

One Chapel Place  
London  
W1G 0BG

T: 020 7518 3200  
F: 020 7408 9238

Gary Bakall  
Planning and Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

11 March 2025

Dear Gary,

## **11 CANNON LANE, HAMPSTEAD, LONDON, NW3 1EL – APPLICATION FOR LISTED BUILDING CONSENT**

Further to our recent correspondence, on behalf of the applicant, Serena Mignatti, we write in respect of an application for listed building consent for repairs to the Grade II listed boundary wall and the reinstatement of an existing timber outbuilding roof supported by the listed wall, at 11 Cannon Lane, Hampstead, London NW3 1EL ('the Site').

The application is submitted through the Planning Portal with the following reference number: PP-13785384.

We set out below, details of the site, the planning history, the existing condition context, and the proposed repair and reinstatement work.

### **The Site**

The Site is located on the corner of Well Road and Cannon Lane and is enclosed within a 4-5 m high Grade II listed brick wall. The Site is accessed from a gate through the Old Parish Lock Up entrance on Cannon Lane which is also Grade II listed.

The Site contains a single storey dwelling house that is understood to have been constructed in 1980. The dwelling follows the contour of the land from north to south and appears to be split over several levels when viewed externally. The brick built house covers almost the whole of the site with outdoor amenity being provided by an internal courtyard.

The height of the Listed boundary wall largely screen the house from public view so that only the upper parts of its brick elevation and windows and some its roof can be seen from the street. Due to the narrowness of the surrounding streets, this visibility is primarily when looking from the junction with Well Lane, to the east.

The surrounding area is predominantly residential and to the north is Cannon Hall which is Grade II listed.

## Planning History

The following provides a summary of the planning history for the Site that is available online.

- **Planning Reference: HB2561** – ‘Formation of a new door and frame in existing “jailhouse” entrance in Cannon Lane’, was granted permission on 21 October 1978. There are no documents or further information available for this application online.
- **Planning Reference: 26032** – ‘Erection of a dwelling house’, was granted permission on 24 October 1978. There are no documents or further information available for this application online, but it is assumed that this is the original planning permission for the dwelling that is currently on the Site .
- **Planning Reference: 31320** – ‘Erection of a house, including the planting of three silver birch trees’, was granted permission on 19 February 1981. There are no documents or further information available for this application online.
- **Planning Reference: 35787** – ‘Erection of a garage’, was refused permission on 21 April 1983. There are no documents or further information available for this application online.
- **Planning Permission (Reference: 2015/0127/P)** and Listed Building Consent (Ref: 2015/0366/L) was granted for ‘Demolition of existing single building/structures and replacement with a 6-bed dwelling house with basement’ on 6 November 2015. This was subject to a S106 Legal Agreement which was required to ensure the Listed Boundary Wall was not damaged during the construction amongst other things. This planning permission was not implemented on the site.

Listed building consent was required because the proposal included the removal of a section of the listed wall and its reconstruction following the completion of the development, and because the development fell within the curtilage of a listed building (Old Parish Lock Up on the Site).

- **Planning Permission (Reference: 2023/5402/P)** – was granted for ‘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’, on 24 May 2024.
- **Planning Permission (Reference: 2024/2953/P)** – was granted for ‘External installation of one new air conditioning (AC) unit at ground floor level’, on 12 September 2024.

## Existing Condition Context

The 2024 planning permissions for the refurbishment of the property have commenced on the Site and during the refurbishment work, it has become apparent that some repair work is required to the Grade II listed boundary wall and that the roof of the existing outbuilding that is constructed against the listed wall is rotten and requires replacing.

Elliott Wood Structural Engineers has undertaken surveys of the current condition of the listed wall and the roof of the existing outbuilding that is constructed against the listed wall. These surveys are submitted in support of this application.

In summary, the masonry wall, built as part of the Hampstead Parish Prison is showing signs of age and weathering. The structure exhibits common wear and tear for its age, necessitating localised interventions to preserve its integrity and functionality.

The wall is composed of traditional masonry, and while the core structure remains sound, there are several areas where the mortar joints have deteriorated. Some cracks have been observed in the masonry, potentially due to the historical settlement or the pressure exerted by the soil behind the wall. There are damp patches in the masonry wall especially in the entrance area.

The outbuilding consists of a combination of external solid and cavity brick walls, with the listed wall forming the rear part of the structure. The front elevation features a cavity brick wall, complemented by glazed sliding

doors and a window. The side walls include a shared garden wall on one side, which is a boundary with the neighbouring property, and a solid brick wall on the other side. The roof is constructed with a timber structure and finished with copper, matching the roof finish of the main house. The junction between the listed wall and the timber roof is achieved using lead flashing. Following the survey the timber roof of the outbuilding was found to be rotten. Water has been penetrating between the timber roof and the listed wall.

### **Proposed Repair and Reinstatement Work**

The following repair work is proposed for the listed wall:

- Localised repointing with lime mortar
- Crack stitching to stabilise identified cracks
- Resolving damp issues in the entrance area

The existing outbuilding roof is to be replaced with a new roof in 'like for like' materials and a suitable waterproof junction between the roof and the listed wall will be installed to prevent future water ingress. Timber plate resin will be anchored to the brick wall to allow fixing of lead flashing and metal support. The roof will be finished in copper to match the existing roof.

The repair and reinstatement work will be undertaken by Enbuild Construction and Building Conservation (UK) Ltd, who are specialists in working with Listed Buildings.

KM Heritage has prepared a Heritage Statement to support this application. The Heritage Statement concludes that the proposed work will have a positive effect and will not affect the architectural or historic interest of the listed structures to a degree that would alter their special interest in any way but will certainly preserve and enhance that interest and sustain and safeguard that significance for the future.

Full details of the proposed repair and reinstatement work are provided in the following documents submitted in support for this application:

- Site location plan
- Marked up proposed roof top plan to identify the listed wall and outbuilding
- Heritage Statement – Prepared by KM Heritage
- Method Statement for the Reinstatement of Timber Roof and Junction with Listed Wall – Prepared by Enbuild Construction
- Safety Risk & Method Statement – Prepared by Building Conservation (UK) Ltd
- Data Sheet – Pointing & Mortar - Prepared by Building Conservation (UK) Ltd
- Structural Statement to support the repairs to the existing masonry wall – Prepared by Elliott Wood
- Estimate for remedial works – Prepared by Elliott Wood
- Site visit record - Prepared by Elliott Wood
- Proposed roof detail – Prepared by Enbuild Construction

### **Conclusion**

The proposed scheme of repairs to the Grade II listed boundary wall and the reinstatement of an existing timber outbuilding roof supported by the listed wall is a careful programme of work required to maintain the listed wall's viability going forward. The existing state of the listed wall has been carefully surveyed by suitable professional engineers and the repair and reinstatement work will be undertaken by Enbuild Construction and

Building Conservation (UK) Ltd, who are specialists in working with Listed Buildings. We therefore request that Listed Building Consent is granted.

We trust that we have provided you with all the information required to determine the application and look forward receiving confirmation of validation. Please do not hesitate in contacting me should, you require any further information to assist.

Yours sincerely

**Christopher Collett**

Associate Partner

E: [christopher.collett@carterjonas.co.uk](mailto:christopher.collett@carterjonas.co.uk)

M: 07867169423