

Camden Planning Department
5 Pancras Square,
Judd Street,
London, WC1H 9JE

11 Portsdown Mews
Temple Fortune
London NW11 7HD

22nd March 2024

Re: 3 Crediton Hill, London, NW6 1HT

Proposed Rear and Side Extension, front bay to replace existing garage bay, garden outbuilding, terrace and boundary Treatments.

Heritage Statement Planning Application.

This heritage statement has been prepared to support a Planning Application for the proposed rear and side extensions, garden outbuilding and other works.



OS MAP

1.0 Site Location and Context.

3 Crediton Hill is located on the southern and west side of Crediton Hill and is a semi-detached Edwardian building (not Listed) within the West End Green Conservation Area.

2.0 Site History

The subject site is located at the southern part of Crediton Hill, it is amongst a mix of large detached and semi-detached Edwardian properties. The property is semi-detached and joined to No. 5 Crediton Hill.

The building is noted in the Conservation Appraisal as having a positive contribution to the area. The façade is of red brick, stone window surrounds and timber windows. It features a stone-capped front gable, clay tile roof and brick chimneys. The area bounded by West End Lane and Hampstead Cricket Club includes Lymington Road and Crediton Hill running North-South, the primary use in the area residential.

3.0 The Proposal

The proposal is to replace the existing single storey conservatory to the rear of the property for a new extension. To also construct an extension over the existing side passage, replace the front garage bay with new bay extension, window and a pitched roof. At main roof level there are two rooflights and the rear dormer is to be replaced with a wider dormer.

The extension is to have a new long rooflight and rear glazed sliding doors.

A new small side window is proposed at first floor level.

A new garden outbuilding, new rear terrace and barbecue area is proposed along with two external air-con units located at the side between rear and side extensions (refer to sound test report).



SITE PLAN

3.1 The Front Elevation

The front elevation is enhanced by the removal of the garage door and replacement of a new bay and window. New railings and gates are proposed, keeping to a traditional detail.



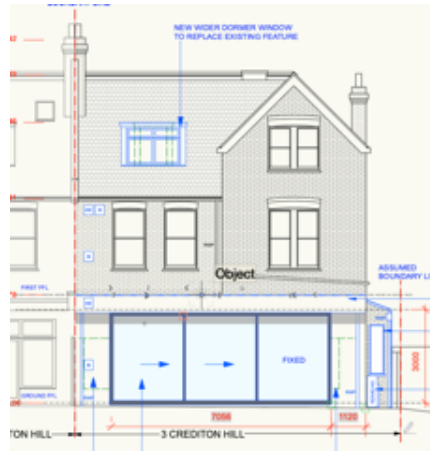
FRONT ELEVATION

3.2 The Rear Elevation

The proportion of the extension remains respectful of the existing neighbouring buildings. It is important to note that neighbouring houses on this side of the street have substantial extensions (houses nos. 5-11) as well as house no. 16 Fawley Road. Both 11 Crediton Hill and 16 Fawley Road have well considered contemporary extensions. Refer to Item 5.0, Planning precedents.



REAR OF HOUSES ARIAL VIEW



PROPOSED REAR ELEVATION.

4.0 Proposed Material and Finishes.

The proposed material for the frontage is to be red brick, stone window surrounds, timber windows, stone paving, brick front boundary walls and railing.

The rear extension is to be a rendered wall with wide sliding doors, stone terrace and walls and a rear garden outbuilding combining rendered walls and a timber deck.

4.1 Access

The extensions will provide much needed additional space for a large family, this will include an open-plan rear kitchen-dining-living space to replace the uninhabitable conservatory.

The proposal will have no impact on refuse delivery.

Pedestrian access will be via the new front gate and existing front door.

Vehicle access will be via the new front driveway gate and will not increase parking demands.

5.0 Planning Precedents.

- A. No. 16 Crediton Hill – Conversion garage to habitable room and new bay window – Approved 14.10.2016 (Ref:2016/4515/P) - obtained Planning Approval for the removal of the garage for a new bay and window.
- B. No. 8 Crediton Hill – Single storey extension and rear dormer – Approved 07.11.2018 (Ref: 2018/3517/P) obtained Planning Approval for a generous rear extension with wide glazed doors.
- C. No. 15 Crediton Hill – Single Storey Outbuilding and fence – Approved 03.03.2023 (Ref: 2022/5543/P) - obtained Approval for a large outbuilding and a rear dormer (separate applications).
- D. Nos 9 Crediton Hill and 16 Fawley Road: Have large rear extensions and generous glazing.
- E. No. 2 Crediton Hill – Erection of a Single Storey Rear Extension to an existing dwelling house - Approved 13.08.2012. (Ref: 2012/3307/P)

6.0 Conclusion

The proposal to the rear of the property will not be visible from the street and thus not detract from the street scene and conservation area.

The frontage remains sympathetic to the traditional details of the street scene picking up the distinctive character of buildings in the street.

The proposed works seek to enhance the property both at front and rear. We believe that buildings in this conservation area can sustain some degree of alterations to accommodate continuing and new uses.

On the basis of the above, we hope the planning and conservation department look favorably to support this application.

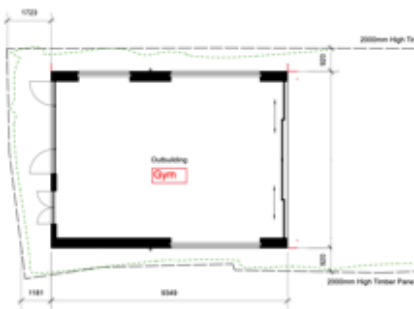
Note: Refer below for planning precedents.



16 Crediton Hill - Ex Street Elevation.



16 Crediton Hill – Prop Street Elevation.



15 Crediton Hill – Outbuilding



15 Crediton Hill – Outbuilding

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8 CREDITON HILL PLAN.



8 Crediton Hill – Rear Elevation



16 Fawley Road 9 Crediton Hill