

Application ref: 2023/5189/P  
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Date: 31 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Scenario Architecture  
10b Branch Place  
London  
N1 5PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 Crediton Hill**  
**London**  
**NW6 1HP**

Proposal:  
Replacement of existing curved roof with pitched roof

Drawing Nos:  
Site Location Plan LO-A-01 A, PR-A0.01 rev A, PR-A1.01, PR-A1.02 rev A, PR-A2.01 rev A, PR-A2.02 rev A, PR-A3.01 rev A, PR-A3.02 rev A, EX-A0.01, EX-A1.01, EX-A1.02, EX-A2.01, EX-A2.02, EX-A3.01, EX-A3.02, Material Palette (Scenario Architecture, received on 3/7/2024).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan LO-A-01 A, PR-A0.01 rev A, PR-A1.01, PR-A1.02 rev A, PR-A2.01 rev A, PR-A2.02 rev A, PR-A3.01 rev A, PR-A3.02 rev A, EX-A0.01, EX-A1.01, EX-A1.02, EX-A2.01, EX-A2.02, EX-A3.01, EX-A3.02, Material Palette (Scenario Architecture, received on 3/7/2024).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out with the materials in accordance with the approved Material Palette Document (by Scenario Architecture, received on 3/7/2024).

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the existing curved roof and the erection of a pitched roof, with rooflights and PV panels.

The application site is a single-storey standalone self-contained residential dwelling located to the rear of 20 Crediton Hill, within the West End Green Conservation Area.

The roof would be largely dual pitched, with four saw-tooth sections containing north-facing rooflights and south-facing PV panels. The south portion of the roof would also have PV panels on the pitched section, and rooflights facing north. Although there would be an increase in height, the roof form would remain subordinate to the building and would not dominate the building. The saw-tooth element would be visible from the rear, however it would be behind the pitched element on the west/front elevation, and therefore would not be visible from the front. The roof would be finished with a red/brown metal in accordance with the materials detailed in the approved material palette. Overall, the roof would have a contemporary and geometric form which is considered appropriate to the design of the building. For this reason, it is considered acceptable in this specific case. The roof would allow for PV panels and north facing natural light into the building which would improve the sustainability credentials of the property which is welcomed.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity

of adjoining residential occupiers. Given the distances to neighbouring occupiers and the orientation of site, the increase in the height of the roof would not adversely affect neighbouring occupiers in terms of loss of daylight, sunlight, and sense of enclosure. The new rooflights would not increase opportunities for impactful overlooking to any neighbours.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer