



The Heath & Hampstead Society

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The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2015/4590/P 2015/4591/P

Address: 25 Cannon Place, NW3

Description: Roof terrace. Balconies.

Case Officer: Tessa Craig

Date 9 September 2015

We always object to the creation of roof terraces sited on top of existing buildings, for a variety of reasons, and we do so here most strongly. The grounds of our objections in this case are:

1. Overlooking

Although the terrace would be screened from some directions, there would be significant overlooking and loss of privacy over several adjacent houses and gardens, notably in Squires Mount, East Heath Road, and Cannon Place itself. This would be especially harmful due to the elevation of the terrace, at 4th floor level.

It will be noted that no site location plan is included in the application documents; it is clear that the applicants do not wish the relationship of the house with adjacent properties to be noticed.

2. Noise pollution

Noise pollution from roof terraces, particularly at this height, would cause great disturbance and nuisance. Noise from summer parties would travel considerable distances. This is unacceptable.

3. Damage to building skyline

The roof profile and detail in this case would suffer harm from the construction of this terrace.

Note this house is Locally Listed.

Please refuse.

Regarding 2015/4591/P, no documents are available on the Planning website for public scrutiny. Since the application description refers to new balconies, we cannot believe they could be incorporated into the design of the existing house without causing architectural harm, and probable overlooking harm.

We therefore call for refusal on the basis of insufficient information