



6th February 2024

Cannon Hall, 14 Cannon Place, Hampstead, NW3 1EJ

Addendum to Heritage Statement

This addendum has been written to accompany the Heritage Statement as part of a full application for planning and listed building consent for proposals at Cannon Hall, 14 Cannon Place, NW3 2EJ. It has been prepared by Stephen Levrant Heritage Architecture (SLHA), authors of the original Heritage Statement with which this addendum should be read.

Cannon Hall is a Grade II* listed building within the Hampstead Conservation Area in the London Borough of Camden. A full history of the building and the architectural development of the area, the morphology of the subject site, and impact assessment of proposals on the building can be found in the Heritage Statement. This addendum considers the impact of the proposals on the neighbouring 12 Cannon Place and the Hampstead Conservation Area.

This addendum has been prepared in response to an objection lodged by the owners of the adjacent No.12 Cannon Place, to the Planning and Listed Building consent applications, stating concerns that due regard had not been given to the impact of the proposals upon the setting of their property and upon the conservation area. This addendum addresses point 3 in their objection letter.

The LPA – Camden Council – did not request any such assessment during the extensive discussions and consultations that took place; neither was any such impact assessment sought or thought necessary when the owners of neighbouring No12 submitted their own application for similar but substantially larger development. [Application (ref: 2012/5536/P), permission refused, and appeal dismissed (APP/X5210/4/2194070)].

The alterations proposed to No.14 are minor and enhancing; restoring the earlier roof material and placing dormers to reflect the symmetry and design of the building. The new conservatory is almost

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completely obscured behind the garden wall belonging to No.14 and there is no physical impact upon the fabric of No 12. A structural engineer has confirmed that there will be no physical impact upon the below ground fabric of No. 12. Daylight/sunlight calculations show no adverse impact upon amenity. It was, therefore, assumed that no formal impact assessment was necessary or proportionate. The impact upon the conservation area has to be assessed on the conservation area “as a whole.” The new conservatory is only very marginally larger than the existing but of far superior design; and it cannot be seen from the public realm, nor is it substantially more visually emphatic than the existing from private spaces; it was, therefore, again, assumed that no individual assessment was necessary or proportionate.

However, in response to the lodged objection, an assessment of impact is provided below.

Assessment of Impact on 12 Cannon Place

12 Cannon Place, also known as Cannon Lodge, is a Grade II* building dating from the mid eighteenth century. The building was originally part of a larger property which was partially demolished in the late nineteenth century, leaving what is now 12 Cannon Place. A new building was constructed on the site of the demolished part of the house in the late nineteenth or early twentieth century, known as The Vicarage. There is a close physical relationship between Cannon Hall and 12 Cannon Place, with cellar vaults extending under both properties. These were clearly once in the ownership of Cannon Hall but now appear to have recently been acquired by 12 Cannon Place. This may relate to the period dating from c1720 when Cannon Hall (known as Rous Buildings) was constructed. Known as Rous Buildings after Joseph Rous who became the lessee of the Wells Estate in the early 18th century and died in 1731, the house was part of a large estate and extended to Christchurch Hill to the west and Well Road to the south and included three other houses. 12 Cannon Place was one of the Rous Buildings.

12 Cannon Place’s exterior has significant alterations dating from the late nineteenth century – presumably when the west end was demolished. The front has fish scale tiles hanging to the first floor. To the right is an early twentieth century entrance portico with columns supporting a hood. The south front, to the rear, was refronted in facsimile c. 1945.

Both Cannon Hall and 12 Cannon Place have an historic, spacious relationship to the conservation area with front courtyards behind boundary walls. 12 Cannon Place sits closely between Cannon Hall and 10 Cannon Place, and this proximity has resulted in an historic sense of enclosure which is the result of organic development in the area.

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Proposed Conservatory: The proposed conservatory will have no impact on the relationship between the properties and the street, due to its location to the rear. There is limited visual space between the application site and the neighbouring 12 Cannon Place, and no significant historic visual gaps would be compromised by the construction of the proposed conservatory. At present there is a very narrow gap between the buildings, as viewed from certain angles. The proposed conservatory will be partially visible in this gap, but the impact is considered to be minor and almost invisible from the wider conservation area as a whole. The proposed design is both sensitive and appropriate to both the application site and to 12 Cannon Place and is considered to be an improvement on the current 1980s conservatory which compromises the significance of the rear elevation of Cannon Hall. The proposed conservatory will be of a single storey and will be constructed from brick and timber in a Regency style which is considered to be appropriate to the Georgian host building and will sit comfortably within the context of the overall group of eighteenth-century buildings. The proposals will reduce the balcony at first floor level and so lessen any considered visual intrusion to 12 Cannon Place and as such will be a minor beneficial impact to the neighbouring heritage asset. Images of the view from the balcony have been provided in the heritage statement to show the restricted visual proximity.

The impact of the proposed conservatory on the light to the scullery window of 12 Cannon Place has also been considered. It is clear that this was originally a door converted into a window. It gives on to a narrow scullery that was previously a passageway and is not considered to be a habitable room for the purposes of daylight/sunlight calculations. Consequently, it is not considered to be a relevant planning matter. Nonetheless, an assessment was carried out as if this were a habitable room, and the loss was not considered to be significant and well within permitted parameters.



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Figures 1 and 2: View of scullery showing window

A site inspection and survey were conducted on the 12th January 2024 to assess the cellar vaults beneath 12 Cannon Place. It is evident that the surveyed cellars appear to originally belong to Cannon Hall – cellar 1 by the fact it was sold by past owners of Cannon Hall, and cellar 3 by the fact that the access stairs to Cannon Hall remain in situ, albeit blocked up. The conservatory will have no impact on the historic fabric of the cellar vaults. All other matters relating to this will be dealt with under the Party Wall etc. Act (1996).

Alterations to roof: The entire roof of Cannon Hall was rebuilt in recent times with modern pantiles rather than slates, and a very substantial steel frame that eliminated all the historic trusses and ties and purlins. The proposed works will increase the symmetry of the roof, resulting in a less cluttered appearance which will have no impact on 12 Cannon Place. The creation of an additional two dormers to the garden side will be largely concealed behind the prominent parapet, which limits the impact on the setting of 12 Cannon Place and there is no overlooking. They are considered to have no impact on the setting of the neighbouring property.

The alterations to the rooflights will have no impact on the neighbouring property. At present there are three randomly placed rooflights which do not respond to the design of the building. The proposals intend to insert rooflights which will align over existing fenestration and will be largely concealed from 12 Cannon Place.

Overall, the proposals are considered to have a beneficial impact on the significance of the listed host building and on an appreciation and understanding of its architectural and historic interest. The proposals will have negligible impact on the setting of the Grade II* 12 Cannon Place.

Assessment of Impact on the Conservation Area

Proposed Conservatory: The existing conservatory dates from the 1980s and is of no historic or aesthetic value and does not relate well to the host property. While the proposed conservatory is slightly larger than the existing, it is also not of a scale, mass or bulk that will be visible from the conservation area and consequently will have no impact on its character.

Alterations to roof: The Conservation Area Statement (p.58) states that *'insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows. In many instances there is no further possibility of alterations.'* The existing pantile roof covering is believed to have been installed in the mid-late twentieth century, along with substantial alterations. The proposals intend to reinstate slates on the roof – as shown on c19th photographs. The works will

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improve the symmetry and reduce the roofscape clutter, and so ameliorate the harm caused by the insensitive alteration. The impact of this will enhance and preserve the character of the conservation area by reproducing the historic roofscape and is therefore considered to be a minor benefit.

The alterations to the existing dormers will be slightly visible from the wider conservation area and will be concealed when viewed from ground level due to the pronounced parapet. The proposals are considered to have no impact on the character of the conservation area as a whole.

In both instances, the improved thermal efficiency and sustainability of the roof (from the installation of breathable insulation and double glazing) is considered to be a public benefit.

Other Matters Relating to 12 Cannon Place:

No application or grants of Listed Building consents could be found and could not be recalled by the owner's representative for the enjoyment of parts of one listed property (No 14) to another (No 12) by the cellar vaults (as indicated above, the cellars seem to have originally belonged to Cannon Hall.); nor for the alterations that have taken place to the cellars under the auspices of No12. These include:

- The cementitious tanking of cellar 1; this now conceals any other works that may have taken place following the acquisition, including any alterations to the vaults to form the access from No 12. The cementitious tanking has concealed possible evidence of access from Cannon Hall.



Figure 3: cementitious tanking of cellar 1

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- New access stairs and floor to cellar 1;



Figure 4: stair access to 12 Cannon Place from cellar 1.

- The conversion of cellar 3 to a swimming pool and associated works, including works to the access to cellar 3 from Cannon Hall, part of which appears to be under Cannon Hall itself, which the owners were unaware of.



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Figures 5 and 6: cellar 3 showing tiling for swimming pool and blocked stair access to Cannon Hall.

- The installation of glazing to the side passage in front of the scullery.



Figure 7: Glazed side passage in front of the scullery.

There also appears to be no Planning permission application for the substantial cast iron gazebo set directly in front of the house. This has a far more significant impact on the setting of 12 Cannon Place than the proposed conservatory to the rear of Cannon Hall.



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Figure 8: Gazebo in front of 12 Cannon Plac

Yours sincerely,



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