

Mr Oliver Partington
216 Drake House
London
SW8 2LR

Application Ref: **2017/5996/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

8 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Cannon Place
LONDON
NW3 1EJ

Proposal:
Removal of existing side porch. Installation of a side extension on western side elevation.
Replacement of two French doors on the rear elevation with enlarged timber doors.
Drawing Nos: 010/10-01, 010/10-02, 010/10-03, 010/10-07, 010/10-08, 010/10-09, 010/10-10, 010/10-11, 010/10-12.
010/20-01, 010/20-02, 010/20-03, 010/20-07, 010/20-08, 010/20-10, 010/20-11, 010/20-12, 010/20-13.

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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
010/10-01, 010/10-02, 010/10-03, 010/10-07, 010/10-08, 010/10-09, 010/10-10, 010/10-11, 010/10-12.
010/20-01, 010/20-02, 010/20-03, 010/20-07, 010/20-08, 010/20-10, 010/20-11, 010/20-12, 010/20-13.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The host dwelling is situated on a prominent corner site in Hampstead conservation area. Due to the dwellings layout and location on a corner, the western side elevation is prominent and clearly visible from various vantage points. However, the proposed side extension is considered to be subordinate in terms of form, scale and proportions. The proposed materials for the side extension are to be stucco façade and slimline glazing. A white stucco facade is considered to be acceptable as it would be in keeping with the existing white painted render. As a result of the form, scale and materials proposed the extension is considered to complement and enhance the host dwelling and surrounding conservation area.

The new double glazed French doors to replace the existing doors at the lower ground level on the rear elevation are considered to be acceptable as they are in keeping and alignment with the floors above.

The side extension is proposed to be positioned on the western side elevation, which is adjacent to the corner junction of the highway. Therefore there would not be an adverse impact on the adjoining properties in terms of outlook, privacy and sunlight or daylight.

The existing Cherry Tree is proposed to be retained and a reasonable proportion of the garden would also be retained. A Tree Protection Plan has been conditioned to ensure the Cherry Tree will be preserved.

A consultation summary has been included with this decision that addresses the concerns raised by local residents in response to the proposed scheme. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

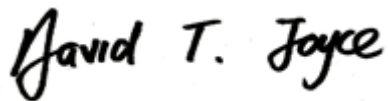
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning