

Application ref: 2019/3111/P
Contact: Kristina Smith
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Date: 8 August 2019

Development Management
Regeneration and Planning
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Architecture & Design
2 Nursery Avenue
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

15 Cannon Place
London
NW3 1EH

Proposal: Erection of single storey rear extension at lower ground floor level with terrace above and associated conversion of window to door.

Drawing Nos: 15CP19/1; 15CP19/4 (received 30/07/2019); 15CP19/5 (received 30/07/2019); 15CP19/7 (received 30/07/2019); 15CP19/9 (received 30/07/2019); 15CP19/2; 15CP19/3; 15CP19/6; 15CP19/8; Design and Access Statement

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 policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. .

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 15CP19/1; 15CP19/4 (received 30/07/2019); 15CP19/5 (received 30/07/2019); 15CP19/7 (received 30/07/2019); 15CP19/9 (received 30/07/2019); 15CP19/2; 15CP19/3; 15CP19/6; 15CP19/8; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The side/ rear extension would be located at lower ground floor level. To the side it would infill the side passageway and to the rear occupy the area of paving between the property and the raised garden, avoiding any loss of green garden. The extension would be a subordinate addition to the host property and of a lesser scale than the two neighbouring properties at no's 10 and 14 Cannon Place. As such, it would not disrupt the pattern of rear development and preserve the character and appearance of the host building and this part of the Hampstead Conservation Area.

The form of the extension was revised to prevent it from subsuming the two storey rear bay, an attractive feature that is common to the wider building group and remains largely preserved across the terrace.

By virtue of the extension being at lower ground floor level, the side element would be barely visible from the street. Furthermore, it would sit underneath an existing side extension at ground floor level infilling an undercroft area.

The extension would be constructed in matching brickwork to the host property and comprise timber casement windows to match those above.

The extension would comprise a modest sized terrace on top of the flat roof, to be accessed from ground floor level via a door converted from a window. The terrace would be completed with black cast iron railings to match the terraces of the neighbouring properties. Both neighbours have a terrace above their lower ground floor extensions and so it would be a feature in-keeping with the building group.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The terrace would afford slightly closer views of the neighbour's terrace than is

currently possible from the garden; however, this degree of mutual overlooking is acceptable. Due to it being set in from the side building line, the terrace would not lead to any views of habitable windows. The extension would be set away from the boundary wall and of such a depth that no material impact would arise with regards to loss of light or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)


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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer