

Application ref: 2024/4537/P  
Contact: Fast Track GG  
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Date: 8 January 2025

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

Phone: 020 7974 4444

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TR STUDIO  
St Bride Foundation  
14 Bride's Lane  
London  
EC4Y 8EQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**19 Cannon Place**  
**London**  
**NW3 1EH**

Proposal:  
Addition of 3 rooflights on the side roofslope following removal of existing rooflights.

Drawing Nos: Site Location Plan; 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 Rev.A;  
TRS134\_PP\_104; TRS134\_PP\_105; TRS134\_PP\_106; TRS134\_PP\_107;  
TRS134\_PP\_108; TRS134\_PP\_109 Rev.A; TRS134\_PP\_110; TRS134\_PP\_111;  
Design and Access Statement (revised with additional photographs) dated October 2024.

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: Site Location Plan; 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 Rev.A; TRS134\_PP\_104; TRS134\_PP\_105; TRS134\_PP\_106; TRS134\_PP\_107; TRS134\_PP\_108; TRS134\_PP\_109 Rev.A; TRS134\_PP\_110; TRS134\_PP\_111; Design and Access Statement (revised with additional photographs) dated October 2024.

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.

Informative(s):

- 1 Reason for granting permission:

The host building is a five-storey, semi-detached, late Victorian building located in the Hampstead Conservation Area. The property is identified as a positive contributor in the Hampstead Conservation Area Appraisal adopted in October 2001. It is described there that 'Nos.7-25 are five pairs of semi-detached villas in gault brick with red bricks details. Three storeys and semi-basement, with a raised ground floor and a porch with a pediment roof.'

Three rooflights are proposed on the side elevation of the pitch roof following the removal of an existing three. A Certificate of Lawfulness (Proposed) was granted on 14th October 2024 for the enlargement of the central rooflight (2024/3998/P). However, the rooflight had to be obscured glazed and non-opening under permitted development rights. These three rooflights would all be of a different size to the existing ones and would be opening and with clear glazing. Two of the proposed rooflights would be smaller whereas the central one would be larger. Their finish and orientation however would be the same and they would be centrally located on this section of the roof.

The proposed rooflights would be conservation-style flush with the roofslope, which is appropriate. Given their siting in a concealed position on the side elevation of the pitch roof, they would not be prominent in public views nor cause any harm in terms of overlooking or light spill.

Overall, therefore, the proposed rooflights are considered to be sympathetic with the existing appearance of the host property in terms of the number,

design, location, size and materials. They would preserve the character and appearance of the building and Hampstead Conservation Area.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 as well as with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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](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 the National Planning Policy Framework.

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 centered on the page.

Daniel Pope  
Chief Planning Officer