

Application ref: 2024/0510/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 12 August 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
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:
Alterations to front, rear, and side elevations, including new windows, doors, shading louvres, and brickwork.

Drawing Nos:
Site Location Plan LO-A-01, Block Plan LO-A-02, 20CHill/04.B.2_EX, 20CHill/07.-2_EX, 20CHill/09.-1_EX, 20CHill/13.B_EX, 20CHill/06.-2_EX, 20CHill/06.-3_EX, 20CHill/15.B_EX, 20CHill/03.-1_PRO, 20CHill/04.B.2_PRO rev B, 20CHill/07.-2_PRO, 20CHill/09.-1_PRO, 20CHill/09.-2_PRO, 20CHill/13.B_PRO rev A, 20CHill/06.-2_PRO, 20CHill/06.-3_PRO, 20CHill/15.B_PRO rev B, Material Palette (received 03/07/2024 prepared by Scenario Architecture).

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, Block Plan LO-A-02, 20CHill/04.B.2_EX, 20CHill/07.-2_EX, 20CHill/09.-1_EX, 20CHill/13.B_EX, 20CHill/06.-2_EX, 20CHill/06.-3_EX, 20CHill/15.B_EX, 20CHill/03.-1_PRO, 20CHill/04.B.2_PRO rev B, 20CHill/07.-2_PRO, 20CHill/09.-1_PRO, 20CHill/09.-2_PRO, 20CHill/13.B_PRO rev A, 20CHill/06.-2_PRO, 20CHill/06.-3_PRO, 20CHill/15.B_PRO rev B, Material Palette (received 03/07/2024 prepared by Scenario Architecture).

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

- 3 All new external work shall be carried out in materials as detailed in the approved Material Palette document (received on 03/07/2024 prepared by Scenario Architecture).

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

- 4 Notwithstanding what is shown on the approved plans, this permission relates solely to the windows, doors, brickwork, and louvres and the front, rear and side elevations. The new basement extension, landscaping and the establishment of the property as a self-contained standalone residential property has been assessed and approved under application 2022/0743/P dated 12/04/2023.

Reason: To safeguard the amenity of adjoining premises in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

This application follows on from application 2022/0743/P, granted on 12/04/2023, for a basement extension, changes to the rear ground floor, new landscaped patio garden, and use of the building as a self-contained standalone residential property. This current application seeks to make alterations to the front, rear, and side elevations, including new brickwork, windows, doors, and shading louvres. A condition is attached stating that the previously approved works are not subject to this permission.

On the front elevation, a new entrance door, warm brickwork, and changes to the windows are proposed. The amount of solid in the form of brick would be increased, with new aluminium framed glazed doors with horizontal timber shading louvres in front. On the side (south) elevation, the area of consented glazing would be altered with glazed pocket doors proposed. Warm brickwork and timber shading and screening is proposed. On the rear elevation, sliding

aluminium doors, aluminium frames, and horizontal timber shading are proposed. These proposals are largely in keeping with those already approved at the site and would be sympathetic to the overall appearance of the property which is contemporary and unremarkable in nature.

A compliance condition is attached ensuring that the materials used are in accordance with those outlined in the submitted material palette document, to ensure they are of a sufficient quality. This document has been assessed by Council officers who consider the materials to be acceptable and suitable for the wider conservation area.

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.

Due to the nature of the proposed works, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 London Borough of Camden Local Plan 2017 and Policy D2 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) 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 2023.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer