
20 Crediton Hill, London, NW6 1HP

Planning Statement



Contents

1.	Introduction	1
2.	Site and Surroundings	3
3.	Planning History	8
4.	Proposal and Pre-Application	11
5.	Planning Considerations	16
6.	Conclusion	40

1. Introduction

1.1 This statement has been prepared in support of a full planning application on behalf of the applicants Sendi and Daniel Young. The scheme proposes:

‘Demolition of the existing of the existing building and the erection of a 2 storey (plus basement) family dwellinghouse.’

1.2 The proposed design has been developed in collaboration with a team of technical consultants. The team have provided expertise across planning, sustainability, energy and structural performance and arboriculture.

1.3 The design has evolved and responded to feedback from the team of technical consultants and also via public feedback, following a Public Consultation Event which was held with residents in March 2023.

1.4 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant planning policy documents.

1.5 This submission follows a recent approval of full planning permission in April 2023 (ref. no: 2022/0743/P) which granted consent for the following works: *“Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.”*

1.6 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals
- **Section 5** examines the main planning considerations
- **Section 6** draws our conclusions in respect of the proposals.

1.7 This planning statement is supported by, and should be read in conjunction with the following documents:

- **Completed Application Form, prepared by Savills Planning;**
- **Community Infrastructure Levy Form, prepared by Savills Planning;**
- **Existing and Proposed Drawings, prepared by Scenario Architecture;**
- **Design and Access Statement (DAS), prepared by Scenario Architecture;**
- **Sustainability and Energy Assessment, prepared by Envision;**
- **Part O - Overheating Assessment, prepared by Envision;**
- **Basement Impact Assessment – Addendum Letter to Revision 4, prepared by Milvum Engineering Services;**
- **Basement Impact Assessment dated February 2018 and supporting appendices B - D, prepared by Milvum Engineering Services;**
- **Drainage Statement and Flood Risk Assessment, prepared by SD Structures Ltd; and**
- **Arboricultural Impact Assessment Report, prepared by Landmark Trees.**

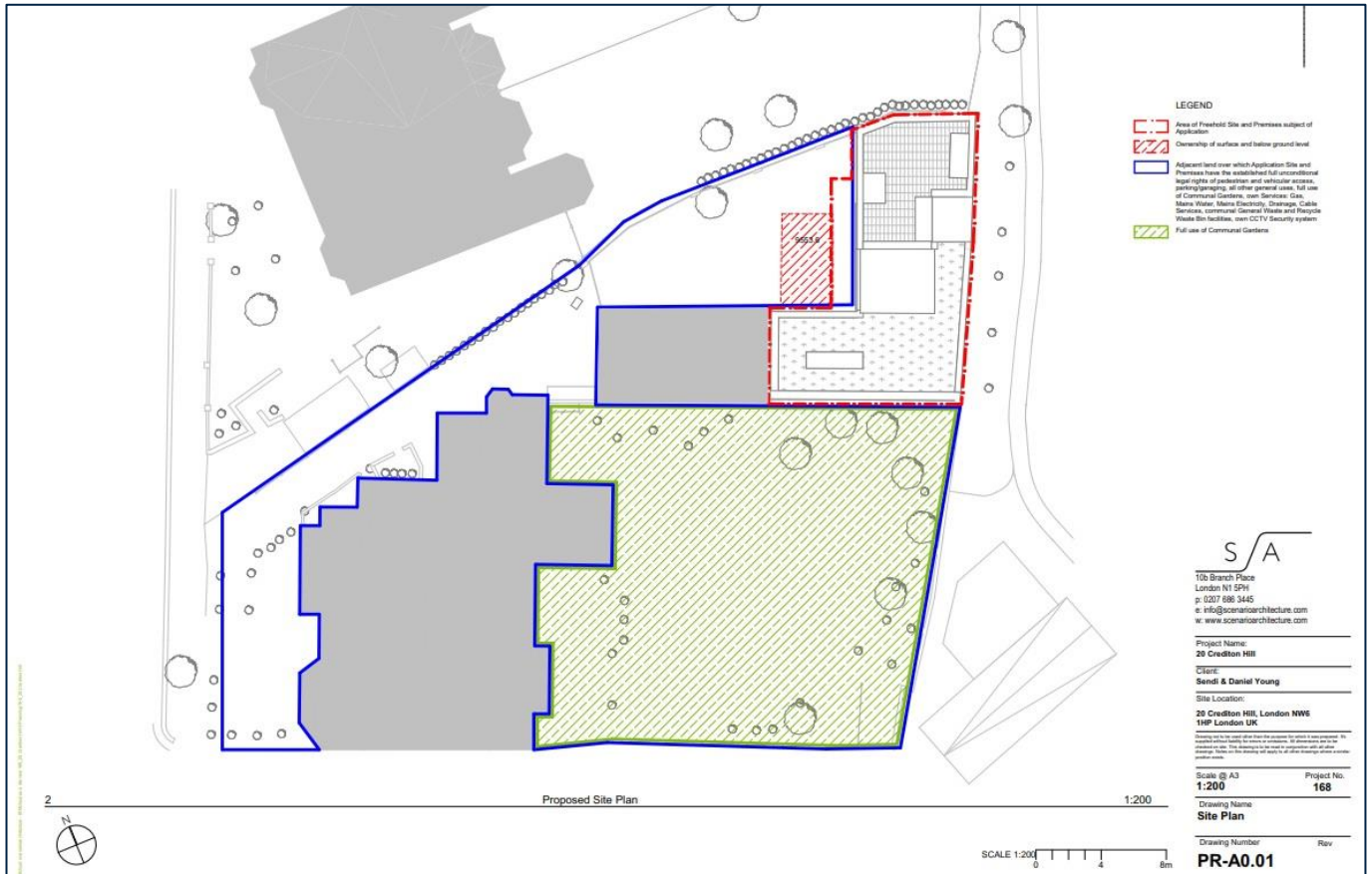
2. Site and Surroundings

Site Location

- 2.1 The property comprises a single-storey building located at the end of a narrow driveway, beside a cluster of six garages. The driveway is accessed to the side of the original building at 20 Crediton Hill.



- 2.2 The site is located within a 12-minute walk of West Hampstead Rail, Overground and Tube Stations in a south-westerly direction. The site is well served by frequent bus services which can be accessed most locally on Dennington Park Road. Consequently, the site benefits from a public transport accessibility level (PTAL) of 5, adjacent to areas with the rating 6a, indicating excellent levels of public transport accessibility.



Site Location

Site Description

2.3 The building, which is the subject of this application, was owned and used by a flat within the main block of 20 Crediton Hill and used as ancillary office space to this flat. The existing building was granted planning permission in 1985 (see history below).

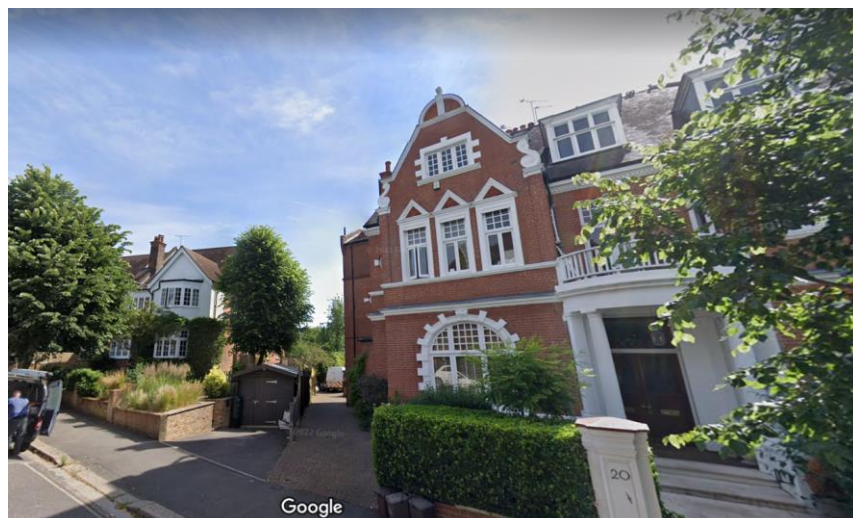
2.4 A basement extension was subsequently granted planning permission in 2018 and more recently full planning permission was granted for the property to be used as a standalone residential dwelling.

2.5 The premises are not connected to the main building and are indeed located approximately 10m away from the main building, with a communal garden and communal driveway in-between.



Existing building

2.6 The current garages have very limited visibility from Creden Hill due to the topography and their low-level nature.





Site Designations

- 2.7 The property is not a statutorily listed site, but it is located within the West End Green Conservation Area. The West End Green Conservation Area is centred on West End Lane and West End Green and includes the adjoining streets. The area is bounded by Finchley Road in the north, the West Hampstead Thameslink Station to the south, Hampstead Cricket Club Sports Ground to the east, and a serrated boundary edge to the west which is loosely defined as an area of more modest terraced houses.
- 2.8 The character of the area is centred upon the 'spine' of the curving West End Lane; this provides the busy route and shopping core to the area. The Green marks a widening of the lane around a green space with mature trees and is a relic of the rural past. To the east and west of the Lane, the side streets are lined with predominantly red brick houses and mansion blocks, a coherent area that was almost all built within 50 years.
- 2.9 To the rear of the site is Hampstead and Cumberland sports pitches, which are designated as Local Plan Open Space. There is a significant drop in the land at the rear, with the pitches much lower than ground level at the entrance to the application building.



View of the site from Hampstead Cricket Club

3. Planning History

- 3.1 20 Crediton Hill was originally constructed as a large single-family dwelling at the front end of an unusually large site, which covers substantial grounds between Crediton Hill (the main street) to the West and a 10-acre cricket ground to the East.
- 3.2 Due to a substantial difference in levels (between 3 – 3.5 metres) between the main street of Crediton Hill and the level of the cricket grounds beyond the rear garden boundaries of 20 Crediton Hill, most of these gardens have been formed over the raised made grounds.
- 3.3 In 1959 the owners of the main house at 20 Crediton Hill carried out major conversion works to the main building and substantial ground works to their large gardens.
- 3.4 The works involved the formation and construction of a shared drive along the side of the main building, the construction of 6 no. brick-built garages on their own separate plot and a separate large hard-paved forecourt to serve the rear end of the site with 4 no. garages.
- 3.5 Planning permission was subsequently granted in 1985 for the erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block. The report for this application stated that “Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission”.

- 3.6 In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.
- 3.7 More recently (in 2022) a full planning application was submitted to establish standalone residential status for the premises approved under the 2018 extant consent. This application was approved in April 2023.
- 3.8 The Officer's Delegated Report for the 2023 approval states that (with reference to the 1985 consent and condition no.4) the aforementioned condition was attached to prohibit the use of the premises as a standalone residential property, not because this was considered unacceptable, but as this would require further assessment and would trigger section 106 clauses for affordable housing and car-free.
- 3.9 The use of the existing site for standalone residential use is now established as per the latest extant consent.
- 3.10 According to the Council's online register, 20 Crediton Hill has the following planning history:

Reference	Description	Date	Decision
TP35804/14481	Erection of a range of six lock up garages at no. 20 Crediton Hill, Hampstead and the formation of a new means of access to the highway.	23.10.1961	Approved – Conditional
8501896	Erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block as shown on drawings no. 3010/1 and 2.	18.12.1985	Approved

2007/2959/P	Retention of basement level accommodation beneath existing garage for ancillary storage.	03.09.2007	Approved
2018/1012/P	Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden.	02.10.2018	Approved
2022/0743/P	Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.	12.04.2023	Approved

4. Proposal and Pre-Application

- 4.1 The proposal seeks to demolish the existing single-storey property on site, to allow for a complete rebuild that includes a new basement, ground floor and a mezzanine level.
- 4.2 For clarity, this application seeks permission for the following works:
- Demolition of the existing single-storey structure.
 - Construction of a new residential dwelling to comprise lower ground floor/basement, ground floor and mezzanine level living accommodation.
- 4.3 The design of the new dwelling has been developed by Scenario (the architects) with the intention of creating a contemporary yet sustainable family home. Conscious of the Arts and Crafts style which is a prominent feature of the local area, the new dwelling does not try and compete with this but rather offers a modern building that is lightweight yet durable, and clearly of its time.
- 4.4 The aspiration has been to improve the contribution of the site to the West End Green Conservation Area and deliver high-quality residential accommodation.
- 4.5 Utilising the existing built form, the proposals lean on the substantial difference in levels between the higher ground to the rear to the main house of 20 Crediton Hill and the cricket grounds to create a dwelling which is subordinate in relation to the main building and in relation to the neighbouring properties.
- 4.6 In terms of the setting of the new building on site, it remains fully concealed from the main street along Crediton Hill, with the new dwelling occupying a similar profile along the rear boundary to the East – maintaining the relationship with the cricket ground.

- 4.7 By virtue of the proposal's sustainable design, it creates a naturally lit and ventilated new dwelling with uninterrupted views along its eastern façade.
- 4.8 Access to the new dwelling is step-free and benefits from sustainable transport facilities, with new cycle parking accessible from the forecourt. The existing pedestrian and vehicular access remain unchanged from the existing situation, allowing access to the remaining garages.
- 4.9 Waste and recycling storage is strategically located (integrated into the northern façade), which is also accessible from the forecourt to allow for easy access for collection and disposal.
- 4.10 A green roof and PV panels have been incorporated at roof level, and ground source heat pumps have also been integrated, in order to meet the applicant's brief of creating a high-quality sustainable new home.

Pre-Application Consultation

- 4.11 Although the applicant did not engage in pre-application discussions with LB Camden, the proposal has been developed through an extensive community consultation and design development, utilising the expertise of a team of technical consultants.
- 4.12 To understand local views on the emerging proposal, letters and emails were sent to neighbouring properties in March 2023 inviting them to a Public Consultation Event at the existing site.

- 4.13 Circa 15-20 local residents attended the public consultation event and the consultant team (Savills Planning, Scenario Architecture and a representative from the Contractor) presented a PowerPoint presentation which explained the background to the site, the applicant's brief, the design approach and the resultant proposal (including concept architectural drawings and early-stage floorplans as well as high-level CGIs).
- 4.14 Following the conclusion of the presentation, the Consultant Team took questions from the attendees and answered these based on the information available at the time. The applicant and consultant team found the session very helpful in terms of understanding the views of the local residents and how the proposal could be improved.
- 4.15 A copy of the presentation material was shared with residents via email following the event, and some follow up correspondence took place between some of the immediate neighbours, especially no. 22 Crediton Hill and the Chairperson of the West Hampstead Cricket Club.
- 4.16 The applicant has met both immediate neighbours' pre-submission to understand their concerns in more detail.
- 4.17 The final design is carefully considered and responds to the feedback received. The following Table 1 shows the key points of the consultation feedback received vs the design response to adhere to/ overcome any comments.

Table 1 – Consultation Feedback vs Design Response	
Consultation Feedback	Design Response
<p>The southern facing windows are in close proximity with the communal terrace (which overlooks the cricket ground) between 20 Crediton Hill and the main house and leaseholders in the main house wish to use this sporadically and are concerned with overlooking.</p>	<p>Scenario Architecture have incorporated a bespoke design in relation to the louvres in this location.</p> <p>This allows natural light to come into the new dwelling, whilst retaining privacy towards the communal terrace.</p>
<p>The owners of no. 22 Crediton Hill were concerned with the impact on daylight/sunlight, overshadowing and overlooking of towards the rear of their property and rear garden.</p>	<p>Scenario Architecture have undertaken a Daylight and Sunlight Assessment which forms part of the Design and Access Statement.</p> <p>This study confirms that the proposal complies with the BRE Guidance in terms of its daylight and sunlight impact, passing the 25-degree, 45-degree rules and the 50% shading test.</p>
<p>The owners of no.22 Crediton Hill expressed concern in terms of the change in their aspect/view from the rear of their property towards the cricket pitch.</p>	<p>The proposal has been designed by the project team so as to be subordinate in nature to the main house at no. 20 Crediton Hill and also in relation to neighbouring properties.</p> <p>In response to comments received at the Public Consultation Event, the design has been amended in order to include a bespoke reflective surface within the elevational treatment which borders no. 22 Crediton Hill's rear garden.</p> <p>The effect of this bespoke reflective surface is that it allows the sky to be mirrored, in turn minimising the impact of the volume of the new dwelling.</p>



<p>Concerns were expressed by several residents in terms of how the new dwelling would be constructed and how construction impacts would be managed by the applicant to reduce disturbance in relation to noise, dust and access.</p>	<p>A representative from the Contractor was present as the Public Consultation Event and engaged with local residents.</p> <p>The appointment of a Contractor at an early stage has been deliberately done in order to develop the approach to demolition and construction in a holistic manner as the detailed design and planning application progresses.</p> <p>The applicant is committed to causing the least disruption possible and will ensure the Contractor signs up and complies with the Considerate Contractors Scheme.</p>
<p>The Cricket Ground Chairperson raised concerns at to the impact of overlooking of the cricket ground.</p>	<p>The existing property already overlooks the cricket ground is made of a glass façade across the entirety of the rear elevation.</p> <p>The proposal incorporates an innovative design of angled and manoeuvrable louvres, which can be opened and closed to natural light and ventilate the internal spaces and retain privacy for the occupants.</p> <p>This system will introduce appropriate screening between the boundary of the new dwelling and the cricket ground, ensuring the cricket ground is not permanently overlooked.</p>

5. Planning Considerations

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70 (2) of the Town and Country Planning Act 1990 (as amended) outlines the requirement for planning applications to be determined in accordance with the development plan for an area unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction of the National Planning Policy Framework (NPPF).

Adopted Development Plan

5.2 In this case the development plan comprises:

- The London Plan (March 2021); and
- LB Camden Local Plan (2017)

Camden Local Plan (2017)

5.3 The London Borough of Camden's Local Plan was formally adopted on 3rd July 2017 and sets out the future development of the borough over the plan period until 2031. The most relevant policies within this document are as follows:

- Policy H1 Maximising housing supply
- Policy H3 Protecting existing homes
- Policy H4 Maximising the supply of affordable housing
- Policy H7 Large and small homes
- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy A5 Basements
- Policy CC3 Water and flooding
- Policy C5 Safety and Security
- Policy D1 Design
- Policy D2 Heritage
- Policy T1 Prioritising cycling, walking and public transport
- Policy T2 Parking and car-free development

London Plan (2021)

5.4 The London Plan was adopted in March 2021 and is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London. The most relevant policies within this document are outlined as follows:

- Policy D6 Housing quality and standards
- Policy G1 Green Infrastructure

- Policy HC1 Heritage Conservation and growth
- Policy D10 Basement development

Other Material Considerations

5.5 In addition to the development plan, the following documents are material considerations:

- Revised National Planning Policy Framework (NPPF) (2021);
- Fortune Green and West Hampstead Neighbourhood Plan (2015);
- West End Green Conservation Area Appraisal and Management Strategy (2011); and
- Camden Planning Guidance on Amenity, Basements and Transport.

National Planning Policy Framework (NPPF) (2021)

5.6 The National Planning Policy Framework (NPPF) sits outside of the adopted development plan, however, is an important material consideration.

5.7 In relation to heritage assets, paragraph 194 states that LPAs should require an applicant to describe the significance of a heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage assets, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be.

West End Green Conservation Area Appraisal and Management Strategy (2011)

5.8 The West End Green Conservation Area Appraisal and Management Strategy describes the historic and architectural character and appearance of the area. The Conservation Area Appraisal states at page 16 with regards to key views in the area that: *“Less dramatic but still attractive are the views along Lymington Road and Crediton Hill and the area east of the Lane, with the tree-lined streets, gardens and varied roofscape, hinting of the garden suburb movement.”*

- 5.9 No.20 Crediton Hill (the main house) is included as a building which makes a positive contribution to the Conservation Area.
- 5.10 Crediton Hill is noted as being part of a collection of streets which are named after villages of south and west England. This area (The Houses – east) is defined by the large semi-detached and detached houses, homes for Edwardian professionals.
- 5.11 The Conservation Area Appraisal expands that Crediton Hill has large, detached houses. 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.
- 5.12 In relation to style and materiality, page 23 of the Conservation Area Appraisal highlights the Arts & Crafts style houses on Crediton Hill, noting a distinctive window type being the oval and stained glass examples on Crediton Hill and stating that balconies are inventive in this part of the area; there are examples in stone, timber, cast iron, with particularly good examples in Lymington Road and Crediton Hill.
- 5.13 Page 25 makes reference to West Hampstead Cricket Club and grounds as part of the character and appearance of green spaces, but only to note that to the east is the large green space of the cricket ground; however, this is hidden behind the houses on Crediton Hill and does not impact on the Conservation Area.

Main Issues

5.14 The following section sets out the key considerations of the proposed development in relation to planning policy and guidance under the following headings:

- i. Principle of the proposed works (including basement development);*
- ii. Design and Sustainability;*
- iii. Impact on the Conservation Area;*
- iv. Neighbouring Amenity;*
- v. Trees.*

i) Principle of the proposed works (including basement development)

5.15 Policy H1 of the Camden Local Plan and Policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan encourages the provision of housing. Housing is the Council's priority land use and is welcomed in principle in land use terms.

5.16 As set out earlier in this statement, the existing site is subject to an extensive and detailed planning history. It is important to recount this when assessing the acceptability of the latest proposal.

5.17 20 Crediton Hill was originally constructed as a large single-family dwelling at the front end of an unusually large site, which covers substantial grounds between Crediton Hill (the main street) to the West and a 10-acre cricket ground to the East.

5.18 Due to a substantial difference in levels (between 3 – 3.5 metres) between the main street of Crediton Hill and the level of the cricket grounds beyond the rear garden boundaries of 20 Crediton Hill, most of these gardens have been formed over the raised made grounds.

- 5.19 In 1959 the owners of the main house at 20 Crediton Hill carried out major conversion works to the main building and substantial ground works to their large gardens.
- 5.20 The works involved the formation and construction of a shared drive along the side of the main building, the construction of 6 no. brick-built garages on their own separate plot and a separate large hard-paved forecourt to serve the rear end of the site with 4 no. garages.
- 5.21 Planning permission was granted in 1985 for the erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block. The report for this application stated that *“Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission”*.
- 5.22 In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.
- 5.23 Planning permission was most recently granted for the site on 12th April 2023 for: *“Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.”* This consent is extant and is therefore a significant material consideration.
- 5.24 The Officer’s Delegated Report for the 2023 approval states that (with reference to the 1985 consent and condition no.4) the aforementioned condition was attached to prohibit the use of the premises as a standalone residential property, not because this was considered unacceptable, but as this would require further assessment and would trigger section 106 clauses for affordable housing and car-free.

5.25 The use of the existing site for standalone residential use was considered acceptable by Officers via the latest extant consent (2023). Therefore, the principle of development for residential use has been established for this site and the latest proposal should also be considered acceptable in Policy terms.

Impact of the Basement Development

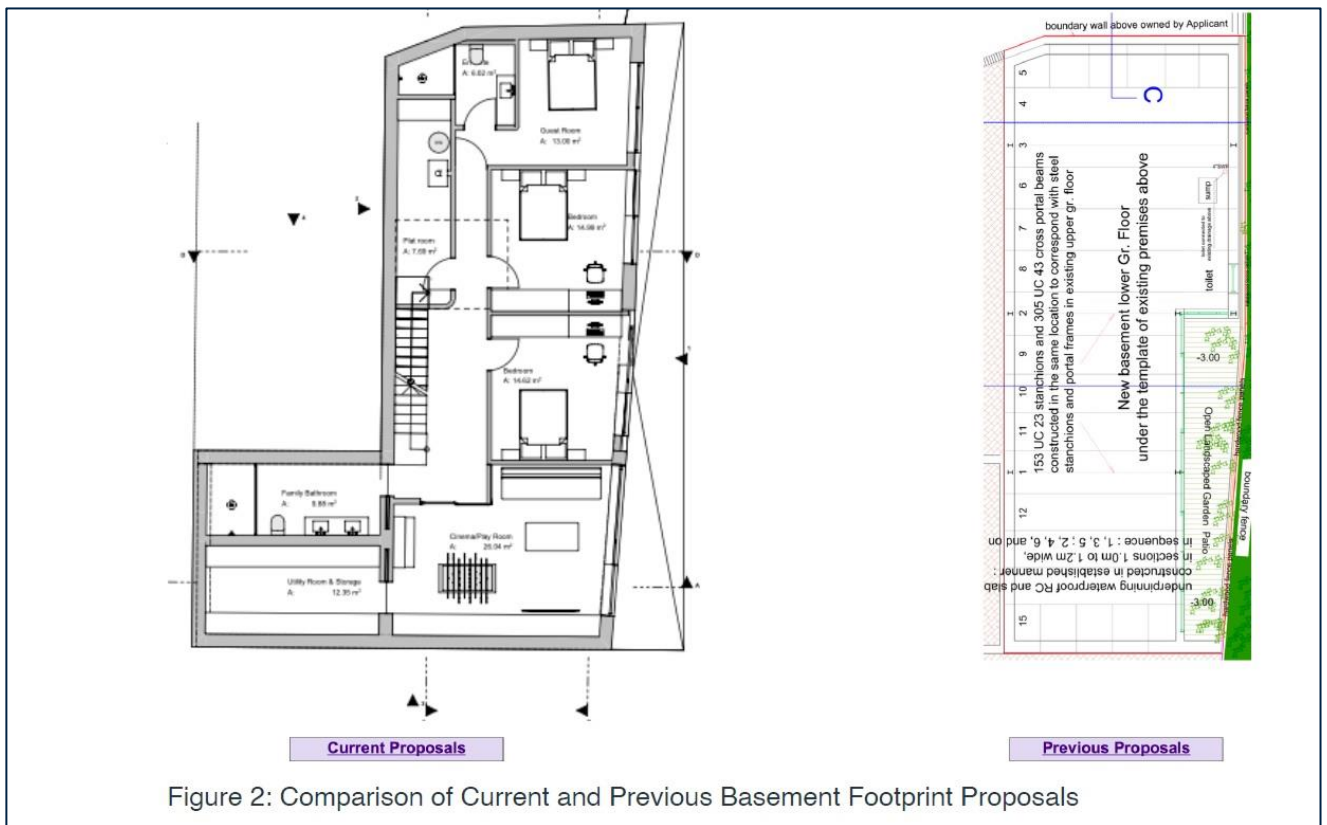
5.26 With regards to the physical works required to create the new basement structure, the proposal must comply with the requirements set out by Camden Planning Guidance - Basements (CPG, January 2021) and the Local Plan 2017: Policy A5 Basements.

5.27 Planning permission has previously been granted for the creation of a basement to occupy the entirety of the footprint of the existing end building, and this has been implemented. The proposal for a basement in this scheme similarly has it sitting beneath the footprint of the new building but there is no extension of the basement area beyond the footprint of the building into either the communal garden area or the front forecourt area and so there is no loss of garden space or trees of townscape or amenity value. An Arboricultural Impact Assessment is provided with the application.

5.28 The proposal will be single storey only, not extend beyond the footprint of the host building nor have any impact on the character and amenity of the area or the architectural character of the proposed building or the significance of heritage assets. In considering the amount of basement development in the context of 20 Crediton Hill as a whole site, the criteria relating to basement extent in Policy A5 will be met.

- 5.29 This application is supported by a Basement Impact Assessment (BIA) (dated 2018), a Basement Impact Addendum to Revision 4 letter (dated 11th May 2023) and Ground Movement Analysis, which have been prepared by Milvum Engineering Services. These documents should be referred to alongside this Planning Statement, the DAS and the wider application submission drawings in the assessment of the latest proposal.
- 5.30 As stated within the BIA Addendum Letter, planning permission was granted by the London Borough of Camden (LBC) on the 2nd of October 2018 for a basement at the site (Planning Reference 2018/1012/P).
- 5.31 A BIA was submitted (Ref MES/1611/PMA002, Rev 04, February 2018) and accepted as compliant with the relevant policies (CPG Basements; Local Plan Policy A5) by LBC's BIA Auditor, Campbell Reith (Ref 12727-81, Rev F1, August 2018). The referenced BIA, Audit Report and Planning Decision Notice are provided in Appendix A of the BIA submission report. These should be read in conjunction with this Addendum.
- 5.32 As noted within the Officer's Report on the latest extant consent (2023 approval), the basement works approved under the previous application are largely completed.
- 5.33 The current basement proposals have been compared with the granted basement proposals. Where differences to the proposals or changes in Policy are relevant, these are detailed in the Addendum Report, and the assessment has been checked and updated as required.
- 5.34 As previously, the proposal is for a single storey basement. The current proposals allow for demolition of the existing structure and an enlarged basement footprint (Figure 2 – see below). Previously, an underpinned construction methodology was to be adopted. Currently, underpinning and piled basement retaining wall options are being considered.

5.35 The main building (20 Crediton Hill) and the nearest neighbouring building (22 Crediton Hill) are >13m laterally from the proposed development works. The cricket club pavilion to the south is founded at or below proposed basement formation level.



Groundwater Flow, Surface Water Flow and Flooding

5.36 The BIA Addendum states that there will be no adverse impacts to groundwater or surface water flows, and the proposed development does not increase the risk of flooding. The conclusions of the BIA therefore remain valid.

Land Stability

5.37 The BIA Screening and Scoping for stability previously answered 'No' to all questions with the exception of:

- Q5 – the London Clay is the shallowest natural soil at the site.
- Q6 – there will be removal of a low-quality pear tree

5.38 The BIA Addendum states that Sections 5.2 and 5.3 of the BIA remain relevant and the conclusions unchanged; no significant impacts will result.

5.39 The BIA Addendum states that there is considered to be minimal ground movement influencing the garages, whilst the pavilion to the cricket club is founded at least 3.00m below the site level i.e. at or below proposed basement formation level. Therefore, whilst laterally within 10m of the proposed basement works, it is not considered to be impacted by any movements generated. Damage to the garages and pavilion structures can conservatively be estimated as falling within Category 0 (Negligible) in accordance with the Burland Scale.

5.40 The change in proposed basement area does however bring the basement closer to the nearest habitable structures (20 Crediton Hill and 22 Crediton Hill). On this basis, Q13 relating to differential depth of foundations with neighbours, is now considered to result in a 'Yes' response. Section 5.4 remains relevant although additional assessment is also required.

- 5.41 There is a basement level partially underlying the main house at 20 Crediton Hill with shallow foundations beneath the rest of the structure. There is no basement at 22 Crediton Hill and all foundations are considered to be shallow. These properties are >13m away from the proposed works. Considering a conservative assessment of potential ground movements, the zone of influence from the works may extend up to 4 x the proposed excavation depth, broadly as described in CIRIA C760.
- 5.42 It is therefore considered that these properties are on the periphery of the zone of influence and could be potentially impacted by the works. A ground movement assessment (GMA) is therefore required and presented in the BIA Addendum section, including a check on the movements generated by the alternative construction methodologies currently being considered by the Structural Engineer.

Land Stability – Ground Movement Assessment

- 5.43 The ground movement assessment concludes that Burland Category 0 to 1 damage (Negligible to Very Slight) is predicted for the immediately neighbouring buildings. This is classified as hairline cracks of <0.1mm to fine cracks of <1mm, which should not require repair or can easily be re-decorated if discernible. This category of damage does not constitute structural damage. With the works being undertaken in a controlled sequence by an experienced Contractor and supervised by the Engineer, Category 0 to 1 damage to neighbouring structures is considered feasible.
- 5.44 The assessments undertaken indicate that the conclusions of BIA Rev04 remain valid and that there will be no adverse impacts to groundwater or surface water flow, no increase in flood risk, and no significant impacts to neighbouring structures as a result of the proposed works. Therefore, the works are considered to be compliant with LBC's policies and guidance.

ii. Design and impact on the Conservation Area

- 5.45 The proposal seeks to demolish the existing single-storey property on site, to allow for a complete rebuild that includes a new basement, ground floor and a mezzanine level.
- 5.46 For clarity, the application seeks permission for the following works:
- Demolition of the existing single-storey structure.
 - Construction of a new two-storey (plus basement) residential dwelling to comprise: lower ground floor/basement, ground floor and mezzanine level living accommodation.
- 5.47 The buildings on site are modern and not considered to represent heritage assets. Their removal is considered to be entirely acceptable and there is an opportunity to provide a new built form of better quality. The proposed scheme is relatively minor in scale and nature and has been sensitively designed to ensure no harm to the local area, whilst allowing for an enhancement of the existing property for its occupiers. The aim has been to construct a lightweight, contemporary yet durable new dwelling that meets the ambitions of Policy D1 of the Local Plan.
- 5.48 Utilising the extent and scale of the existing built form, the proposals lean on the substantial difference in levels between the higher grounds to the rear of 20 Crediton Hill and Hampstead Cricket Ground to achieve a dwelling which sits comfortably within its immediate context. The scale and massing of the proposals is informed by the existing built form on site. There is limited increase in height and the basement level would not be visible from the street but will be revealed on the cricket ground side. The overall scale of the scheme ensures that the new building remains very much as a subservient or subsidiary element to the main houses on Crediton Hill and so does not compete with them. In this way, the scale and form respects local character and context.

- 5.49 While the proposals make good use of the site, the setting of the building has been designed so that the new dwelling remains largely concealed from the main street of Crediton Hill. It will sit quietly and unobtrusively in the street scene in a similar way to the current buildings. As the image below shows, the scale of the building will be minimal compared to the frontage houses along Crediton Hill and will be an appropriately scaled form of backland development.



Proposed view from Crediton Hill

- 5.50 The architectural approach is contemporary and driven by sustainability. Due to the discreet nature of the site, it is considered that there is an opportunity here for an individually designed dwelling to come forward. Policy D1 acknowledges that high quality contemporary design which responds to context can be welcomed. Paragraph 7.3 states that *“the Council will welcome high quality contemporary design which responds to its context, however, there will be some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it”*.

5.51 The site's context is currently one of 'backland' ancillary buildings. The new building will continue to be ancillary in nature and purposely does not seek to draw on the materiality or style of the Arts and Crafts buildings along the road. It is considered that this would create confusion and therefore an individual, contemporary designed is felt to be a more preferable approach, one that is more appropriate to the more open and green setting formed by the cricket ground and back gardens area. By largely aligning with the current built form, the new dwelling will respond to the existing urban grain, open spaces, gardens and streets of the surrounding area but architecturally it seeks to be distinct and be read as a 21st Century element.



Proposed view from before gate



Proposed view from the cricket field

5.52 Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council requires that (amongst other things) developments respect local context and character, preserve or enhance the historic environment and heritage assets in line with Policy D2 Heritage, are sustainable in design and construction (incorporating best practice in resource management and climate change mitigation and adaptation), and comprise details and materials that are of high quality and complement the local character.

5.53 The design of the new dwelling has been developed by Scenario Architecture with the intention of creating a contemporary and sustainable family home that enhances its surroundings.

5.54 As can be understood by reading the DAS, the proposed design has been influenced by three main aims:

- To design a high-quality family home;
- To create a sustainable and energy efficient home; and
- To improve the site's relationship with the setting and character of the Conservation Area.

- 5.55 As set out within the DAS on page 9, all Scenario Architecture projects begin their design process with a very detailed analysis of the brief. Thorough interviews take place with all the members of the architectural team to define the “scenarios” of each component throughout a typical day, season and often looking ahead to the foreseeable future.
- 5.56 Running in parallel, is the consideration of the external principles that affect each individual site; such as the site’s context, the topography and planning constraints. These help to set the parameters and formulate the initial achievable envelope.
- 5.57 The sub-headings below describe in detail the approach and design solutions which have been incorporated in order to create the proposed dwellinghouse.

Layout and Massing

- 5.58 From the outset of the design process, Scenario Architecture were focussed on meeting the applicant’s brief for this site, which was to create an open-plan, modern family home. The applicants often work from home and therefore required a dedicated space for two private offices alongside their main living spaces. This specific request resulted in a volume over two floors, basement and ground, which hosted almost all of the functions needed.
- 5.59 The proposal is 300 sqm in total and is laid out to include: an open plan kitchen, dining, living room and master suite at entrance level. The floor below includes 3 bedrooms, 1 play area, one family bathroom, utility a room and a plant room. Above the living room, a terrace and workspaces occupy the mezzanine level.
- 5.60 In order to meet the requirements of planning policy, as well as the minimum national space standards, the addition of a mezzanine level above the entrance was sought to be necessary. The choice of its location came from a careful consideration of orientation, light and visual impact from the neighbouring properties; no.20 and no.22 Crediton Hill.

- 5.61 Having the mezzanine along the northern boundary allows the proposed development to benefit from a generous double height space above the living room which brings light and helps with heat dispersion (natural ventilation), without leaving the ground floor exposed to the communal forecourt. This volume in turn helps balance the higher volume of the mezzanine with the lower one of kitchen and diner, which matches in height the existing garages to the south.
- 5.62 With regard to the proposed scale and massing, the front elevation has been deliberately designed to create a strongly defined entrance, and to help establish clear legibility when approached from the forecourt.



Proposed view from forecourt

- 5.63 Towards the neighbours and No. 22 Crediton Hill, the volume proposed is higher than the existing fence by 1.8m. However, the increase in height is considered modest and has been orientated so as not to interfere with the neighbour's main outlook towards the cricket field.
- 5.64 Towards the centre of the site, the height of the volume decreases to 5.45m (with the distance measured from the forecourt level). This middle volume is lightweight and links the northern wing that houses the top mezzanine with the southern wing that houses the kitchen and dining area.
- 5.65 The lowest volume to the South measures 3.45m in height from the level of the shared garden. The height is sympathetic to the adjacent garage and does not exceed its ridge, framing the dwelling appropriately within its surroundings.
- 5.66 Overall, the proposed development will allow for a significant improvement to the standard of accommodation, through an increase in useable floor space, improved standards of light due to the installation of manoeuvrable angled louvres and an improved internal layout. The proposed development will offer a high-quality living environment fit for modern living, and thus is considered to be in accordance with London Plan and Camden Local Plan policies.

Sustainability and Energy Efficiency

- 5.67 Camden Local Plan Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Local Plan Policy CC2 adds that development should be resilient to climate change and all development should adopt appropriate climate change adaptation measures.
- 5.68 Sustainability and energy efficiency are at the heart of the design proposal. A Sustainability and Energy Strategy and a Part O – Overheating Assessment have been prepared by Envision and are submitted in support of the proposal.

5.69 These reports explain how sustainable features have been incorporated to improve the environmental performance of the building in order to create a high-quality new dwelling.

5.70 Regarding the conservation of energy and materials, there are the following design considerations:

- The proposal seeks to maximise direct daylight to the ground floor level, which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations.
- External materials are self-finishing; they are unlikely to need renewal for years.
- The design also incorporates a green roof that has a considerable effect on the overall sustainability of the project. Green roofs have been shown to impact positively on a building's energy consumption by improving thermal performance, although the level of difference this makes depends on daily and seasonal weather conditions. They can also improve local air quality by mitigating the urban heat island effect as well as encouraging biodiversity. Additionally, they help to attenuate rainfall, reducing the rate of surface run off.
- 32 sqm of PV solar tiles are to be installed on part of the roof.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

5.71 All these elements have altogether helped the proposed development respond efficiently to the clients' brief and provide for a healthy future living environment. The measures (once adopted) will mitigate the overheating issue and allow the dwelling to achieve a 62% reduction in carbon emissions compared to a notional existing building baseline. This minimises pollution, footprint of the development and reduces water use, proving to be a sustainable development.

5.72 Assessed as a whole and based on the findings within the supporting Sustainability and Energy Strategy and Overheating Assessment, it is considered that the proposal complies with Local Plan 2017: Policies CC1 and CC2.

Character and Appearance

- 5.73 With reference to Paragraph 199 of the NPPF, ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation ... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
- 5.74 The site is considered unlisted, although no. 20 Crediton Hill (the main house) is considered to make a positive contribution to the West End Green Conservation Area. The Conservation Area Appraisal notes that in relation to style and materiality, there are noticeable Arts & Crafts style houses on Crediton Hill, with distinctive window types being the oval and stained glass examples on Crediton Hill and features including innovative balconies are common in this part of the area (there are examples in stone, timber, cast iron, with particularly good examples in Lymington Road and Crediton Hill).
- 5.75 The design of the new dwelling has been developed by Scenario Architecture with the intention of creating a contemporary yet sustainable family home. Conscious of the Arts and Crafts style which is a prominent feature of the local area, the new dwelling does not try and compete with this but rather offers a modern building that is lightweight yet durable.
- 5.76 The entire dwelling will be clad in grey aluminium louvres, and all glazed openings will be double/triple glazed aluminium profiles – powder coated in grey tones. This will mean that they are unobtrusive.
- 5.77 Large, glazed areas are louvred to avoid overlooking or restricted to the areas where they provide key views of the shared garden and the cricket field.
- 5.78 The roof around the living areas will be covered with an extensive green roof, and the one above the mezzanine with PV tiles, laid horizontally, covering a surface of 32 sqm.

- 5.79 As noted within the section in this statement on pre-application engagement, the proposed development has been revised since its original conception, taking on board feedback from local residents and the Cricket Club to enhance the overall design and respond to particular points regarding the setting of the proposed building, and its impact in terms of daylight & sunlight and overlooking. The façade facing No. 22 Crediton Hill's garden will also be clad with a reflective material, in order to improve the visual outlook.
- 5.80 Outside of the approach to the materiality, it is also important to recognise that the property has been subject to an extensive planning history from 1959 to the present day. Whilst the main building maintains its prominence at street level, the rear property has undergone several iterations of design from originally being an ancillary office space to recently being established as a standalone residential dwelling.
- 5.81 Despite the implementation of the 2018 consent and partial completion of the associated basement works, as well as the recent approval for standalone residential use, the existing structure is not considered to add to the character of the West End Green Conservation Area.
- 5.82 The existing property currently detracts from the appearance and setting of the main house and indeed the wider Conservation Area. The removal of this existing structure and its replacement with a high-quality contemporary and sustainable building is considered to result in a well-designed scheme, which will bring notable benefits towards the heritage asset as well as creating a modern, spacious family home. It is noted that the Conservation Area Appraisal describes houses in the area as being "originally built for suburban, prosperous professionals, the house exudes a quirky English domestic architecture. The Arts and Craft details and gardens enhance this suburban scene". As explained earlier, the proposals do not seek to copy or pastiche the Arts and Craft buildings on Crediton Hill and elsewhere. This would be a wrong approach in our view. However, the proposal can be considered to be an example of 21st Century domestic architecture borne out of contemporary use of materials and driven by sustainability principles; a modern contribution to quirky character.

5.83 Consequently, the proposed demolition and replacement with a high-quality new dwelling is considered acceptable in principle and would not result in harm to the heritage asset that is the Conservation Area. The replacement dwelling seeks to enhance the contribution to the site and the Conservation Area as a whole by creating a high-quality new home which uses sustainable materials.

iv. Amenity

5.84 Camden Local Plan policy H6 is relevant with regards to the amenity of proposed housing.

5.85 The dwelling will enjoy good light and aspect and also includes an external terrace deck which will provide external space. All of this will create a high-quality family home and so overall it is considered that the proposals comply with Local Plan 2017: Policy H6.

5.86 Policy A1 seeks to protect the quality of life of occupiers and neighbours. As noted within the extant consent's Officer's Report, the building is not located directly adjacent to any other residential buildings. There would be no impact in terms of loss of privacy from the use of the premises as a standalone dwelling. The building does not directly face any other residential buildings. The closest buildings are the private garages at the front of the site. The main building for 20 Crediton Hill is located on the other side of these garages. Careful design of the elevations, particularly through the use of louvres, ensures that there is no loss of privacy for existing neighbours.

5.87 While it is acknowledged that the increase in height from a single storey to 2-storeys will result in a modest difference in outlook to neighbouring properties. However, given the distance between the proposed building and the existing properties at nos. 20 and 22 Crediton Hill, this is not considered to result in loss of outlook for neighbours. The view will be different with a slightly more pronounced built form, but it does not cause an undue sense of enclosure. A series of visuals from the neighbouring properties have been prepared and are included within the DAS to help demonstrate that the change in view does not result in an overwhelming sense of enclosure for residents of these properties.



Proposed view from No.22 - first floor



Proposed view from No.22 - garden



Proposed view from No.20 - first floor



Proposed view from the shared garden with No.20

5.88 It is also pertinent to note that the daylight and sunlight analysis within the DAS concludes that the new dwelling will comply with the 25 degree and 45-degree rules. The new dwelling is located far enough away from neighbouring properties to have any impact on existing sunlight and daylight levels. The DAS also concludes that the impact of overshadowing to no. 22 Crediton Hill is under the 50% shading requirement test and is therefore also compliant in BRE Guidance terms.

v. Trees

5.89 The impact on trees was assessed under the original application (2018) and the extant consent (2023) concluded that there would be no further impact on trees in the current application, given there are no further external changes proposed. A condition was attached that the works are in accordance with the tree protection details previously approved and this is expected to be reapplied as part of the latest proposal.

5.90 This application is supported by an updated Arboricultural Impact Assessment (AIA) which has been prepared by Landmark Trees. It concludes that the proposal will not have any significant impact on either the retained trees, the West End Green Conservation Area or wider landscape thereby complying with Policies G1 and G7 of the London Plan and Policies A2, A3, D1 and D2 of the Camden Local Plan (2017).

6. Conclusion

- 6.1 The proposal has been through extensive design development, assisted by the expertise of a team of technical consultants. In summary, the proposals comprise the demolition of the existing structure and the construction of a two-storey (plus basement) dwellinghouse to create a high quality and sustainable family home.
- 6.2 The latest proposal builds upon the extant consent, with a modest increase in floorspace, albeit creating a more open plan and coherent contemporary building which sits comfortably within the site and its surrounding context. The physical works being sought for the site have been found to be acceptable, policy compliant and indeed beneficial to the heritage asset.
- 6.3 In summary, the scheme would provide benefits to the Borough by creating a larger family sized home of generous proportions in response to the applicant's needs, as well as improving the condition and setting of the Conservation Area and thereby at the very least preserving its special architectural interest and character.