

Application ref: 2019/2742/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 18 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Tom Leahy  
44 Canonbury Square  
Islington  
London  
N1 2AW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**2 Cannon Place**  
**London**  
**NW3 1EJ**

Proposal: Demolition of existing shed and replacement with garden shed.

Drawing Nos: 010\_GR\_Site Plan; 010\_GR\_Existing Plan; 010\_GR\_Existing Sections 1; 010\_GR\_Existing Sections 2; 010\_GR\_Existing Sections 3; 010\_Existing Elevation. 010\_GR\_Proposed Roof Plan Rev B; 010\_GR\_Proposed GF Plan Rev B; 010\_GR\_Proposed SW Elevation Rev B; 010\_GR\_Proposed Section AA Rev B; 010\_GR\_Proposed NW Elevation Rev B; 010\_GR\_Proposed Section BB Rev B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

010\_GR\_Site Plan; 010\_GR\_Existing Plan; 010\_GR\_Existing Sections 1; 010\_GR\_Existing Sections 2; 010\_GR\_Existing Sections 3; 010\_Existing Elevation.  
010\_GR\_Proposed Roof Plan Rev B; 010\_GR\_Proposed GF Plan Rev B; 010\_GR\_Proposed SW Elevation Rev B; 010\_GR\_Proposed Section AA Rev B; 010\_GR\_Proposed NW Elevation Rev B; 010\_GR\_Proposed Section BB Rev B.

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

- 3 Before the outbuilding is commenced, a sample panel of the hung clay tiles demonstrating the proposed colour, texture, and joinery shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 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 dwelling's layout and location on a corner, the rear garden is visible from various vantage points along Christchurch Hill. However, the proposed replacement outbuilding is considered to be visually subordinate within the host garden due to its siting, location, scale and design of the proposed development. The proposed materials for the outbuilding are to be hung clay tiles, stained timber panels, glazing for a portion of the sloped roof and the flat roof with sedum planting. The materials are considered to be acceptable as it would be cohesive within the garden setting. As a result of the siting, scale and materials proposed the outbuilding is considered to complement and preserve the host dwelling and surrounding conservation area.

The outbuilding is proposed to be positioned in a similar location to the existing shed with a setback of 0.5m from Christchurch Hill boundary and 1m from 36 Christchurch Hill to the rear at lower heights of approximately 1.7m and then stepping back by 1.5-2m with a height of 2.3m from natural ground level. Therefore there would not be an adverse impact on the adjoining properties in terms of outlook, privacy and sunlight or daylight.

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate and in consideration of policy A5 Basements of the Local Plan. In this instance, given the small scale of the excavation, namely lowering the rear garden below the outbuilding footprint by approximately 0.9m, refusal of this application for lack of Basement Impact Assessment would be unreasonable.

The Hampstead Neighbourhood Forum and Heath & Hampstead Society objected to the original proposal regarding the widening of the crossover, loss of a section of the boundary wall and additional parking. However the scheme has since been revised to remove those non-compliant elements of the original proposal. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A5 (Basements), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and DH1 (Design) and DH2 (Conservation) of the Hampstead Neighbourhood Plan.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer