

Project Ref: A032

Project Address: Second and Third Floor Flat, 17 Cannon Place, London, NW3 1EH

## **PLANNING STATEMENT**

### EXISTING PROPERTY

17 Cannon Place is located within the London Borough of Camden and specifically the Hampstead Conservation Area. The property is a private two level apartment within a semi-detached mansion style terraced houses that comprise of 5 storeys – refer images 1 & 2.

The building is not a statutory listed building and the area is primarily formed of residential dwellings.

### PLANNING HISTORY

There is no record of planning history for the second and third floor flat, 17 Cannon Place. However a previous application has been uncovered for another property within 17 Cannon Place.

Planning permission was granted for flat 17a Cannon Place in 1992 for conversion of an existing into a bedroom – please refer Application No. 9200069.

### DESCRIPTION OF PROPOSED WORKS

The proposal is for a side dormer to the roof of the property. The proposal in general replicates similar dormers implemented in neighboring properties and will provide the owners the ability to integrate an ensuite bathroom to the existing master bedroom. This will greatly improve their comfort and ease of use of their property.

Please refer to the Design & Access Statement (A032-PA1-DOC001) for more detailed information on the design of the proposals.