

Application ref: 2023/5393/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 24 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

TR STUDIO
St Bride Foundation
14 Bride???s Lane
London
EC4Y 8EQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Cannon Place
London
Camden
NW3 1EH

Proposal:

Single storied rear side infill extension at lower ground floor level with green roof, infilling of archway on the front façade, and new timber window to the rear at ground floor level.

Drawing Nos: TRS134_EX_001, TRS134_EX_002, TRS134_EX_003,
TRS134_EX_004, TRS134_EX_005, TRS134_EX_006, TRS134_EX_007,
TRS134_EX_008, TRS134_EX_009, TRS134_EX_010, TRS134_EX_011,
TRS134_PP_100, TRS134_PP_101, TRS134_PP_102, TRS134_PP_103,
TRS134_PP_104, 105, TRS134_PP_106, TRS134_PP_107, TRS134_PP_108,
TRS134_PP_109, Design & Access Statement.

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 TRS134_EX_001, TRS134_EX_002, TRS134_EX_003, TRS134_EX_004, TRS134_EX_005, TRS134_EX_006, TRS134_EX_007, TRS134_EX_008, TRS134_EX_009, TRS134_EX_010, TRS134_EX_011, TRS134_PP_100, TRS134_PP_101, TRS134_PP_102, TRS134_PP_103, TRS134_PP_104, 105, TRS134_PP_106, TRS134_PP_107, TRS134_PP_108, TRS134_PP_109, Design & Access Statement.

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

- 4 The development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted by the local planning authority on 21/09/2024 under application reference 2023/2360/P is begun.

Reason: To ensure that only one of the granted rear extensions for the site are able to be constructed, to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 5 If the development to which this planning permission relates has been commenced, then no part of the development for which planning permission was granted by the local planning authority on 21/09/2024 under application reference 2023/2360/P shall be commenced.

Reason: To ensure that only one of the granted rear extensions for the site are able to be constructed, to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 6 The green roof hereby approved (as shown on TRS134_PP_109) shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with

Informative(s):

1 Reasons for granting permission:

The application site comprises a four storey semi-detached property located on the northern side of Cannon Place. The site is within the Hampstead Conservation area, and no listed buildings are affected.

The proposed works would involve a single storey rear and side infill extension at lower ground floor level with green roof, infilling and existing archway on the side wing, a new timber window to the rear at ground floor level and a privacy screen to the rear at ground floor level.

The application initially included an upper ground floor level rear extension but this was subsequently removed from the proposal.

The proposed lower ground floor rear and side infill 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 public views. It would project less than the extensions at the neighbouring properties, it would be subordinate and complementary to the site, with matching bricks and a green roof and it would not harm the appearance across the rear of the buildings. The proposed replacement ground floor window has been designed to be of the same style and materials as the existing windows and is therefore appropriate.

The infilling of the arch on the side wing would not affect the appearance of the streetscene or Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

Sufficient garden space would be retained, and a green roof is proposed, which mitigates against the loss of garden space and makes a sufficient contribution to amenity, biodiversity and sustainability. Details of the green roof have been reviewed by Council's Tree and Landscape Officer who has confirmed that they are acceptable.

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 of noise. Situated at lower ground floor level, the proposed extension would not overshadow, overlook or result in any loss of outlook from any neighbouring habitable rooms or gardens.

2023/2360/P was granted on 21/09/2024 for the erection of two-storey rear extension at lower 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. Conditions

have been included to ensure that only one of the two applications (this application or 2024/2360/P) can be implemented. This is to ensure that the Council can control the cumulative effects of the permissions in the interests of the effects on amenity and appearance.

No objections and one letter of support have 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.

- 2 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).
- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer