

Application ref: 2024/3569/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 25 September 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

Simon Miller Architects Ltd
11 Portsdown Mews
London
NW11 7HD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**3 Crediton Hill
London
Camden
NW6 1HT**

Proposal:

Discharge of conditions 4 (living roof) and 6 (details of windows) of planning permission 2024/1172/P, granted 08/08/2024 for 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 TCD21-DC; 580 TCD17-DC; 580 TCD22-DC; 580 TCD18-DC;
System Build-up; Roof Edge with Gravel Strip; Species List; Green Roof Maintenance Summary.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 4 (living roof) requires full details of the living roof to be provided. Green roof details, species list and green roof maintenance summary have been provided. This has been reviewed by Council's Tree and Landscape Officer who has confirmed that the submitted details are acceptable. As such, it is recommended that condition 4 is discharged.

Condition 6 (window details) requires sections of all proposed windows (including jambs, head and cill) to be submitted. Drawings have been submitted which have been reviewed by Council's Conservation Officer who is satisfied with the details. As such, it is recommended that condition 6 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on biodiversity, design or heritage.

As such, the submitted details are in general accordance with the requirements of policies CC1, CC2, CC3, D1, D2 and A3 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 You are reminded that condition 5 (sample panel of facing brickwork) of planning permission 2024/1172/P, granted 08/08/2024 is outstanding and requires details to be submitted and approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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