

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/10/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>24/09/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2015/4591/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
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.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
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.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>16</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		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.					
<b>CAAC/Local groups* comments:</b> <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 5<sup>th</sup> October 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**