

Jennifer Chivers
Regeneration and Planning Development
Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Date: 23 February 2015

Ref: FW014/FW

Dear Ms Chivers

11 Cannon Lane, London, NW3 1EL (Planning Application References: 2015/0127/P and 2015/0366/L)

We write on behalf of our client, Mr Lloyd Dorfman, who is the owner of no. 14 Cannon Place (Cannon Hall), in respect of the submitted applications for planning permission and listed building consent at 11 Cannon Lane. We received your letter dated 29 January 2015 and write to request further clarification in respect of a few elements of the proposal.

Background

No. 11 Cannon Lane is located in the Hampstead Conservation Area and the building is not considered to make a contribution to the character or appearance of the area. It is however located behind a listed wall and within the setting of Cannon Hall (14 Cannon Place) which is Grade II* listed.

Indeed the existing building at 11 Cannon Lane was built on land that was previously part of the gardens of Cannon Hall.

It is therefore essential that any proposals brought forward for 11 Cannon Lane must ensure that the significance of Cannon Hall and surrounding listed walls are enhanced or better revealed.

Conserving and Enhancing the Historic Environment

Paragraph 128 of the National Planning Policy Framework (NPPF) states that:-

“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the impact of the proposal on their significance”.

Paragraph 129 of the NPPF states that:-

“Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)”

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Paragraph 137 of the NPPF states that:-

“Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance”

Given the location of the proposed new dwelling within a Conservation Area and within the setting of a Grade II* listed house and surrounded by Grade II listed walls, we consider that, in accordance with the requirements of the NPPF, the application should be accompanied by more detailed historic buildings analysis to assess the potential impact of the proposal upon the significance of surrounding Designated Heritage Assets.

This assessment should consider the significance of Cannon Hall, the surrounding walls and the Conservation Area so that it is possible to fully assess the impact of the proposal on surrounding heritage assets.

Whilst there is some historic buildings analysis within the Design and Access Statement, this is not considered sufficient to be able to assess whether the proposals will enhance or better reveal the significance of Cannon Hall, the surrounding walls or the Conservation Area.

Our client's primary concern is that the proposed new building should be no taller than the existing building and that the proposed new dwelling is not visible from Cannon Hall, thereby ensuring that the setting of Cannon Hall is preserved.

We request that a full historic buildings assessment is undertaken so that an appropriate assessment can be made by the applicants in respect of the impact upon the setting and significance of Cannon Hall and surrounding area.

Proposed staff quarters

The proposed staff quarters which will be located above the entrance to the dwelling through the jailhouse passage, will be located close to the boundary with Cannon Hall.

The proposed plan of the ground and first floor levels (Refs: AP-103 and AP-104) suggests that Proposed Section C-C (Ref: AS-103) will include a section through the staff quarters. However, Proposed Section C-C (Ref: AS-103) does not appear to show the staff quarters and none of the other sections provided appear to include this element of the proposal.

It is important to understand how the proposed height of this element will relate to the rear boundary wall of Cannon Hall and to ensure this element will not protrude above the height of the rear wall, as it appears that the proposed staff quarters will be located closest to the rear wall of Cannon Hall.

We therefore request that a section is provided which includes the rear wall of Cannon Hall so that this element of the proposal can be properly assessed in the context of its relationship with surrounding Designated Heritage Assets.

The information which is provided does not currently enable a full assessment of the impact of this element of the proposal to be made.

Proposed facing material

We understand that it is proposed to use the hand made Peterson bricks as the external material for the new building. We welcome the inclusion of this material and consider it to be of a high quality and one which will enhance the significance of the surrounding area.



We would request that the Council includes a condition to ensure that the proposed facing material is not amended and the quality reduced during the detailed design process.

We trust that these comments which seek further clarification in respect of a number of elements of the scheme will be addressed and we look forward to having the opportunity to review additional material provided in due course.

If you wish to discuss any of these points in more detail please do not hesitate to contact Faye Wright of this office on 01295 810 335 or faye@forwardplanninganddevelopment.com.

Yours faithfully

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