



Reference: CM/0922
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09/07/2024

Ms. Lauren Ford
Planning Department
Camden Council
5 Pancras Square
London
N1C 4AG

VIA EMAIL ONLY

Dear Ms. Ford,

Planning Application Reference: 2024/1172/P | 3 Crediton Hill, London, NW6 1HT | Supporting Planning Letter

Thank you for your correspondence on the 4th of July 2024 regarding the above planning application which sets out the key points of concern with the proposed development. We welcome the Council's response promptly before the target decision date on the 26th of July 2024.

The Applicant acknowledges that the Council is seeking to process and issue decisions within their 8-week determination timeframe and therefore, this places pressure on the Council's resourcing and ability to accept multiple revisions. The Applicant has no intention to delay or place undue pressure on the Council. On the contrary, the very minor amendments submitted immediately after validation were due to a correction needed for building control purposes, rather than in response to feedback from the planning department. Therefore, in the interest of fairness and good planning practice, it is considered that one set of revisions based on your email is reasonable, particularly given the remaining time available on the application and in accordance with paragraph 38 of the NPPF.

In support of this letter are amended plans provided by the architect responding to the points you've made in your email. Great efforts have been taken to provide a solution to your concerns, whilst allowing parts of the scheme to progress to a positive outcome.

In summary, the Applicant has fully removed:

1. The Proposed Outbuilding
2. The Proposed Side Extension
3. The Proposed Front Metal Gates

Moving forward, the Applicant proposes to proceed with the following amendments to allow for a positive timely determination:



Amended Front Bay Window

Contextually, Local Plan Policy D1 requires applicants to secure high-quality design in development, including respecting local context and character, as well as finding opportunities to integrate materials that are high quality and complement the local character. Furthermore, in conjunction with Local Plan Policy D2 (Heritage), proposals should seek to preserve or enhance the historic environment.

The West End Green Conservation Area Appraisal (2011) advises that the houses on Crediton Hill, and other adjacent streets, are semi-detached red brick dwellings with enhanced variation of details provided by stone, stucco and terracotta details. Whilst Crediton Hill is not directly referenced, the Conservation Area Appraisal includes references to corner bay and gable windows across the Conservation Area as forming part of the area's historic architecture.

It is noted that the pairs of semi-detached properties on Crediton Street, for the most part, share architectural symmetry. This includes rounded two-storey bay turrets on the corner of the properties, which is missing from the property in question. This is noted in your email on the 4th of July 2024.

With the above in mind, the amended plans provided illustrate a two-storey bay window which mirrors the neighbouring property, restoring the visual balance between the two residential dwellings and providing an enhancement to the Conservation Area. It is considered that the amended proposal also brings back architectural interest to the front elevation of the building from the wider street scene (particularly when viewed from the south heading north). On this basis, the proposed amendment responds to the Council's feedback and the requirements of both policies D1 and D2 & The West End Green Conservation Area Appraisal.

Rear Extension

The proposal will retain the single-storey rear extension. The proposed depth and height resemble the permitted size limits set out in both the General Permitted Development Right Order and the Guidance provided under part 2.1 of the Home Improvements Planning Guidance Document (2021).

Contextually, the proposal is replacing an existing single-storey conservatory and will replicate flat-roofed single-storey extensions found commonly on adjoining properties, including the immediate neighbour. Whilst not visible from the street scene, the design approach continues to respect the visual balance between semi-detached property pairs and the pattern of development found along the wider street.

As the proposed extension will not protrude further than the existing conservatory and will align with the neighbouring extension, the proposal is considered to respect neighbouring amenities, including existing levels of privacy and access to sunlight/daylight.

Whilst the property is sited within a Conservation Area, the relevant Conservation Area Appraisal does not specifically guide applicants on rear extensions and their impact on the area's significance. Furthermore, due to the siting, depth and orientation of the property, the proposal will not be visible from the street scene.

Overall, it is considered the proposal accords with the objectives of the Local Plan Design Policy D1 and the guidance set out under section 2.1.1 of the Home Improvements Guidance Document (2021).

Rear Dormer

As advised under section 2.2.1 of the Home Improvement Guidance Document (2021), dormers should sit within the roof slope as an extension to the existing roof, whilst ensuring the roof form is maintained. Reference should also be taken from existing the street scene's local character and appearance. These principles also align with the requirements of Local Plan Policy D1.

The proposed replacement dormer will sit comfortably within the rear roof space, set in from the edges and maintaining the form of the existing roof. When comparing the proposal against homes along Credition Hill, several neighbouring properties have dormers of the same size and architectural design as the proposal. Therefore, the development is successfully responding to the established character and appearance of the wider context and roofscape to the rear. This is evidenced in Appendix A below.

The dormer's rear elevation location also means the proposal will not be visible from public viewpoints. Therefore, the proposal will continue to preserve the Conservation Area and the property's contribution to the street scene's heritage value.

Therefore, the proposal accords with the requirements of Local Plan Policy D1, and guidance provided under section 2.2.1 of the Home Improvement Guidance Document (2021).

Next Steps

In the interest of good planning practice, the revised application successfully offers solutions to your concerns and offers a proposal which can be reviewed and determined within the remaining 3 weeks leading up to the target decision date. In addition to avoiding the potential need for resubmissions or a Planning Appeal, it is considered a positive outcome with the amended proposal would also accord with the spirit of paragraph 38 of the NPPF in approaching decisions positively and creatively.

Procedurally, the proposed amendments should not require re-consultation and only minor negative amendments to the description of development. To assist, we have provided below an amended description of the development for your approval:

'Erection of a two-storey front bay window and conversion of garage into a habitable room. Paving of front driveway. Single storey rear extension with terrace/patio, landscaping and fencing. 2x new air-conditioning units to rear/side elevations and CCTV security cameras. Alterations and enlargement to the existing rear dormer. Alterations to fenestrations'.

In the event the Council believes a re-consultation would be necessary, a standard 14-day re-consultation can be accommodated with the remaining lifetime of the planning application. In the interest of supporting officers, in the event additional time is required, then the Applicant is happy to agree to a time extension.

We trust the information provided in this letter and the supporting plans have successfully addressed the Council's concerns and we welcome the opportunity to work proactively with the Council over the remaining 3 weeks to allow for a positive outcome.

If you have any questions or queries regarding the plans provided or information in this letter, then please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Moore', with a stylized flourish at the end.

**Chris Moore BSc (Hons) MSc MRTPI
Director**



Appendices

=Appendix A: Rear Elevation Roofscape and Existing Single Storey Extensions

