



The Planning Inspectorate
The Square, Temple Quay
Room 3 O/P,
Temple Quay House, 2,
Bristol, BS1 6PN

22 March 2023

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Appeal under Written Representation relating to Householder Planning Application with Conservation Area Consent (LPA Ref. 2022/3362/P) – Proposed Enlargement of Existing Rear Dormer and Erection of New Dormer with Juliet Balconies at No. 15 Crediton Hill, London, NW6 1HS

On behalf of the appellants, Mr & Mrs Warren, I hereby submit a Written Representation appeal to the Planning Inspectorate (PINS) against the decision of the London Borough of Camden (the Local Planning Authority [LPA]) to refuse the above application (LPA Ref. 2022/3362/P) on 31 January 2023.

In accordance with the decision notice, there is only one reason for refusal relating to design and harm to the West End Green Conservation Area:

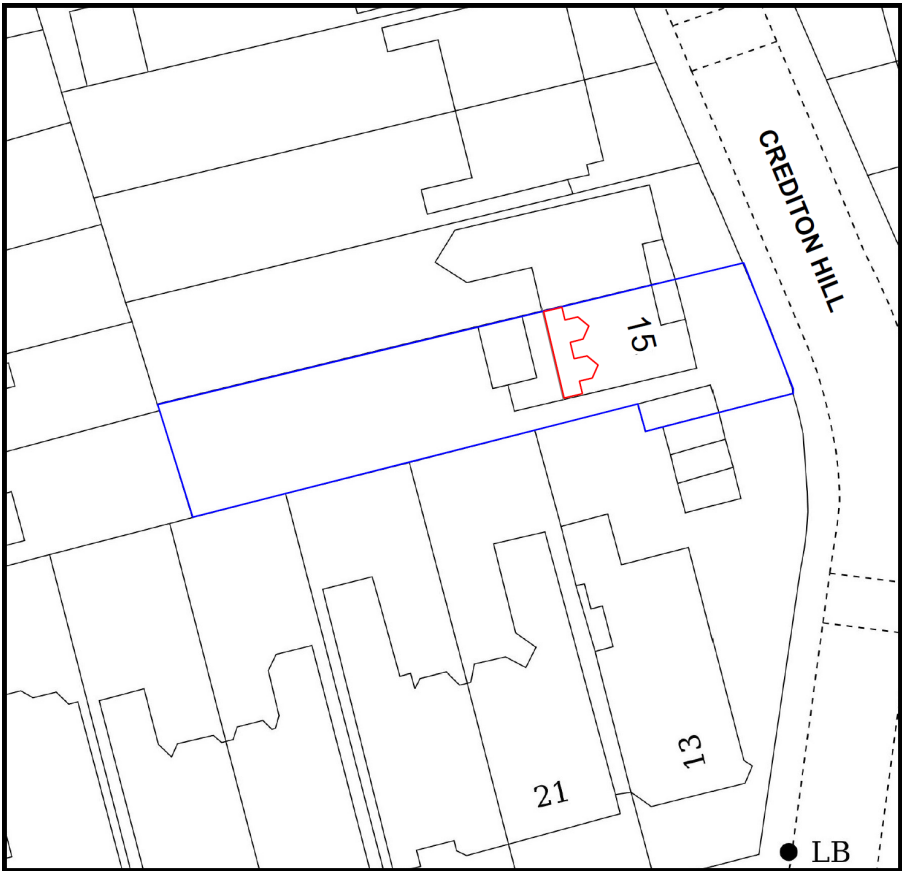
“The proposed rear dormers and Juliet balconies, by virtue of their scale, siting and design, would result in an inappropriate and unsympathetic addition that would harm the character and appearance of the host property and conservation area, contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan 2015”.

Copies of the decision notice and the Officer’s Delegated Report are contained at **Appendix 1**.

The Appeal Site and Surroundings

As shown in **Figure 1**, the appeal site is located on the western side of Crediton Hill and accommodates a two-storey brick-built semi-detached single family dwelling with an existing single storey rear extension / conservatory as well as a single storey garage outbuilding to the southern edge of the application site.

Figure 1 – Site Location, Aerial Views, and Site Photos





North-westward View



North-eastward View



Rear Elevation (West Elevation)



The appeal site is located within the West End Green Conservation Area but is not a statutorily Listed Building (NB. the nearest Listed Building is the Grade II* listed Hampstead Synagogue located approx. 215m south-west of the site). The site is also not a Locally Listed Building.

Figure 2 – Map of West End Green Conservation Area



The West End Conservation Area Appraisal and Management Strategy (adopted 28 Feb 2011) recognises that areas such as Crediton Hill is defined by large semi-detached houses, originally being homes to Edwardian professionals. The Appraisal also recognises that the street quality is being eroded by cross-over parking and window replacements. The tarmac pavement is in poor condition in part due to damage by tree roots. This distracts and fragments the view of the street. Walking from the bottom to the top there are examples of houses with stained glass oval windows; at the top end, above Fawley Road is a run of Arts and Crafts rendered two-storey houses.

Balconies are inventive; there are examples in stone, timber, cast iron, with particularly good examples in Lymington Road and Crediton Hill.

Windows are generally in timber, sash and casement, many are set in stone mullions; window glazing configuration types tend to be consistent in groups of houses and the mansion blocks. A distinctive window type is the oval and stained glass examples on Crediton Hill.

No. 15 Crediton Hill is recognised as a building that makes a positive contribution to the Conservation Area and that the LPA will resist total / substantial demolition (see **Figure 3**).

Figure 3 – Townscape of the Conservation Area



Relevant Planning History

Table 1 shows a list of relevant planning history with the most recently granted at the top of the table.

Table 1 – Planning History of Appeal Site

LPA Ref.	Description of Development	Decision	Date of Decision
2022/5542/P	Variation of condition 2 (approved plans) pursuant to planning permission 2022/1200/P (dated 12/07/2022) for demolition of existing single storey rear extension and conservatory and erection of new single storey rear extension – changes include alterations to rear elevation of extension.	Pending	TBC
2022/5641/P	Proposed hard and soft landscaping in front garden and replacement of front boundary wall and gate.	Granted	27/02/2023
2022/5642/P	Erection of bin store in front garden.	Granted	17/02/2023
2022/3362/P	Enlargement of existing rear dormer and erection of new rear dormer with Juliet balconies.	Refused	31/01/2023
2022/3373/P	Replacement of first floor rear windows with new doors and installation of two Juliet balconies, erection of ground floor single storey rear extension and rear dormer.	Granted	14/11/2022
2022/3363/P	Variation of condition 2 (approved plans) of planning permission 2021/6221/P dated 23/02/2022 (for demolition of existing garage and erection of a new replacement garage with Electric Vehicle wall-mounted charger), namely to install 3 rooflights on garage.	Granted	20/10/2022

LPA Ref.	Description of Development	Decision	Date of Decision
2022/3407/P	Erection of outbuilding in rear garden and 2m high timber fences on side boundaries of rear garden (Lawful Development Certificate [LDC] – Proposed).	Granted	04/10/2022
2022/1200/P	Demolition of existing single storey rear extension and conservatory and erection of new single storey rear extension.	Granted	12/07/2022
2022/1201/P	Erection of replacement garage and new single storey infill side extension plus installation of new ground floor window to side elevation to replace existing fenestration.	Granted	12/07/2022
2021/6216/P	Removal of WC extension to front entrance, installation of front rooflights and gable window, and replacement of all windows.	Granted	23/02/2022
2021/6221/P	Demolition of existing garage and erection of a new replacement garage with Electric Vehicle (EV) wall-mounted charger.	Granted	23/02/2022
2021/6229/P	Erection of rear dormer window and new gable detail to rear roofslope.	Granted	23/02/2022

Appeal Proposal

The appeal proposal relates to the enlargement of existing rear dormer and erection of new rear dormer with Juliet balconies.

Relevant Planning Policies

- National Policy

Paragraph 206 of the National Planning Policy Framework (NPPF) (2021) stipulates that LPAs should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- Development Plan Policies

Policy HC1 of the adopted London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The following adopted Local Plan (2017) policies are of relevance:

- Policy D1 (Design)
- Policy D2 (Heritage)

The following Fortune Green and West Hampstead Neighbourhood Plan (2015) are equally of relevance:

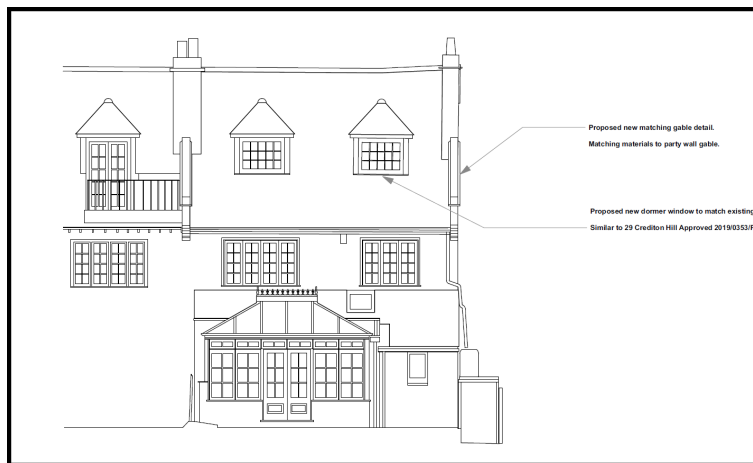
- Policy 2 (Design and Character)
- Policy 3 (Safeguarding and enhancing Conservation Areas and heritage assets)

Planning Considerations

Figure 4 shows a comparative view between what was previously approved regarding the additional rear dormer window detail and the appeal scheme. The proposed dormer windows related works are considered minor enlargement when compared to the approved scheme and that these are located well within the roof profile of the dwelling.

The proposal would also provide a good level of symmetry to the rear elevation of No. 15 and is considered to preserve the character and appearance of the Conservation Area. The dormers' shape/style with Juliet balcony features are similar to what can be observed at adjoining neighbouring property No. 17 – albeit smaller in scale and massing and with no balcony feature.

Figure 4 – Comparative Proposed Rear Elevations



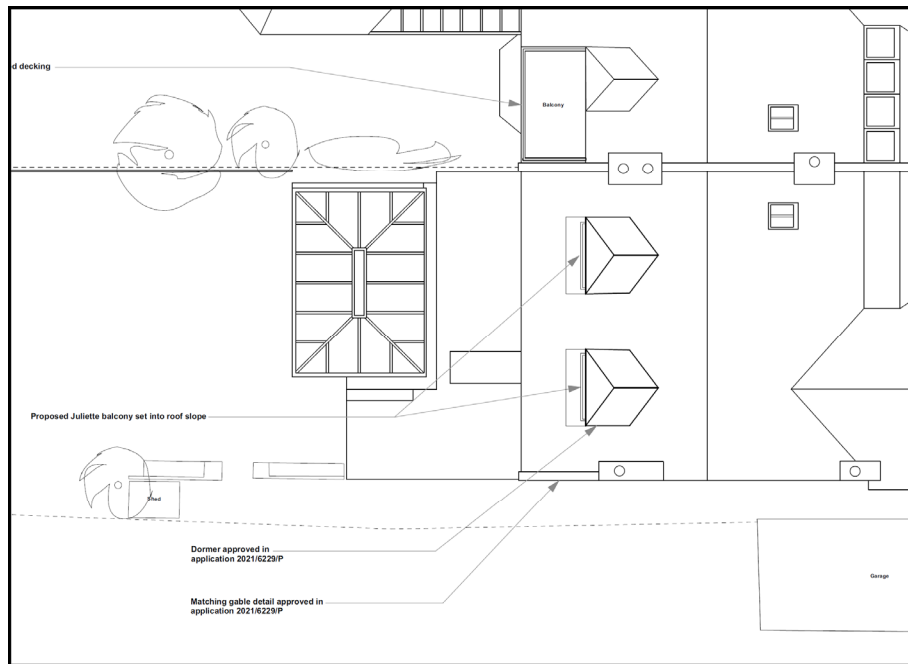
Proposed Rear Elevation (as approved under 2021/6229/P)



Proposed Rear Elevation relating to this appeal

In relation to the proposed roof plan of the appeal scheme (see **Figure 5**) it is clear that the proposed Juliet balconies are more modest in extent when compared to the balcony at No. 17.

Figure 5 – Roof Plan of Appeal Proposal



The below comparative perspective views of the approved scheme as well as the appeal scheme (see **Figure 6**) further demonstrates how the latter is considered to remain a modest pair of rear dormers with Juliet balconies and that these would remain as being within the roof profile of the dwelling.

Figure 6 – Comparative Perspective Views of Approved and Appeal Schemes



Approved Scheme



Appeal Proposals

In light of the above, we consider that the appeal proposals are modest in scale and massing and relate well to the main dwelling's roof profile. In our view, it would also continue to preserve the character and appearance of the Conservation Area and thus we respectfully request that the appeal should be allowed.

Yours faithfully,

Wai-kit Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Planning Consultant