

Application ref: 2024/3308/P  
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Date: 13 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

Phone: 020 7974 4444

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TR STUDIO  
St Bride Foundation  
14 Brides 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**  
**NW3 1EH**

#### **Proposal:**

Single storey rear side infill extension at lower ground floor level with green roof and rooflight, infilling of the archway on the front façade, side infill extension at upper ground floor level, new doors to the rear at upper ground floor level, changes to side elevation windows, relocation of doorway on side elevation at lower ground floor level, new staircase to the rear and timber trellis screening.

Drawing Nos: 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, Rev A;  
TRS134\_PP\_101, Rev A; TRS134\_PP\_102, Rev A; TRS134\_PP\_103, Rev A;  
TRS134\_PP\_104, Rev A; TRS134\_PP\_105, Rev A; TRS134\_PP\_106, Rev B;  
TRS134\_PP\_107, Rev A; TRS134\_PP\_108, Rev A; TRS134\_PP\_109, Rev A,  
TRS134\_PP\_110, 07.08.2024; Design & Access Statement, August 2024; Heritage  
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\_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, Rev A; TRS134\_PP\_101, Rev A; TRS134\_PP\_102, Rev A; TRS134\_PP\_103, Rev A; TRS134\_PP\_104, Rev A; TRS134\_PP\_105, Rev A; TRS134\_PP\_106, Rev B; TRS134\_PP\_107, Rev A; TRS134\_PP\_108, Rev A; TRS134\_PP\_109, Rev A, TRS134\_PP\_110, 07.08.2024; Design & Access Statement, August 2024; Heritage 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 green roof shall be fully installed in accordance with drawing TRS134\_PP\_110 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 Policies A3 and CC3 of the Camden Local Plan 2017

- 5 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.

- 6 Prior to construction of the steps to the rear, details of the timber trellis privacy screen (as shown on TRS134\_PP\_108, Rev A and TRS134\_PP\_106, Rev B) to prevent unacceptable overlooking into neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be fully installed and thereafter retained for the duration

of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application site comprises a four-storied 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 applicant is seeking permission for a single storey rear side infill extension at lower ground floor level, infilling of the archway on the front façade, side infill extension at upper ground floor level, new doors to the rear at upper ground floor level, changes to side elevation windows, relocation of doorway on side elevation at lower ground floor level, new staircase to the rear and timber screening. Drawings were revised following officer comments whereby the balustrade was changed to metal, addition of a brick element for the side infill extension and removal of a privacy screen.

This application is similar to 2023/5393/P, granted 24/05/2024.

The proposed rear extension is the same in scale as that previously granted through 2023/5393/P and 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, and would be subordinate to the host building. The side infill extension would be visible from the streetscape and has been amended to present with a more traditional solid-to-void ratio, and is considered acceptable. The proposal includes changes to existing doors and windows, including the replacement of existing windows with timber doors, which would match the existing style to the rear at first floor level. This along with the inclusion of metal balustrade are considered acceptable.

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 results in positive visual effects. A condition has been attached requiring the green roof to be installed in accordance with the details submitted.

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 or noise. The extension is single storied and located at lower ground floor level. While the proposal includes the replacement of a window with doors to the rear at first floor level, the roof in this area wouldn't have access as a terrace,

therefore it would not result in any new amenity related effects. Screening to the rear, along the boundary with No.17 is proposed in the area of the proposed steps to prevent overlooking into the rear garden of No.17. A condition has been attached to secure details of this screening. It is not considered that the rooflight proposed on the side infill extension would result in any unacceptable amenity related effects.

While there is a change from windows to doors to the rear at first floor level, the roof in this area would not be used as a terrace, therefore no unacceptable amenity related effects.

2023/2360/P was granted on 21/09/2024 for erection of two-story 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.

- 2 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.

- 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](http://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 of the signatory.

Daniel Pope  
Chief Planning Officer