

Application ref: 2023/2360/P
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Date: 21 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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planning@camden.gov.uk
www.camden.gov.uk/planning

TJR Planning
Suite 3 The Mansion
Wall Hall Drive
Aldenham
WD25 8BZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Cannon Place
London
Camden
NW3 1EH

Proposal:

Erection of two-story rear extension at lower ground and ground floor levels, infill extension on the side elevation at rear lower ground floor level, four rooflights on the side (western) elevation of the main roof slope and a green roof on the flat-roof extension.

Drawing Nos: Design & Access Statement, Planning Statement and Heritage Impact Assessment June 2023, TRS134_EX_001, TRS134_EX_002, TRS134_EX_003, TRS134_EX_004, TRS134_EX_005, TRS134_EX_006, TRS134_EX_007, TRS134_EX_008, TRA134_EX_009, TRS134_EX_010, TRS134_EX_011, TRS134_PP_100, TRD134_PP_101, TRS134_PP_102 recieved 14/09/2023, TRS134_PP_103, TRS134_PP_104, TRS134_PP_105, TRS134_PP_106, TRS134_PP_107, TRS134_PP_108, TRS134_PP_109.

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 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement, Planning Statement and Heritage Impact Assessment June 2023, TRS134_EX_001, TRS134_EX_002, TRS134_EX_003, TRS134_EX_004, TRS134_EX_005, TRS134_EX_006, TRS134_EX_007, TRS134_EX_008, TRA134_EX_009, TRS134_EX_010, TRS134_EX_011, TRS134_PP_100, TRD134_PP_101, TRS134_PP_102 received 14/09/2023, TRS134_PP_103, TRS134_PP_104, TRS134_PP_105, TRS134_PP_106, TRS134_PP_107, TRS134_PP_108, TRS134_PP_109.

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

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 4 Prior to commencement of the relevant works associated to the roof of the extension hereby approved, full details in respect of the green roof in the area indicated on the Proposed Plan - First & Second Floor (Drawing No: TRS143_PP_102) shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The sedum green roofs shall be fully provided in accordance with the approved details prior to the completion of the development and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS
(tel: 020-7974 6941).

2 Reasons for granting permission.

The application site comprises a three storied plus lower ground floor dwelling located within the Hampstead Conservation Area.

The proposed works would involve the erection of a two-storey rear extension at lower ground and ground floor levels, an infill extension on the side elevation at rear lower ground floor level, four rooflights on the side (western) elevation of the main roof slope and a green roof on the flat-roof extension. The extension would comprise brick walls and painted timber framed windows to match the existing.

The proposed extension would be sized, designed and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. The extension would not be visible from the street, would be subordinate to the building being extended, and would not result in the removal of the existing bay window. Further the extension is similar in design and scale to that approved next door at No. 17 through 2016/0406/P. The rooflights associated with the extension are unlikely to be visible and are acceptable. A condition has been included requiring full details of the green roof to be submitted.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or noise. The rear extension is limited in scale and located at lower ground and ground floor levels.

No objections have been received prior to making this decision and one letter of support has been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for

'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer