

Application ref: 2024/1172/P  
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**Development Management**  
Regeneration and Planning  
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Simon Miller Architects Ltd  
11 Portsdown Mews  
London  
NW11 7HD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Crediton Hill**  
**London**  
**NW6 1HT**

Proposal:

Replacement of first floor window and projecting garage with corner bay window at ground and first floor level of front elevation, single storey rear extension following demolition of existing conservatory, enlargement to existing rear dormer, 1x rooflight and associated alterations.

Drawing Nos: 580 EX00; 580 EX01; 580 EX02; 580 EX03; 580 EX04; 580 EX05; 580 EX06; 580 EX07; 580 EX08; 580 EX09; 580 EX10; 580 EX11; 580 1PL00 Revision D; 580 1PL02 Revision G; 580 1PL03 Revision D; 580 1PL04 Revision C; 580 1PL05 Revision D; 580 1PL06 Revision D; 580 1PL07 Revision E; 580 1PL08 Revision D; 580 1PL09 Revision E; 580 1PL10 Revision C; 580 1PL11 Revision C; 580 1PLPH01; Supporting Planning Letter 09/07/2024; Noise Impact Assessment Report 22/04/2024; Heritage Statement 22nd March 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 580 EX00; 580 EX01; 580 EX02; 580 EX03; 580 EX04; 580 EX05; 580 EX06; 580 EX07; 580 EX08; 580 EX09; 580 EX10; 580 EX11; 580 1PL00 Revision D; 580 1PL02 Revision G; 580 1PL03 Revision D; 580 1PL04 Revision C; 580 1PL05 Revision D; 580 1PL06 Revision D; 580 1PL07 Revision E; 580 1PL08 Revision D; 580 1PL09 Revision E; 580 1PL10 Revision C; 580 1PL11 Revision C; 580 1PLPH01; Supporting Planning Letter 09/07/2024; Noise Impact Assessment Report 22/04/2024; Heritage Statement 22nd March 2024.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015

- 4 Prior to commencement of any works associated with the rear extension (not including the removal of the existing conservatory), full details in respect of the living roof, as shown on drawing 580 1PL03 Revision D shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

- 5 Before the brickwork proposed for the front elevation is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 Before the relevant part of the work is begun, details, including sections at 1:10 of all proposed windows (including jambs, head and cill) shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 7 The rooflight hereby approved shall be conservation style, flush to the roofslope.

Reason: To safeguard the appearance of the Dartmouth Park Conservation Area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three-storied, semi-detached property located on the western side of Crediton Hill. The site is within the West End Green conservation area, and no listed buildings are affected.

The applicant is seeking permission for changes to front windows at ground and first floor levels, single storey rear extension, 2x new air-conditioning units to the rear/side elevations, alterations and enlargement to existing rear dormer, 1x rooflight and associated alterations.

Following officer comment, the following amendments have been made to the proposed drawings:

- Outbuilding removed from proposal
- Side extension removed from proposal
- Railings along the front boundary removed from proposal.
- Changes to the front elevation, with reinstatement of two-storey bay now proposed
- Waste storage area removed from proposal
- Removal of 1x rooflight on side elevation

The changes to the front elevation of the property, which includes a bay window at ground floor level, and windows at first floor level. This is an improvement to the existing situation and is considered acceptable in design and heritage terms. The windows have been designed to match those at the adjoining property (no. 5), thereby providing some consistency and symmetry between the pair. Given their prominent location on the front elevation, conditions have been included to secure details of windows and brickwork.

The proposed rear extension, which would replace the existing conservatory would be sized, designed and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. The extension would not be visible from public views and would be subordinate to the host building. The extension would be consistent with the pattern of development along this side of Crediton Hill, which contains other existing full width rear extensions.

Sufficient garden space would be retained, and a green roof is proposed, which mitigates against the loss of garden space and results in positive visual effects. Details of the green roof would be secured via condition.

It is proposed to increase the size of the existing rear dormer. The rear dormer is not publicly visible, and the relatively minor increase in size is considered acceptable in this instance, noting other examples of similar sized (and larger) rear dormers along this side of Crediton Hill.

One rooflight is proposed, which would be positioned on a flat portion of the roof and would therefore not be visible. A condition has been included requiring the rooflight to be conservation style.

Overall, it is considered that the proposed development would preserve the character and appearance of the host building and conservation area.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character and 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 in terms of loss of daylight, sunlight, outlook or noise. The rear extension is single storied and located at ground floor level. Given their location to the front elevation, it is not considered that the new windows would result in any unacceptable overlooking or privacy related effects. The enlargement of the existing rear dormer would not result in any new amenity related effects.

No objections were 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 D1, D2, A1 and CC2 of the Camden Local Plan 2017 and policies 2 and 3 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.

- 3 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).

- 4 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.
  
- 5 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



Daniel Pope  
Chief Planning Officer