

PLANNING STATEMENT AND HERITAGE IMPACT ASSESSMENT

**19 Cannon Place,
London NW3 1EH**

Prepared for

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1 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for extension and alterations to the existing building known as 19 Cannon Place, Hampstead.
- 1.2 This statement should be read in conjunction with the architectural drawings of TR Studio and their Design and Access Statement.
- 1.3 This statement firstly deals with preliminary matters and describes the application site and its surroundings; identifies any relevant planning history; and briefly describes the proposed development. Section 3 provides the planning policy framework in which this application needs to be assessed. Section 4 provides an overview of the Hampstead Conservation Area (in which the site is located) and its significance as a designated heritage asset and provides an assessment of the impact the proposed development would have on that significance. Section 5 demonstrates why the proposals are in compliance with planning policy and Section 6 draws on the conclusions reached.

2 PRELIMINARY MATTERS

The Application Site

- 2.1 No. 19 Cannon Place is a three storey plus lower ground floor building situated on the north side of the road close to the junction with Squire's Mount.
- 2.2 The building is semi-detached and was built in the late 1880s and constructed in gault brick with red brick details.



- 2.3 The building was originally constructed as a single family dwelling house although at some point in the past the lower ground floor was used as a self-contained studio, albeit still internally connected with the remainder of the house, but with external access via a door on the side elevation of the building.

Relevant Planning History

- 2.4 Planning permission was granted on 9th May this year under application ref. 2023/1154/P for conversion of the two units back into a single family dwelling house.
- 2.5 In December 2010 under application ref. 2010/5421/P planning permission was granted for external alterations to the building including enlargement of dormer windows, insertion of new rooflights and elevational alterations.

The Proposals

- 2.6 Planning permission is now sought to extend the building at the rear in the form of a two storey rear extension; a modest side infill extension at lower ground floor level; and insertion of new rooflights on the main roof of the building. Taking each in turn:
- 2.7 The two storey rear extension at lower ground and ground floor levels would match the neighbouring building, no. 17 in terms of height, scale, bulk and materials. The extension would be a subservient addition which respects the character and appearance of the original building.

- 2.8 An upper ground floor extension currently exists on the rear side elevation of the building and this proposal includes infilling the void below at the lower ground level and incorporating this area into the new rear extension.
- 2.9 The insertion of new rooflights on the side roof slope of the main roof would be a modest alteration affording additional natural light down into the main internal staircase without compromising the architectural quality or character of the existing building.

Please refer to the architectural drawings and Design and Access Statement for further details of the scheme proposals.

3 PLANNING POLICY FRAMEWORK

2021 National Planning Policy Framework (NPPF)

- 3.1 At the heart of the revised Framework is a presumption in favour of sustainable development which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 The revised NPPF makes clear that the starting point for decision making is the development plan and a presumption in favour of sustainable development does not change that statutory status. Applications for development proposals that accord with an up-to-date Local Plan should therefore be approved without delay.
- 3.3 The NPPF recognises that the planning and development process is fundamental in achieving the creation of high-quality buildings and places in which to live and work and that good design is a key aspect of sustainable development.
- 3.4 The NPPF identifies the importance of heritage assets (includes Conservation Areas) both in terms of local historic value and highest significance such as World Heritage Sites and that they are an irreplaceable resource. LPAs should afford great weight to the asset's conservation relevant to its significance.
- 3.5 Paragraph 192 of the revised NPPF requires Local Authorities, when determining planning applications, to take account of "*the desirability of new development making a positive contribution to local character and distinctiveness*"

Development Plan

- 3.6 Having regard to the 2021 NPPF and Planning Practice Guidance, the proposal has been assessed in relation to relevant policies contained within the Mayor's London Plan dated March 2021; the London Borough of Camden's Local Plan adopted on 3rd July 2017 (where this is in general conformity with the revised NPPF); and the Hampstead Neighbourhood Plan 2018-2022

The London Plan

- 3.7 The London Plan is a spatial development strategy for London which provides guidance to assist local authorities when preparing their local plans. Policies within local plans thus need to be in general conformity with the London Plan.

Camden's Local Plan 2017

- 3.8 One of the main objectives identified in the Council's Local Plan is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.
- 3.9 The building lies within the Hampstead Conservation Area, a designated heritage asset. It is not a statutorily listed building.
- 3.10 The following policies within the Local Plan are therefore directly relevant in the consideration of this application:
- A1 - Managing the impact of development;
 - C1 – Health and Wellbeing;
 - D1 - Design;
 - D2 – Heritage

Hampstead Neighbourhood Plan 2018-2033

- 3.11 Regard has also been had to the Neighbourhood Plan for Hampstead (HNP). In particular, Policy DH1 (Design) reiterates policy D1 of Camden's Local Plan by ensuring new development responds and contributes positively to the distinctiveness of the area; and policy DH2 (Conservation Areas and Listed Buildings) which seeks to protect and/or enhance buildings which make a positive contribution to the character of the conservation area.

Supplementary Planning Guidance

- 3.12 The following supplementary documents have also been considered:
- CPG1 – Design;
 - CPG6 – Amenity;
 - CC1 - Climate Change Mitigation

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.13 Whilst the NPPF and development plan are material considerations, the approach to conservation areas is underpinned by the statutory requirements in Section 72 of the Town and Country Planning (Listed buildings and Conservation Areas) Act 1990 (1990 Act) where, in determining development proposals, Local Planning Authorities should pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area or its setting.

4 The Heritage Asset and Assessment

4.1 Paragraph 194 of the NPPF requires applicants to describe the significance of a heritage asset and advises "The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

4.2 When reviewing development proposals, it is important to establish the heritage significance of an asset in question and an informed judgement needs to be made. This process is discussed in a publication produced by Historic England entitled "*Managing Significance in Decision-Taking in the Historic Environment*". Of particular note in page 2 of the document:

- *Understanding the **nature of the significance** is important to understanding the need for the best means of conservation....*
*Understanding the **extent of that significance** is also important because this can....lead to a better understanding of how adaptable the asset may be.....*
- *Understanding the **level of significance** is important as it provides the essential guide to how policies should be applied.*

4.3 It is therefore important to keep in mind that the heritage asset in this instance is the Conservation Area in which the application site is located, and not the building itself.

The Hampstead Conservation Area

4.4 The Conservation Area was first designated in 1968 and extended a number of times since with the last extension in 1991. The Area sits on the hills that extend across this part of north London from Finchley Road to Highgate. The conservation area is diverse, from the dense cluster of streets and alleyways around the High Street to the grid of the Willoughby Road area; to the expansive open spaces of Oakhill. The diverse nature of which is set against the backdrop of Hampstead Heath.

4.5 The Hampstead Conservation Area Statement (HCAS) was adopted in 2001. For the purposes of the statement, the conservation area has been divided into eight Sub-Areas. Cannon Place falls within Sub-Area 2 (Christ Church/Well Walk).

4.6 The south side of Cannon Place was built first in the early part of the 18th century, a number of buildings of which are now statutorily listed. The north side, in which the application site sits was built in the late 19th century with nos. 7-25 constructed as five pairs of semi-detached villas in gault brick with red brick details.

4.7 It is noted in the HCAS that no. 19 (the application site) "*has a garage at semi-*

basement level which detracts from the character of the building and group".

- 4.8 However, this is no longer the case because the garage space was incorporated back into the lower ground floor accommodation in the early mid 2000s under the grant of planning permission (2010/5421/P) which also included elevational alterations to restore the front elevation back to its original form as the drawings below demonstrate.



Front elevation in 2010 (Source: LB of Camden)

Front elevation as it exists today

- 4.9 The building thus makes a positive contribution within the street scene and wider conservation area. The proposed development does not alter that status.
- 4.10 The design of the rear extension and use of traditional materials are entirely in keeping with the architectural style and character of the original building and other dwellings on Cannon Place where rear/side extensions are prevalent. Such rear extensions demonstrate how buildings in the conservation area can be sensitively extended without having a harmful visual impact or detrimental effect on the architectural quality and character of the existing building and wider area.
- 4.11 The proposed development would be a sympathetic and appropriate addition to an existing building without harming quality or character.
- 4.12 The distinctiveness of the north side of Cannon Place with its semi-detached villas would thus remain ensuring therefore that the character and appearance of the designated heritage asset (the conservation area) would be preserved.

Summary Conclusions

- 4.13 The significance of Sub Area 2 (Christ Church/Well Walk) lies in the urban development of the area in the early 1800's to the late 19th century. The spire of Christ Church constructed in 1852 towers over the slope of Hampstead with the streets clustered around it. Cannon Place lies to the north east of the Church with its semi-detached villas constructed a little later in the 1880s.
- 4.14 The proposed two storey extension is founded on principles of good design and would sit comfortably at the rear of the building, being a subservient addition constructed in materials to match thereby ensuring the visual appearance of the building is not harmed and remains a positive contributor within the Hampstead Conservation Area. As such, the historic value and significance of the conservation area would be preserved.
- 4.15 Paragraph 202 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal.
- 4.16 Taking account of the Council's character appraisal for the Hampstead Conservation Area and in assessing this against the proposed development, it is held that the proposed development would not result in any harm to the historic value and significance of the conservation area and therefore public benefits do not need to be demonstrated.
- 4.17 The proposed development would not harm the historic value or significance of the Conservation Area (the heritage asset) and it will be wholly conserved in compliance with the overarching objectives of the NPPF and relevant policies contained within Camden's Local Plan and the Hampstead Neighbourhood Plan.

5 THE PROPOSAL AND PLANNING POLICY COMPLIANCE

- 5.1 As the NPPF advises in paragraph 47, planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 We demonstrate below why the proposed development complies with Camden's adopted Local Plan and that planning permission should therefore be approved without delay in accordance with the NPPF.

Mitigating the effects of Climate Change

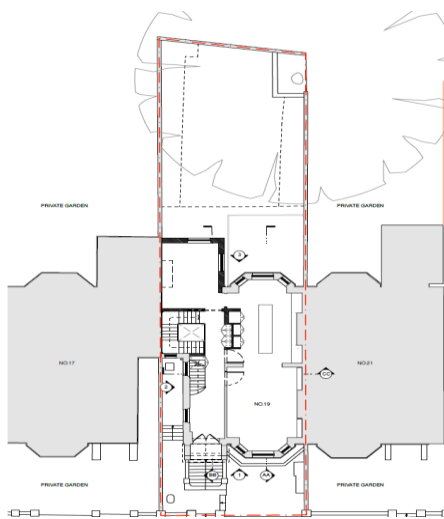
- 5.3 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change. Whilst internal alterations do not require planning permission, the proposed floor plans demonstrate the intention to refurbish the whole building to suit the applicant's family needs. In doing so, all services will be upgraded and windows overhauled to minimise heat loss and provide a far more energy efficient building. This in turn would reduce carbon dioxide emissions by improving the thermal efficiency of the building and lower energy usage through upgrade of internal services.
- 5.4 Together with the internal refurbishment, the new two storey extension would be constructed to meet, or even exceed, current building regulations to assist in tackling climate change and raising the standard towards a cleaner greener built environment.

Impact of the Proposals on the Visual Appearance of the Building

- 5.5 Neighbourhood Plan policy DH1 is consistent with Camden's Local Plan Policy D1, which, amongst a number of criteria, requires development to be sustainable, high quality in design with the use of materials that complement local character.
- 5.6 The proposed two storey extension has been carefully considered and sensitively designed to ensure it would be in keeping with the architectural character and distinctiveness of the host building. The extension would be a subservient addition providing additional residential accommodation to meet the family's needs for contemporary living. The extension would be high quality in design and constructed in materials to match to ensure the visual appearance of the original building is not compromised.
- 5.7 Equally, the use of traditional materials for the modest side infill extension at lower ground floor level and new rooflights on the main (side) roof slope would ensure the application property remains an attractive building within the street scene.

Impact of the Proposals on the Conservation Area

- 5.8 Although not a statutorily listed building, the application property lies within a designated heritage asset, being the Hampstead Conservation Area. It is important therefore to keep in mind that the heritage asset is the conservation area in which the building is located, and not the building itself. Section 72(1) of the 1990 Act states that special attention must be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.
- 5.9 Policies DH2 of the HNP is consistent with policy D2 of Camden's Local Plan which requires development to preserve and where possible, enhance the character and appearance of the Conservation Area.
- 5.10 The proposed two storey extension at rear lower ground and ground floor levels would sit comfortably within its surroundings and be in keeping with the pattern of development on Cannon Place where rear extensions are prevalent and thus form part of the character of the local area.



Nos. 17, 19 & 21



19 Cannon Place as proposed (to match no. 17)

- 5.11 Further, the use of traditional materials to match existing would respect local character and distinctiveness thereby protecting the visual appearance of the group of buildings in which the application property sits.
- 5.12 Overall, the proposed development would preserve the character and appearance of the Conservation Area.

Impact on Residential Amenity

- 5.13 Local Plan policy A1 seeks to protect the living conditions and quality of life of existing

occupiers and neighbours.

- 5.14 The proposed development would not give rise to loss of daylight/sunlight to neighbouring buildings or result in a sense of enclosure or loss of privacy. The proposed two storey extension would sit immediately adjacent to the flank (brick) wall of the existing two storey extension at no. 17 Cannon Place. There are no window openings on the flank elevation of no. 17 to cause undue harm to residential amenity. Further, the insertion of roof lights would not result in overlooking or loss of privacy due to their position on the side roof pitch of the main roof.
- 5.15 As such, the proposed development is not considered to have a material impact on the living conditions of neighbouring occupiers. Further, the end use of the building as a single family dwelling house would safeguard existing residential amenity. The proposed development therefore complies with policy A1.

In Summary

- 5.16 For the reasons given in Section 5 of this statement, the proposed development meets the aims and objectives of the adopted Local Plan, and in particular those policies relevant to this proposal as referenced in Section 3 of this Statement.

6 CONCLUSIONS

- 6.1 The proposed development would afford additional accommodation without harming the visual appearance of the building or local townscape character. The proposed development would meet the needs of the present without compromising future generations to meet their own needs.
- 6.2 The architectural and historic integrity of the property and wider context are protected and the character and appearance of the conservation area would be preserved.
- 6.3 The continued use of the building as a single family dwelling house would safeguard existing residential amenity.
- 6.4 The proposed development is in accordance with Section 72 of the 1990 Act and complies with the aims and objectives of the development plan and with central government advice in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement no other material considerations weigh against it.
- 6.5 Accordingly, we trust the London Borough of Camden will determine that the application for planning permission can be approved.