

25 Cannon Place, NW3 1EH



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Photo 1: Front Elevation (subject property RHS)



Photo 2: Front elevation looking north from Cannon Lane



Photo 3: Rear of site looking south from Squires Mount

Delegated Report		Analysis sheet		Expiry Date:		08/10/2015	
		N/A		Consultation Expiry Date:		24/09/2015	
Officer				Application Number(s)			
Tessa Craig				2015/4591/P			
Application Address				Drawing Numbers			
25 Cannon Place London NW3 1EH				CP01OS, Planning, Design and Access Statement, A-02-00 Rev C, A-03-00 Rev C, A-0L-00 Rev C, A-0L-01 Rev C, A-0R-00 Rev C, A-0R-01 Rev C, A-65-00 Rev C, A-76-00 Rev C, A-76-01 Rev C and PL03.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of existing rooflight, installation of new rooflight, and replacement of existing windows at mansard roof level with sliding glazed doors and railings to form Juliet balconies.							
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	16	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		A press notice was advertised on 03/09/2015 and a site notice was displayed from 02/09/2015-23/09/2015. No consultation responses were received from neighbours.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Heath & Hampstead Society object to the proposal stating the balconies would cause architectural harm and overlooking. <u>Officer Comment</u> <i>The Juliet balcony does not project out from the roof slope and shall be set in and a neutral charcoal colour. The proposal would mean the elevation matches more closely with the Juliet balcony at 23 Cannon Place and is not considered to result in overlooking beyond the existing situation.</i>					

Site Description

The subject site is located on the corner of Squire's Mount and Cannon Place and is a three storey, semi-detached property with a mansard roof. The property is subdivided into flats and the subject flat is within the mansard roof. The property is not listed but lies within the Hampstead Conservation Area and is a positive contributor to the conservation area.

Relevant History

It is noted another application is being processed for a roof terrace above the mansard roof in conjunction with this application (2015/4590/P).

The mansard roof was given permission in 1966 under permission CTP/D7/5/2/2174.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2015/2011

CPG1 (Design)

CPG6 (Amenity)

Hampstead Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 Permission is sought for replacement of the existing timber framed windows in the mansard roof at front and rear with aluminium framed sliding doors and Juliet balconies at front and rear.

2.0 Assessment

2.1 The main material planning considerations are considered to be:-

- i) the impact of the proposal on the character of the building and the area;
- ii) the impact of the proposal on the amenity of neighbouring properties.

Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 CPG1 Design guidance advises balconies should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony complements the elevation upon which it is to be located. Consideration of the detailed design, materials, setback and overlooking should be made.

2.4 The Hampstead conservation area statement acknowledges roof alterations can harm the character of the roof scape and that great care has to be taken to note the appropriate context for alterations.

2.5 The subject property is part of a semi-detached pair of buildings. The partner building, number 23 Cannon Place, includes Juliet balconies at front and rear which were part of the mansard roof extension constructed some time ago, probably around when number 25 built their mansard extension. It is considered the proposal would increase symmetry between the two properties as the Juliet balconies would match those at number 23.

2.6 The Juliet balcony does not protrude beyond the edge of the roof slope and is considered a sympathetic addition to the property which is set within the roof slope in accordance with Design CPG1. The charcoal aluminium framed sliding doors and balustrade shall match closely with the roof tiles. The replacement and additional rooflight shall not be visible from the street as they are at roof level. The proposal is therefore considered acceptable in design terms.

Amenity

2.7 The proposed sliding doors and Juliet balcony are not considered to increase overlooking beyond the existing situation given there are already high level windows in the mansard roof. There would be no loss of light to neighbours. The proposal is therefore considered acceptable in terms of amenity.

3.0 Recommendation

3.1 The proposal is considered acceptable both in terms of amenity and design and therefore it is recommended planning permission is granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th October 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Elie Osborne
Osborne Planning LLP.
86-90 Paul Street 3rd Floor
London
EC2A 4NE
United Kingdom

Application Ref: **2015/4591/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

29 September 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Cannon Place
London
NW3 1EH

DECISION

Proposal:

Replacement of existing rooflight, installation of new rooflight, and replacement of existing windows at mansard roof level with sliding glazed doors and railings to form Juliet balconies.

Drawing Nos: CP01OS, Planning, Design and Access Statement, A-02-00 Rev C, A-03-00 Rev C, A-0L-00 Rev C, A-0L-01 Rev C, A-0R-00 Rev C, A-0R-01 Rev C, A-65-00 Rev C, A-76-00 Rev C, A-76-01 Rev C and PL03.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

CP01OS, Planning, Design and Access Statement, A-02-00 Rev C, A-03-00 Rev C, A-0L-00 Rev C, A-0L-01 Rev C, A-0R-00 Rev C, A-0R-01 Rev C, A-65-00 Rev C, A-76-00 Rev C, A-76-01 Rev C and PL03.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION