

Camden Planning Department
5 Pancras Square,
Judd Street,
London, WC1H 9JE

11 Portsdown Mews
Temple Fortune
London NW11 7HD

5th September 2024

Re: 3 Crediton Hill, London, NW6 1HT

Proposed Rear Garden Outbuilding, New Bin Store, bicycle Store and Barbeque.

Heritage Statement Planning Application.

This heritage statement has been prepared to support a Planning Application for the proposed New Bin Store, bicycle Store and Barbeque.



OS MAP

1.0 Site Location and Context.

3 Crediton Hill is located on the southern and west side of Crediton Hill and is a semi-detached Edwardian building (not Listed) within the West End Green Conservation Area.

2.0 Site History

The subject site is located at the southern part of Crediton Hill, it is amongst a mix of large detached and semi-detached Edwardian properties. The property is semi-detached and joined to No. 5 Crediton Hill.

The building is noted in the Conservation Appraisal as having a positive contribution to the area. The façade is of red brick, stone window surrounds and timber windows. It features a stone-capped front gable, clay tile roof and brick chimneys. The area bounded by West End Lane and Hampstead Cricket Club includes Lymington Road and Crediton Hill running North-South, the primary use in the area residential.

3.0 The Proposal

The proposal consists of forming a new bin and cycle store to the front of the property and a Barbecue enclosure to the rear adjacent the boundary wall to No. 5 Crediton Hill.

3.1 Elevations

The front and side elevations of the outbuilding is to be finished with painted sand cement render, whilst the rear elevation will be left as brick work for ease of maintenance.

4.0 Access

The access to the house will be via a driveway and existing front door and steps.
The property also has a side passage which is used as access to the house and the rear garden.
Existing access to the house and to the proposed outbuilding will remain unchanged.

6.0 Conclusion

The proposed Barbecue feature to the rear of the property will not be visible from the street and thus not detract from the street scene and conservation area. The bin and bicycle stores at the front are modest in scale and composition and will not pose any harmful impact to the streetscape.

We believe that buildings in this conservation area can sustain some degree of alterations to accommodate continuing and new uses.

Based on the above, we hope the planning and conservation department look favourably to support this application.

Yours sincerely,

Simon Miller & Derek Owusu-Afriyie

Simon Miller Architects Ltd