

Application ref: 2024/1525/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Hampstead Architects
663 Finchley Road
Hampstead
London
NW2 2HN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Crediton Hill
London
NW6 1HS

Proposal:

Erection of single storey rear extension with rooflights. Insertion of door to first floor rear elevation and creation of first floor terrace with privacy screen and railings. Insertion of rooflight to rear roof slope, increase in size of existing rooflight to front elevation and alterations to existing windows.

Drawing Nos: D101; D102; D103; D104; D201; D202; D204; D303; Design and Access Statement, 10th April 2024; Heritage Statement, 31st of May 2024; Site Plan, 17th Apr 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 D101; D102; D103; D104; D201; D202; D204; D303; Design and Access Statement, 10th April 2024; Heritage Statement, 31st of May 2024; Site Plan, 17th Apr 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 first use of the roof terrace hereby approved, details of the timber trellis privacy screen (as shown on D102 and D203) to prevent unacceptable overlooking into neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. The roof terrace shall not be used until the the approved screen has been fully installed and thereafter the screen shall be retained and maintained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storied 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 the erection of a single storey rear extension with rooflights and terrace with privacy screen and railings. A new rooflight to the rear main roof slope, increase in size of the existing front rooflight and changes to existing windows and doors. The proposed drawings have been revised following officer comment whereby the size of the terrace has been reduced, and the privacy screen changed from glass to trellis.

There are numerous examples of full width rear extensions of a similar depth to that proposed along this side of Crediton Hill, which form part of the character of the area. The scale of the extension is in keeping with other extensions within the area. It is therefore considered that the proposed extension 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 the street, would be subordinate to the building being extended, and sufficient garden space would be retained.

The proposed terrace, with its reduced size is considered appropriate, and the

presence of other first floor roofs used as a terrace along this side of Crediton Hill is noted (e.g. No 31, reference 2019/0811/P, granted on 10/04/2019 and no. 33, reference 2013/5490/P, granted on 14/11/2013). Details of the privacy screen would be secured via condition, and the metal railings are considered appropriate.

The replacement of windows to the front elevation is considered appropriate as they would be the same as those which they are replacing.

Given their limited size, the proposed rooflights are acceptable, noting the presence of existing front and rear roof rooflights along this side of Crediton Hill.

While the roof of the proposed extension does not incorporate a green roof, there are other examples of rear extensions granted recently along this side of Crediton Hill where green roofs have not been required, such as at 15 Crediton Hill (2022/3373/P). Further, due to the areas of glazing proposed on the roof, the area of roof that could be used as a green roof is limited. On this basis, it is considered acceptable for a green roof to not be provided in this instance.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, privacy or sense of enclosure. The rear extension is single storied and limited in height, and a privacy screen is proposed along the boundary with No.21 to prevent unacceptable overlooking into this property.

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

- 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer