

Mr Elie Osborne
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Application Ref: **2017/1173/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat D
25 Cannon Place
London
NW3 1EH**

Proposal: Replacement of existing rooflight, installation of new rooflight, creation of new window opening to side elevation at second floor level and replacement of existing windows with sliding doors at front and rear elevation at third floor level and installation of rear Juliet balcony at third floor level to duplex flat.

Drawing Nos: CP01OS (Location Plan); 4D01_5; 4D02_5; 4D03_5; 4D04_5; 4D06_5; 4D07_5; 4D08_5; and Planning, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy DP24 [and DP25 if in CA] 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 (Location Plan); 4D01_5; 4d02_5; 4D03_5; 4D04_5; 4D06_5; 4D07_5; 4D08_5; and Planning, Design and Access Statement.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of the proposed side elevation timber window (including jambs, head and cill).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission:

The proposed alterations to the application building are considered to be acceptable and would sit comfortably with the host building and the surrounding Hampstead Conservation Area. The proposed replacement rooflight will be double the width of the existing rooflight and will measure 2.7m x 1.5m. By virtue of its position upon the roof, the rooflight will not be widely visible within the street scene and will not have any adverse impact upon the conservation area.

The installation of the black metal railings with black finish upon the rear elevation is considered to be an appropriate addition to the existing mansard extension. Similarly, the replacement of the front and rear windows within the existing mansard extension with sliding doors and the insertion of a new window opening

upon the side elevation of the host building are also considered to be acceptable and in combination with the proposed Juliet balcony would preserve the character and appearance of the conservation area. Additionally, it will match the appearance of the neighbouring building, reuniting the pair of buildings. Further details of the new side window will be required by condition upon approval.

Due to the size and location of the proposed alterations, there would be negligible harm to the amenity of any adjoining residential occupiers.

One comment was received which was duly taken into consideration prior to making this decision. The planning history of the site and relevant appeal decision were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability or preserving or enhancing the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

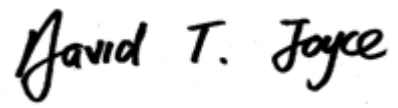
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning