

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1074/L	Janine Griffis	14 Denning Road	19/04/2025 11:41:47	OBJ	<p>The Hampstead Neighbourhood Forum supports the objection to planning application 2025/1074/L for works to the listed wall and lock-up at 11 Cannon Lane. In line with Policies DH1 and DH2 of the Hampstead Neighbourhood Plan, any works to listed buildings and within the Conservation Area must be based on clear, detailed information and must protect and enhance heritage assets.</p> <p>The objection from Heritage Architecture Ltd. highlights significant deficiencies in the application: the documentation lacks critical detail, the methodologies are unclear, and there is no Construction Management Plan despite previous incidents of damage caused by poor site management. The proposed use of resin anchors for scaffolding, insufficient specification of materials and methods, and lack of detailed junction drawings all raise concerns about the risk of irreversible harm to the Grade II* and Grade II listed structures.</p> <p>The submitted Heritage Statement and method statements do not provide the level of detail or conservation expertise required for such sensitive works, nor do they demonstrate compliance with the standards expected by the Neighbourhood Plan or national policy.</p> <p>The application does not adequately address the impact on the historic fabric or the setting of the adjacent Cannon Hall, nor does it provide confidence that repairs will be truly “like-for-like” or that the special character of the area will be preserved.</p> <p>We therefore urge Camden Council to refuse the application unless and until comprehensive, expert-led details and robust safeguards are provided, including a full Construction Management Plan and detailed, conservation-appropriate methodologies. This is essential to ensure that the works meet the requirements of the Neighbourhood Plan and protect the conservation area.</p>

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2025/1074/L	Elaine Wright	14 Cannon Place London NW3 1EJ	18/04/2025 15:58:16	OBJ	<p>I own the property immediately adjoining 11 Cannon Lane and, as I have expressed to their architect, I do have some serious concerns regarding this application for Listed Building Consent.</p> <p>1) The need for a Construction Management Plan due to previous substantial harm being caused to a listed building by deliveries to 11 Cannon Lane.</p> <p>Cannon Lane is a narrow lane, single track in parts, which makes it very difficult for large delivery lorries to turn out of it and onto Well Road. Therefore, during the recent construction works at 11 Cannon Lane, their lorries for large deliveries have been reversing illegally up the one way section of Cannon Lane and then into East Heath Road instead. As well as being dangerous to pedestrians, a large lorry making a delivery for 11 Cannon Lane reversed into our home in October 2024 during such a manoeuvre. It caused substantial damage with the loss of historic material. This has resulted in an expensive and laborious repair process, yet this practice has continued since the accident.</p> <p>As a consequence, and to prevent further substantial harm to our listed home, which is a Grade 2* building, not Grade 2 as Carter Jonas state in their application letter, we believe that a Construction Management Plan (CMP) is essential to prevent lorries from reversing up Cannon Lane. A clear policy for traffic management for large deliveries is necessary to avoid any future substantial harm to a heritage asset in a conservation area. The proposed works clearly require scaffolding and brick deliveries, as well as materials for the roof. It should be stated that parking spaces should be reserved on Well Road for any such large deliveries, so that it is not necessary to block and reverse illegally up Cannon Lane.</p> <p>In addition, it would appear that the pavement will need to be used for the repairs to the wall. However, there are no details of how this will be made safe for pedestrians or for how long and when Cannon Lane will have to be closed to traffic during this period. Again, this should be addressed in the Construction Management Plan to ensure safety for all.</p> <p>2) A lack of detail provided for the sensitive listed wall repairs.</p> <p>Whilst there appear to be a few consultants involved in this application, there are also quite a few errors and key omissions in the submitted documents. For example, both the photograph in Figure 1 and the plans in Figure 4 from the Heritage Report indicate a different portion of 11 Cannon Lane, than that which the drawings are referring to and where the work appears to proposed to take place. The exact area where the new proposed flashing for the listed external wall is proposed to join that of Cannon Hall's portion of the listed wall is not indicated. There is no marked up drawing to show what will happen where this properties join, even though it appears that the flashing for Cannon Hall and our outbuilding as well as the shared boundary wall is also proposed to be affected. Drawings and an explanation for how this will not affect our water ingress for these walls needs to be addressed and approved. A marked- up map of exactly what part of the listed wall the plywood will cover and how the flashing will be attached at these junctions needs to be submitted for approval.</p>

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2025/1074/L	The Heath & Hampstead Society	P.O. BOX 38214 LONDON NW3 1XD	20/04/2025 12:52:54	OBJ	<p>We have looked at this application &amp; whilst we have no objection in principle to the repairs &amp; alterations proposed, we do not agree that there is sufficient detail in it to be approved, especially as we see this as an important historic structure. We would strongly suggest that additional detail is provided for structural fixings, the fixing and method of the scaffolding and an overall construction management plan and timeline.</p> <p>The reports included in the submission say that 'further intrusive works' maybe required if the wall (which is partly a retaining wall) is seen to move. Any such works should not be part of this consent. There should also be a full record provided in the conditions for all the works (temporary and permanent) to the existing wall so that this will be available for any future works by other applicants, surveyors and builders.</p> <p>We request that this application is either withdrawn and resubmitted with additional detail, or else any approval granted be subject to pre-commencement conditions for the same.</p>
2025/1074/L	Stephen Levrant	62 British Grove Chiswick London W4 2NL	17/04/2025 17:28:50	OBJ	<p>Objection document regarding the subject application was sent via email (planning@camden.gov.uk) on 17.04.2025.</p>