

# **Heritage statement**

## **19 Crediton Hill , London, NW6 1HS**

*Presented by Hampstead Architects*  
*13th of June 2024*

### **1. Introduction**

This heritage statement accompanies a planning application to the above property, this statement is to be read in Conjunction with the Design and Access statement submitted for this application.

This document wants to put in context the design proposals in compliance with Town and Country (GDP) Order 2010 and subsequent amendments. The National Planning Policy Framework (NPPF) states at paragraph 194 (16. Conserving and enhancing the historic environment) that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’. In order to meet this requirement, we prepared this Heritage Statement to inform and accompany proposals affecting heritage.


In addition we have carefully studied Camden Local Plan | Design and Heritage | Policy D2 to comply with Parts ‘e’ to ‘h’ of Policy D2 (Heritage) of the adopted Camden Local Plan as well as “West End Green Conservation Area Appraisal and Management Strategy”.

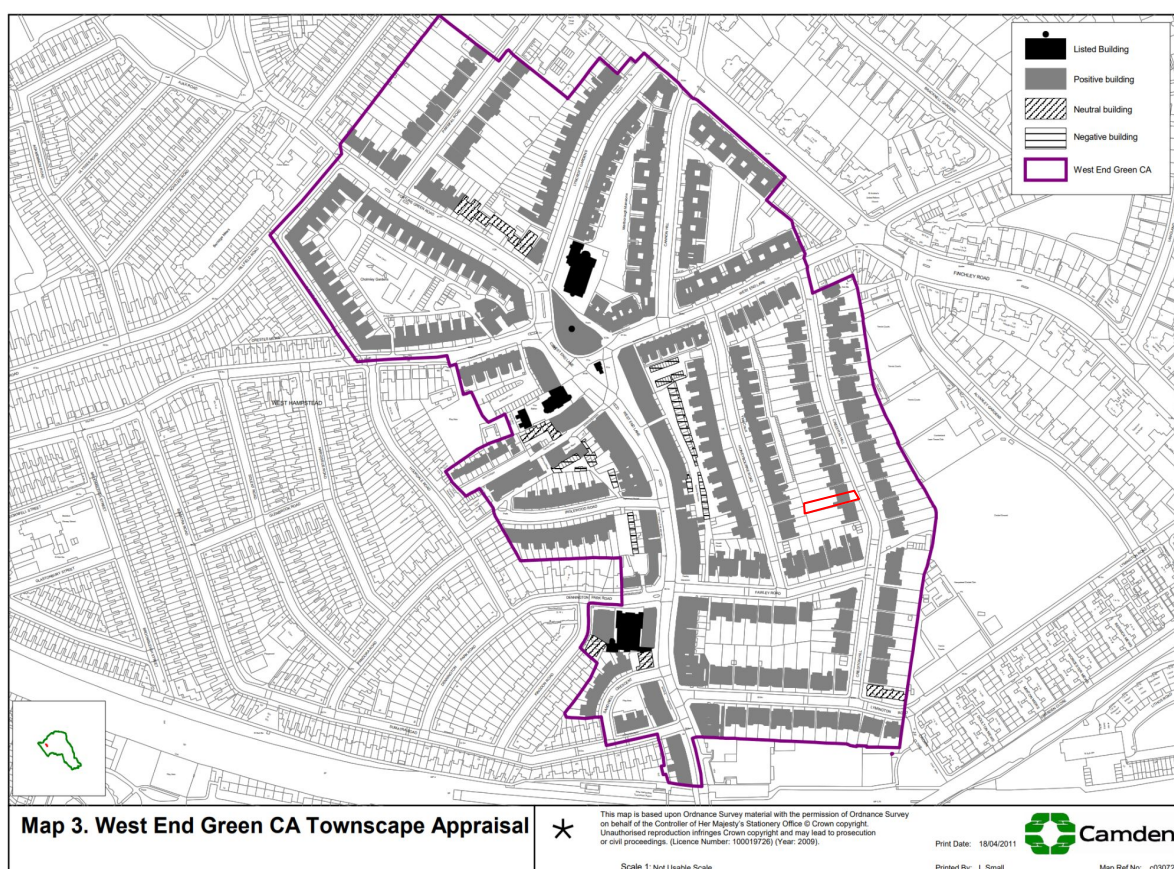
## 2. The Site and Surroundings: Location

This property is situated on Crediton Hill, a renowned residential area. It's conveniently flanked by Finchley Road and Froggnal station to the east, and West Hampstead station to the southwest.

West End Green is an area of special interest with special history and character. The area comprises a homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the historical village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.

19 Crediton Hill falls under those buildings that make a positive contribution to the area and are a core reason for the conservation area falling as designation and significance as part of the development at the end of nineteenth and turn of the twentieth century.

 Site 19 crediton hill



### **3. Planning application Description:**

The application seeks approval for introduction of a front dormer with double-glazed timber windows that matched existing look and style, including traditional division patterns.

This modest addition will significantly enhance my client's use of the space, which is currently quite dark, with much of the room situated under a low-sloped surface.

The planned front roof dormer is meticulously designed in accordance with existing examples in the neighborhood to ensure it does not dominate the building's appearance or its historical character. It aligns with the scale of other extensions in the vicinity that have already received approval, thereby offering a harmonious addition to the existing structure without compromising its setting.

The West End Green Conservation Area Appraisal and Management Strategy notes that Crediton Hill is a tree-lined street with a "varied roofscape" (p15). This is evident from the photos included in this document which show not only the variety of the style of house surrounding 19 Crediton Hill but also the variety of roofscapes of those houses that are similar in character to it. Front dormers are prevalent in both cases. For those of a different style (eg 13, 20, 22 and 41) but also fully 40% of the 10 similarly styled houses (28, 29, 36 and 38). Indeed, given that 47 and 49 are some distance away at the top of the hill, front dormers are a feature of every other house of a similar style in the cluster around 19 Crediton Hill.

As such, we do not consider that this is a road on which extensions to front roof slopes could be said to break the "important, regular composition of roof lines and so harm the appearance of the conservation area" (p43). That concern seems applicable to the terraces (largely west of West End Lane) as explicitly noted in the document in relation to the contribution of buildings (p21) where roofscapes are only mentioned in relation to the terraces and (p17) where important, regular roofscapes are noted as being beneficial to Inglewood Road and Sandwell Crescent; roads with an entirely different character to Crediton Hill.

We believe that this modest dormer, with its selection of crafted materials that match the existing roofscape, will comply with the West End Green Conservation Area requirements to preserve the "regular composition of the roof lines and "not harm the appearance of the conservation area.



Photographic reference of existing dormers located in the neighbouring properties of same look and style, in particular to 28 and 29 , but also the roofscape at 36 and 38.





### 3. Photographic evidence Dormer Design Proposal

Existing



Proposed



Photographic reference of existing dormer at property number 29, used as a reference for the look and style for the dormer design.



**29 Crediton, London, NW6 1HS**  
Roof front dormer