

Delegated Report		Analysis sheet	Expiry Date:	13/04/2018
		N/A	Consultation Expiry Date:	29/03/2018
Officer			Application Number(s)	
Alyce Keen			2018/0847/P	
Application Address			Drawing Numbers	
2 Cannon Place LONDON NW3 1EJ			Refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of existing side porch. Installation of a side extension on western side elevation. Replacement of two French doors on the rear elevation with enlarged timber doors.				
Recommendation(s):		Refuse planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>Advertisement in local press on 08/03/2018 – 29/03/2018</p> <p>Site notice displayed on 02/03/2018 – 23/03/2018</p> <p>Consultation responses were received from the neighbours at 3 and 5 Cannon Place, whom objected on the following grounds:</p> <ul style="list-style-type: none"> • The proposed extension is quite a substantial addition to 2 Cannon Place and would extend into a site where development has been successfully resisted over the years, mainly because it would result in overdevelopment of a pleasant suburban street. • It will come higher than the street in Cannon Place • The proposed extension will interfere with the outlook from 3, 5 and 7 Cannon Place, all of which look on to a substantial green corner of Hampstead. • Christchurch is a major landmark in Hampstead and can be seen all over London. The green open space around it, even at low level, adds immensely to the pleasantness of Hampstead. • The proposed extension appears to be totally out of character with the existing structure - very much an extension to a well proportioned house. A traditional glass and timber conservatory would be more in keeping if it was parallel rather than at an angle. • It appears its walls will be brick, which will be quite an eyesore for this green corner of Hampstead • The further building work is likely to jeopardise the health of the wild cherry tree overlooking the area being developed 					
CAAC comments:	<p>A response form the Hampstead Conservation Area Advisory Committee was received which is extracted below:</p> <p><i>HCAAC queries the move away from the previously consented conservatory particularly in view of some of the precedents put forward in the DAS. We query the form of the long sloping roof to the proposed extension. Noted that this will be in white concrete but its shallow pitch will entail lichen/moss staining which will be difficult to clean even if the concrete surface were to be absolutely smooth. The proposed extension may be mostly hidden from street view but the roof may not be. We consider this proposal, although somewhat innovative, is unnecessarily so for the proposed use and does not preserve nor enhance the character of the CA.</i></p>					

Site Description

The site is located on the corner of Cannon Place and Christchurch Hill and contains a three-storey semi-detached property.

The dwelling is not a listed building however the site is located within the Hampstead Conservation Area and the building is designated as a positive contributor.

Relevant History

The relevant planning history over the pre-application property is detailed below.

2017/5996/P - Removal of existing side porch. Installation of a side extension on western side elevation. Replacement of two French doors on the rear elevation with enlarged timber doors. Granted 08/01/2018.

It is acknowledged that this side extension was approved (Ref no.2017/5996/P) on the western side of the dwelling however it was approved on the basis that the form, scale and materials are considered to complement and enhance the host dwelling and surrounding conservation area.

2011/0513/P - Replacement of existing single glazed sash windows with double glazed sash windows to front, side and rear roof dormers of dwelling (Class C3). Granted 06/04/2011.

8700373 - Change of use and works of conversion including the erection of a single-storey rear/side extension and an extension into the roofspace to provide one self-contained flat and two self-contained maisonettes as shown on drawings No.2CP/125/01 02A 03 and 04A as shown revised on 15th April 1987. Granted 13/05/1987.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Local Plan 2017

The Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies.

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Hampstead Conservation Area Statement 2001

Hampstead Neighbourhood Plan 2018-2033

1. Proposal

1.1. The proposal involves the removal of existing side porch, installation of a side extension on western side elevation, and replacement of two French doors on the rear elevation with enlarged timber doors.

2. Assessment

2.1. The principal considerations material to the determination of this application are summarised as follows:

- Design & Heritage

- Amenity
- Trees

3. Design & Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 3.2. Camden's Local Plan Document is supported by CPG1 (Design). Council acknowledges that the guidance specifies that side extensions should be no higher than the porch and setback from the building. However this paragraph, 4.16, also clearly references that 'such extensions should be designed in accordance with the general considerations set out above in paragraph 4.10'. In addition, this document is purely guidance and each proposal needs to be assessed on its own merits and within its site context and constraints.
- 3.3. Paragraph 4.10 states that rear extensions should be designed to:
- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
 - respect and preserve the original design and proportions of the building, including its architectural period and style;
 - respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
 - respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
 - not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
 - allow for the retention of a reasonable sized garden; and
 - retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- 3.4. The host dwelling is situated on a prominent corner site in Hampstead conservation area. Due to the dwellings layout and location on a corner, the western side elevation is prominent and clearly visible from various vantage points.
- 3.5. The site is adjacent to three listed buildings, Christ Church Primary School, Children's Nursery and no.1 Cannon Place. Therefore the impact of the proposal on the setting of these listed buildings is of concern.
- 3.6. The proposed extension is not considered secondary to the building being extended as the form results in the extension appearing overly bulky and heavy.
- 3.7. The proposed side extension located on the western elevation is considered to be visually at odds with the host building through the form, proportions and detailing. The tall dormer type window and asymmetrical roof form would be visually dominant and clearly visible from the western approach along Cannon Place and from the approach up Christchurch Hill.
- 3.8. The form and proportions of the proposal, including the individual elements of the windows and roof form, fail to respect the original design and proportions of the host building. These elements are unsympathetic and do not cohesively relate to the local character or appearance of this part of the Conservation Area.
- 3.9. The historic pattern of this street is of a linear arrangement. The oblique footprint of the proposed

extension fails to reflect the consistent arrangement of dwellinghouses within this streetscene.

- 3.10. Council acknowledges that a reasonable sized garden would be retained. However, the oblique footprint of the extension projecting out into the garden at an angle is not considered appropriate in respecting the open character and relationship between the building and existing garden. This oblique footprint in combination with the form and detailed design, results in an increase to the extension's prominence and visibility.
- 3.11. The host dwelling has experienced various alterations including dormers to the front, rear and side. Whilst a recent permission was granted for a side extension at a similar location, its design was such that it did retain the appearance of the host building as the dominant building whereas the current proposal's detailed design, form and proportions is considered to contribute to a cumulative impact, which would fail to retain the host building as such and thereby fail to preserve or enhance the character and appearance of the conservation area. It is considered that the proposed extension would result in a less than substantial harm to the Hampstead Conservation Area.
- 3.12. The overall form, proportions and detailing of the proposal contributes to the extension appearing as a statement, which does not complement or enhance the host dwelling and surrounding conservation area.

4. Amenity

- 4.1. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG6 (Amenity).
- 4.2. The side extension is proposed to be positioned on the western side elevation, which is adjacent to the corner junction of the highway. Therefore there would not be an adverse impact on the adjoining properties in terms of outlook, privacy and sunlight or daylight.

5. Trees

- 5.1. The existing Cherry Tree is proposed to be retained. If the scheme were considered to be appropriate a Tree Protection Plan would have been conditioned to ensure the Cherry Tree will be preserved.

6. Recommendation

- 6.1 Refuse planning permission

7. Reasons for Refusal

- 7.1 The proposed development, by reason of its detailed design, particularly the form, proportions and oblique footprint of the proposed side extension, is considered to appear dominant and detracting from the host building and surrounding Hampstead conservation area. The application is therefore contrary to policies D1 and D2 of the Camden Local Plan 2017, CPG1 of the Camden Planning Guidance, and the Hampstead Conservation Area Statement.