

Application ref: 2020/3555/P  
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Date: 9 September 2020

**Development Management**  
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PART I  
216 Drake House  
St Georges Warf  
London  
SW8 2LS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

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

Proposal:  
Details of condition 3 (Clay tiles) of planning permission 2019/2742/P dated 18/07/2019 for 'Demolition of existing shed and replacement with garden shed'.  
Drawing Nos: Conditions Discharge Document - Part 1 issued 10/08/2020

The Council has considered your application and decided to grant permission

Informative(s):

#### 1 Reasons for granting approval-

Whilst this condition had been previously discharged under ref 2020/1423/P on 24.6.20, it was found that, in the process of working up the scheme, the previously proposed glazed tiles were not possible to be successfully replicated. Thus the proposal is now to replace the approved handmade ceramic tiles along the top edge by grey travertine stone tiles to match those on the house's new extension and also to replace the approved white cement tiles on the lower elevations by accoya wood cladding. It is considered that the use of stone tiles would provide an acceptable visual link between the two buildings and the timber cladding would be appropriate in a garden setting. The

new materials will not be visible from the road and will not have any adverse impact on the surrounding Hampstead Conservation Area.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 2 You are advised that all conditions relating to planning permission 2019/2742/P granted on 18/07/2019, which need details to be submitted, have been approved.

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 positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment