

Heritage statement
19 Crediton Hill , London, NW6 1HS

Presented by Hampstead Architects
07th of November 2024



1. Introduction

This heritage statement accompanies a planning application to the above property, this statement is to be read in Conjunction with the Design and Access statement submitted for this application.

This document wants to put in context the design proposals in compliance with Town and Country (GDP) Order 2010 and subsequent amendments. The National Planning Policy Framework (NPPF) states at paragraph 194 (16. Conserving and enhancing the historic environment) that:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

In order to meet this requirement, we prepared this Heritage Statement to inform and accompany proposals affecting heritage.


In addition we have carefully studied Camden Local Plan | Design and Heritage | Policy D2 to comply with Parts ‘e’ to ‘h’ of Policy D2 (Heritage) of the adopted Camden Local Plan.

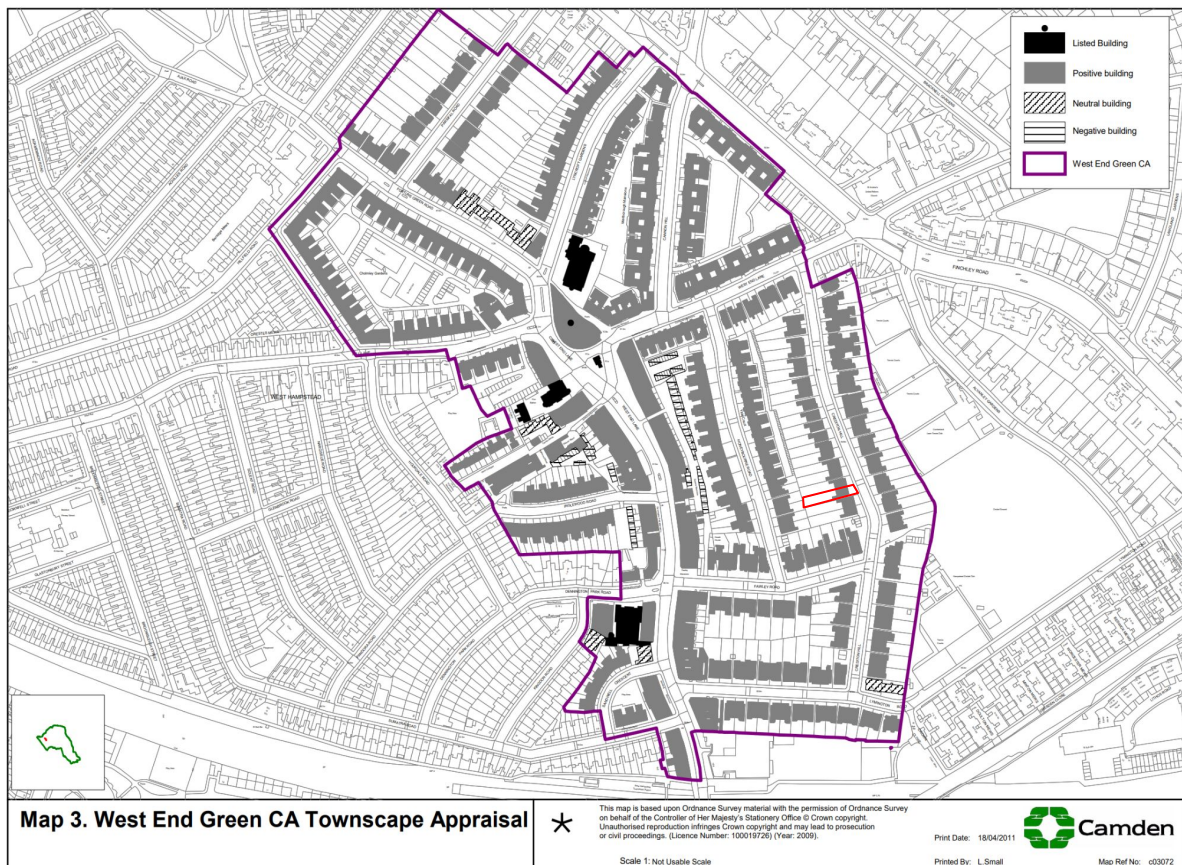
2. The Site and Surroundings: Location

This property is situated on Crediton Hill, a renowned residential area. It's conveniently flanked by Finchley Road and Frognal station to the east, and West Hampstead station to the southwest.

West End Green is an area of special interest with special history and character. The area comprise homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the historical village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.

19 Crediton Hill falls under those buildings that make a positive contribution to the area and are a core reason for the conservation area falling as designation and significance as part of the development at the end of nineteenth and turn of the twentieth century.

 Site 19 crediton hill



3. Planning application Description:

The application seeks approval for additional 4.3 meter extension to create a 6-metre rear patio. The rear patio is hidden from the public view and has no direct visual impact on the sensitive public view within the front facade heritage assets. The proposal will comply with Camden Heritage guidance and materials to respect the look and style of its immediate heritage context.

This extension is an integral part of the project to maximise the usability of the outdoor space, is essential for enhancing the functional use of the garden, creating a seamless flow between indoor and outdoor living areas. Enlarging the patio will significantly improve the garden's utility, providing a more accessible and cohesive external area for a harmonious blend of indoor and outdoor activities.

The patio extension is designed to complement the recently approved rear extension (2024/1525/P), aligning the aesthetic and structural elements of the property's new layout. Extending the patio will allow the homeowners to fully integrate the outdoor area with the new interior design. Additionally, the current patio floor is in poor condition and requires upgrading; high-quality materials compatible with neighbouring properties will be used.

The proposed design seamlessly integrates with the existing modifications seen on adjacent properties, ensuring that the alterations respect the look and style of its immediate heritage context.

4. Existing Photos

Pictures of the existing rear patio showing existing pavers and step towards the garden, with small bushes located to the edges.



Pictures of the existing rear patio showing existing poor conditions and the need for upgrading.



5. Relevant Examples

The selected view illustrates that most of the adjacent neighbours properties have undergone a rear patio extension with similar size all located in the same street.

