

Application ref: 2023/4992/L
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The Belvedere
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 and existing balustrade at first floor level replaced, balcony reduced to a smaller footprint and internal alterations at all levels including the underfloor heating at ground floor level, mechanical and electrical improvements and upgrades and changes to internal layout.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

- 3 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: 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.

- 4 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 before the relevant part of the work is begun:
 - 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).
 - e) Detailed drawings of the new flooring to the ground floor (kitchen) and first floor.

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 and policy 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 north east 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, balcony reduced to a smaller footprint and internal alterations at all levels including the underfloor heating at ground floor level, mechanical and electrical improvements and upgrades and changes to internal layout.

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 heritage concerns.

It is not considered that the various internal interventions proposed at ground, first and third floor levels impact the historic fabric. Underfloor heating is proposed under the kitchen floor at ground floor level and at first floor level. These floors are not historic, and the heating system would be inserted between the joists, ensuring it does not impact upon floor levels. A condition has been attached requiring details of new flooring to be submitted for approval. The applicant is proposing to lower the floor at third floor level to create a consistent floor level, as it is currently irregular, and to ensure a reasonable floor to ceiling height. The irregular floor level is likely to have occurred when the roof was repaired in the latter part of the 20th century. Lowering the floor to a consistent height will not impact historic fabric, nor will it affect the staircase as the landing is already at the lower level. Some alterations to more modern partitions on each floor are also proposed, however these will not impact the historic plan form.

- 2 The energy improvements are sensitive to the historic building and are acceptable. The rationalisation of the M&E equipment is a benefit as existing service runs will be used but redundant servicing removed.

Overall, the proposed works will not harm the special interest of the listed building. Special attention has been paid to the desirability of preserving the listed building 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.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampsted Neighbourhood Plan 2018-2033. 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name of the signatory.

Daniel Pope
Chief Planning Officer