

Application ref: 2023/5402/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@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

Carter Jonas
One Chapel Place
London
W1G 0BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Cannon Lane
London
NW3 1EL

Proposal:

Installation of two new rooflights to main roof and three new rooflights in the art room on the north/east corner, replacement of two windows to the basement with one large window and internal alterations

Drawing Nos: 01_CL_PA_Site Location plan, 02_CL_PA_Existing Roof Top, 03_CL_PA_Proposed Roof Top_Rev 02, 04_CL_PA_Existing Floor Plan-GF, 05_CL_PA_Proposed Floor Plan-GF_Rev 02, 06_CL_PA_Existing Floor Plan Mezzanine, 07_CL_PA_Proposed Floor Plan-Mezzanine_Rev 01, 08_CL_PA_Existing Floor Plan-Basement, 09_CL_PA_Proposed Floor Plan-Basement_Rev 01, 10_CL_PA_Existing Elevation 1, 11_CL_PA_Proposed Elevation 1, 12_CL_PA_Existing Elevation 2, 13_CL_PA_Proposed Elevation 2_Rev 02, 14_CL_PA_Existing Elevation 4, 15_CL_PA_Proposed Elevation 4_Rev 02, 16_CL_PA_Existing Section, 17_CL_PA_Proposed Section 3_Rev 02.

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:

01_CL_PA_Site Location plan, 02_CL_PA_Existing Roof Top, 03_CL_PA_Proposed Roof Top_Rev 02, 04_CL_PA_Existing Floor Plan-GF, 05_CL_PA_Proposed Floor Plan-GF_Rev 02, 06_CL_PA_Existing Floor Plan Mezzanine, 07_CL_PA_Proposed Floor Plan-Mezzanine_Rev 01, 08_CL_PA_Existing Floor Plan-Basement, 09_CL_PA_Proposed Floor Plan-Basement_Rev 01, 10_CL_PA_Existing Elevation 1, 11_CL_PA_Propsoed Elevation 1, 12_CL_PA_Existing Elevation 2, 13_CL_PA_Proposed Elevation 2_Rev 02, 14_CL_PA_Existing Elevation 4, 15_CL_PA_Proposed Elevation 4_Rev 02, 16_CL_PA_Existing Section, 17_CL_PA_Proposed Section 3_Rev 02.

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.

- 4 Any works of making-good of listed fabric following the hereby permitted demolition of abutting fabric shall be carried out in like-for-like materials (lime mortar in pointing to match adjacent work).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves adding two additional skylights to the main roof, which will be of a similar design, size, and scale as the existing skylights on the main roof. Three new skylights are also to be added to the existing art room at the north/east corner of the property, which will also be of a similar in design, size, and scale to the existing skylights on the main roof. All sky lights will be evenly spread out and would be in line with the main roof, and are considered to preserve the architectural merit of the host building.

One new window is to be added to the new pantry, this will be of similar design, size, and scale to the existing windows in the external envelope and would therefore be acceptable.

Replacement of two existing windows to the basement with one large window inclusive of acoustic glazing is considered acceptable as it would be framed in a style like the existing windows.

Removal of the existing built-in brick planter fixtures in the courtyard, abuts a listed wall, but it is not proposed to alter the brick facing of the wall. If any part of the wall is impacted, then this can be made-good like-for-like (condition attached accordingly). The extent of the listed wall revealed by the works is minimal and the works do not harm its significance. However, the demolition of the planters is related entirely to internal unlisted fabric and therefore is not subject to heritage control.

The proposal will have no effect upon the Grade II listed Old Parish Lock-up and perimeter garden walls the significance of which will be supported and sustained. The character and appearance of the Hampstead Conservation Area and the setting of nearby heritage assets will be preserved. The effect upon heritage assets further from the site will be neutral, given the degree of separation in terms of distance and visibility, and their heritage significance will thus be similarly safeguarded.

Internal refurbish works are proposed to be updated in line with more minimalist contemporary finishes. This also involves room layouts being updated at ground floor, one new guest bedroom has been omitted, introduction of a walk-in wardrobe and relocation of the studio room and the master bedrooms layout has been revised. These works will not consist of altering any original listed building fabric and would therefore be considered acceptable.

Given the minor nature of the proposed works and the orientation of the subject site, it is not considered the proposed works would have a detrimental impact on the amenities of the neighbouring properties in regard to loss of light, overbearing, overshadowing or privacy impacts.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the Hampstead 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.

- 2 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Therefore, it is considered that the proposed works would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan and with policies DH1 and DH2 of The Hampstead Neighbourhood Plan 2018. The proposal is also in accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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 2023.

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



Daniel Pope
Chief Planning Officer