

Application ref: 2023/3926/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Charlton Brown Architects
The Belvedere
2 Back Lane
Hampstead
NW3 1HL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 Cannon Place
London
NW3 1EJ**

Proposal: Reconstruction of the rear conservatory, 2x dormer windows to the rear, relocation of 2x existing skylights to the rear, changes to 2x existing side dormers including double glazing and increased width, refurbishment of roof with slate tiles, existing balustrade at first floor level replaced and balcony reduced to a smaller footprint.

Drawing Nos: 20049 EX-00-010, 20049 EX-00-100, 20049 EX-00-101, 20049 EX-00-102, 20049 EX-00-103, 20049 EX-00-104, 20049 EX-00-200, 20049 EX-00-300, 20049 EX-00-301, 20049 EX-00-302, 20049 EX-00-303, 20049 PL-00-100, 20049 PL-00-101, 20049 PL-00-102, 20049 PL-00-103, 20049 PL-00-104, 20049 PL-00-200, 20049 PL-00-300, 20049 PL-00-301, 20049 PL-00-302, 20049 PL-00-303, 20049 PL-00-306, 20049 PL-00-400, 20049 PL-00-401, 20049 PL-00-402, 20049 DE-00-100, 20049 DE-00-101, 20049 DE-00-102, 20049 DE-00-103, 20049 DE-00-104, 20049 DE-00-300, 20049 DE-00-301, 20049 DE-00-302, 20049 DE-00-303, 4447/ME-001 P1, 4447/ME-002 P1, 4447/ME-003 P1, Location Plan 20-Sep-2023, Design and Access Statement September 2023, Heritage Statement May 2023, Daylight Sunlight Report, Structural Report - New Conservatory Foundations, Magnolia at Cannon Hall, Addendum to Heritage Statement 6th February 2024, Archaeological Desk Based Assessment.

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 20049 EX-00-010, 20049 EX-00-100, 20049 EX-00-101, 20049 EX-00-102, 20049 EX-00-103, 20049 EX-00-104, 20049 EX-00-200, 20049 EX-00-300, 20049 EX-00-301, 20049 EX-00-302, 20049 EX-00-303, 20049 PL-00-100, 20049 PL-00-101, 20049 PL-00-102, 20049 PL-00-103, 20049 PL-00-104, 20049 PL-00-200, 20049 PL-00-300, 20049 PL-00-301, 20049 PL-00-302, 20049 PL-00-303, 20049 PL-00-306, 20049 PL-00-400, 20049 PL-00-401, 20049 PL-00-402, 20049 DE-00-100, 20049 DE-00-101, 20049 DE-00-102, 20049 DE-00-103, 20049 DE-00-104, 20049 DE-00-300, 20049 DE-00-301, 20049 DE-00-302, 20049 DE-00-303, 4447/ME-001 P1, 4447/ME-002 P1, 4447/ME-003 P1, Location Plan 20-Sep-2023, Design and Access Statement September 2023, Heritage Statement May 2023, Daylight Sunlight Report, Structural Report - New Conservatory Foundations, Magnolia at Cannon Hall, Addendum to Heritage Statement 6th February 2024, Archaeological Desk Based Assessment.

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 2018-2033.

- 4 Before the relevant part of the work is begun (and notwithstanding any indication given on the approved plans), detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of all replacement windows (notwithstanding the approved drawings, all new windows shall be without horns);
 - b) Details of secondary glazing
 - c) Detailed drawings and a sample panel of the replacement roof slate tiles;
 - d) A sample panel of the facing brickwork for the conservatory should be erected on site, demonstrating the proposed colour, texture, face-bond and pointing (brickwork to match the host building).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To ensure that the external appearance of the building is satisfactory

and that it preserves the character and appearance of the conservation area and listed building in accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

Informative(s):

1 Reasons for granting permission.

The site comprises a three storied Grade II* listed building (detached mansion) located within the Hampstead Conservation Area. The garden walls, gate and bollards are separately listed Grade II. Two grade II* buildings (Chestnut Lodge & Squires Mount to the northeast and the immediate neighbour Cannon Lodge to the south-west) and several Grade II listed buildings are located within the immediate vicinity of the site.

The applicant is seeking permission for the reconstruction of the rear conservatory, 2x dormer windows to the rear, relocation of 2x existing skylights to the rear, changes to 2x existing side dormers including double glazing and increased width, refurbishment of roof with slate tiles and existing balustrade at first floor level replaced and balcony reduced to a smaller footprint.

The rebuilt conservatory would retain the same width of the existing conservatory, would be slightly deeper, and would also be single storied. It would remain a subservient addition and would not detract from the rear elevation any more than the existing conservatory. The proposed design and materiality is more in-keeping with the host building than the existing and is generally of better quality, and can therefore be considered an improvement on the existing arrangement. The proposed materials include double glazed, timber framed windows and a brick plinth base. Notwithstanding this, a condition has been attached requiring a sample panel of brickwork for the conservatory to be erected on site and approved.

The two proposed dormers to the rear roof slope are in keeping with the character of the building, and the windows will not result in the loss of historic fabric as the roof has been rebuilt with the main stability being created by various steel components. It is also noted that a condition has been included requiring details of replacement windows and secondary glazing to be submitted for approval. Works to the roof also include the two existing side dormer windows being turned into doors to enable access to the gutters, and the dormer to the west to be slightly increased in height to match the dormer to the east. These alterations would improve the symmetry of the dormers, and would largely be concealed from view due to the height of the parapet. The roof covering would also be replaced with slates which is considered a heritage benefit, and a condition has been attached requiring details and a sample panel of the roof tiles to be submitted for approval prior to works commencing. The replacement balustrade is acceptable, and does not raise any design or heritage concerns.

The proposal is considered to preserve the character and appearance of the 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.

With respect to the conservatory, a daylight and sunlight report has been provided which confirms that the proposal does not result in unacceptable impact with respect to daylight and sunlight on 12 Cannon Place. It is also noted that the adjoining windows assessed serve a scullery, as opposed to a habitable room. Further, given the scale and sitting of the conservatory, it is not considered that it would result in any unacceptable effects regarding the likes of sense of enclosure. Given the nature of the changes to the balcony, no new overlooking effects would result. Given their nature and location, no other component of the proposed development is considered to cause adverse impacts on the adjoining residential occupiers in terms of loss of daylight, sunlight, outlook, privacy or overlooking.

- 2 One objection has been following statutory consultation (an objection and further objection from 12 Cannon Place which adjoins the site to the southwest). This objection is detailed within the consultee report. The site's planning history has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2021 and the provisions of 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-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