, overshadowing or loss of privacy. Both Juliet balconies will be small enough, and set far enough away from the windows and outdoor spaces of neighbouring residences, to avoid these issues.

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-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
A-76-01 Elevations Proposal

Conclusion

The proposed development will improve the quality of accommodation provided by the apartment, allowing more comfortable and enjoyable use of the bedrooms at the loft.

The minor alterations required to achieve this will preserve and enhance the appearance of the original building, contributing an improvement to the character and appearance of the conservation area, and that of the setting of nearby listed buildings. The proposed development will address an element which detracts from the character of the conservation area.

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