



**APPLICANT:**

**MRS SUSANNE WILLUMSEN**

**NO.33 CREDITON HILL, WEST HAMPSTEAD, LONDON NW6 1HS**

## **DESIGN AND ACCESS STATEMENT**

**TO ACCOMPANY AN APPLICATION FOR PLANNING PERMISSION FOR MINOR WORKS TO THE REAR INCLUDING:**

- 1. THE INSTALLATION GLASS SCREEN BALUSTRADES TO THE ROOF OF THE GROUND FLOOR REAR EXTENSION TO FORM A ROOF TERRACE**  
**AND**
- 2. THE INSTALLATION OF FRENCH WINDOWS TO THE REAR ELEVATION.**

**ADRIAN SALT AND PANG LIMITED**  
**INTERNATIONAL DEVELOPMENT PLANNING CONSULTANTS**  
**13A LANARK ROAD LONDON W9 1DD UK**  
Tel. 44 (0)20 7286 7411 Fax. 44 (0)20 7286 7416  
asapp@globalnet.co.uk www.adriansaltandpang.com

**AUGUST 2013**

## **CONTENTS**

### **1.0 INTRODUCTION**

- 1.1 Background
- 1.2 Description of the Property
- 1.3 Certificate of Lawful Proposed Development
- 1.4 Recent Planning Permission
- 1.5 Site and Surroundings
- 1.6 Planning Status and Designations
- 1.7 Summary of the Proposed Works

### **2.0 DETAILS OF THE PROPOSED WORKS**

- 2.1 Proposed Works
- 2.2 Replacement of the bathroom window for French windows.
- 2.3 Installation of railings, glass balustrades and opaque glass privacy screen wall.

### **3.0 ASSESSMENT OF IMPACTS**

- 3.1 Introduction
- 3.2 Amenity
- 3.3 Health and Safety
- 3.4 Privacy of Neighbours
- 3.5 Visual
- 3.6 Access
- 3.7 Summary of Impacts

### **4.0 CONFORMITY TO PLANNING POLICIES**

- 4.1 Relevant Policies
- 4.2 Planning Designations
- 4.3 Local Planning Policies
- 4.4 Conformity

### **5.0 SUMMARY AND CONCLUSION**

## **DRAWINGS**

- Fig. T1 Location Plan and Site Plan (Scale 1:1.250 and 1:200 @ A3)
- Fig. T2 Existing and Proposed First Floor Plan (1:100 @ A3)
- Fig. T3 Existing and Proposed Rear Elevation (1:100 @ A3)
- Fig. T4 Existing and Proposed Southern Elevation (1:100 @ A3)
- Fig. T5 Existing and Proposed Northern Elevation (1:100 @ A3)
- Fig. T6 Existing and Proposed Section A-A (1:100 @ A3)

## **VISUALISATION**

- Fig.V1 Visualisation: Existing and Proposed

## **PHOTOGRAPHIC PLATES A, B AND C**

## 1.0 INTRODUCTION

### 1.1 Background

This Design and Access Statement is in support of an application to Camden Council for full planning consent for minor works at the rear of No.33 Crediton Hill (see Fig.1 Rev C: Location Plan and Site Plan). The application is for:

1. The installation glass balustrades and railings and a glass screen wall to the roof of the ground floor rear extension to form a roof terrace; and
2. The installation of French windows to the rear elevation.

The Applicant, Ms Susanne Willumsen, owns the freehold of the land and building of No.33 Crediton Hill (shown outlined in blue in Fig. T1 Location Plan and Site Plan) to which the two areas of minor works which are the subject of this planning application apply (shown outlined in red in Fig.T1)

This planning application has been prepared by Adrian Salt And Pang Limited, Planning Consultants acting as agent for the Applicant.

### 1.2 Description of the Property

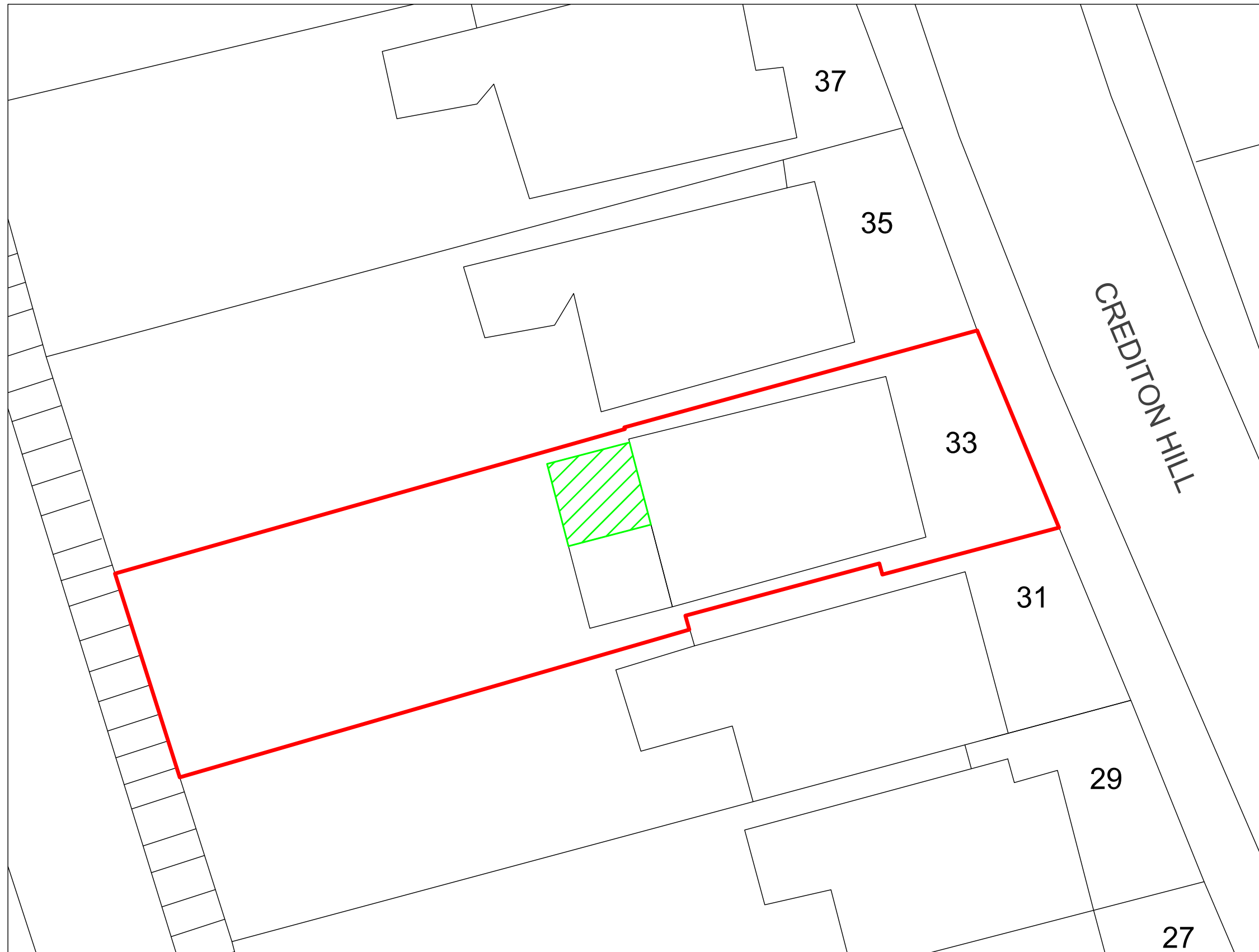
No.33 Crediton Hill, which is not listed, is a detached house in single ownership and was recently purchased from St. Andrews Church on Frognal, NW3. The Church had owned No.33 for nearly 50 years and had left it in a state of disrepair due to lack of funds for maintenance purposes. It was acquired by the Applicant in 2012 to renovate to current standards in order to provide a family home.

No.33 comprises a 3-storey detached house, built in the 1910/20s, and constructed with solid brick walls and a pitched roof. The property, which is on a slope, is set on ground, first and second floor (roof) levels. The accommodation now comprises 6 bedrooms, 2 reception rooms, a kitchen, utility room and 3 bathrooms on ground, first and second floors.

A rear extension was recently constructed, following consent from Camden Council under a Certificate of Lawful Proposed Development, as explained in Section 1.3 below.

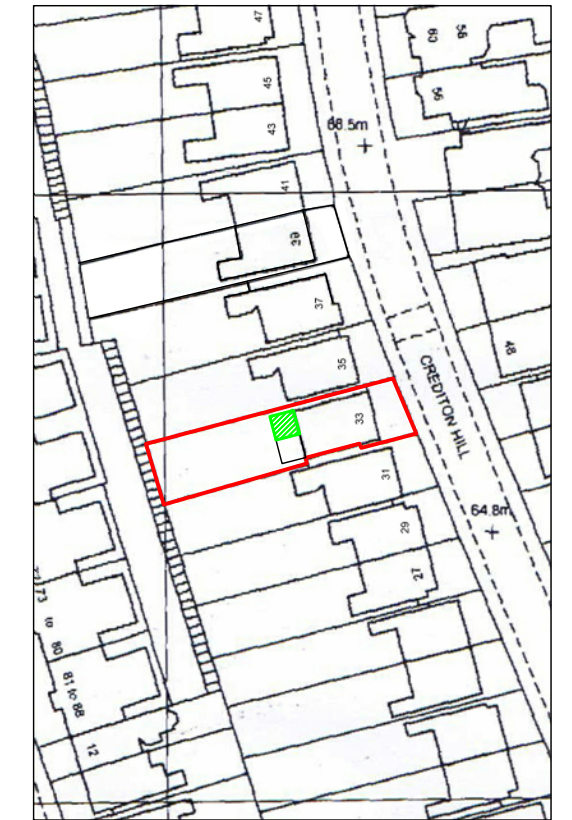
### 1.3 Certificate of Lawful Proposed Development

In January 2013, the Applicant received confirmation from Camden Council that the proposed rear extension constituted Lawful Proposed Development, and the extension has now been built according to this permitted schedule.

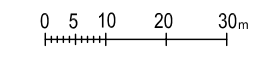


**Key:**

- EXTENT OF PROPOSED ROOF TERRACE
- APPLICATION SITE

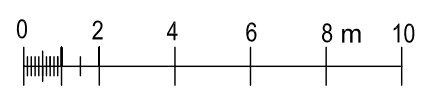


**LOCATION PLAN 1:1250**



© COPYRIGHT ADRIAN SALT AND PANG LTD

**SITE PLAN 1:200**



<b>APPLICANT</b> MRS WILLUMSEN	
<b>PROJECT</b> 33 CREDITON HILL, WEST HAMPSTEAD, LONDON, NW6 1HS	
Drawing Title <b>LOCATION PLAN AND SITE PLAN</b>	
<b>PLANNING APPLICATION</b>	
Planning Drawing Number <b>Fig T1</b>	Revision A
Scale <b>1:200 and 1:1250@A3</b>	Date September 2013
<b>ADRIAN SALT AND PANG LIMITED</b> DEVELOPMENT PLANNING CONSULTANTS 13A LANARK ROAD LONDON W9 1DD UK T +44 (0)20 7286 7411 F +44 (0)20 7286 7416 E-mail: asapp@globalnet.co.uk	

#### **1.4 Recent Planning Permission**

On 3 June 2013, planning permission (Application ref. 2013/1540/P) was granted for the realignment of the steps to the front entrance and alterations to the rear patio doors at garden level. The patio doors of this rear extension leading to the garden have now been installed. At the time, the planning officer also visited the rear of the property and commented on the treatment of the roof terrace that is the subject of this application.

#### **1.5 Site and Surroundings**

No.33 Crediton Hill is situated on the west side of Crediton Hill, within 150m of the junction with West End Lane. The surrounding area is characterised by residential development comprising detached 'Arts and Craft' style houses with front yards / gardens and steps leading to the front entrance. The properties of Nos.39 and 41 have had rear extensions added with glass railings and glass screening walls. Plate B, a view from No.33 Crediton Hill, shows a recently installed railings and screen wall at No.39 Crediton Hill (Application Ref. 2011/4529/P).

#### **1.6 Planning Status and Designations**

No.33 Crediton Hill is classified as Use Class C3, being in residential use. It is situated in the West End Green Conservation Area, but it is not listed. There are no Article 4 Directions on this property.

#### **1.7 Summary of the Proposed Works**

The proposed changes that are the subject of this planning application relate to external changes to the building and relate only to the rear elevation (see Plate A), described in Section 2 of this Statement. A brief explanation of the proposed minor works is given below:

##### **(1) Replacement of the bathroom window for French windows**

In order to make use of the flat roof terrace and to have access to this area, it is necessary to have an access from the first floor. The previous window located in the master bathroom has been changed for French windows of similar design in order to allow access to the proposed amenity area. It should be pointed out that the proposed terrace, because it can only be accessed via the master bedroom and through to the en-suite bathroom, will have restricted use.

##### **(2) Installation of glass railings and privacy screen wall**

The area proposed to be used as a roof terrace, shown in Fig. T2 Existing and Proposed First Floor Plan (1:100 @ A3), comprises less than 50% of the roof space over the existing ground floor extension. It is proposed that the terrace will be enclosed by a glass screen wall and glass balustrades with railings, similar to those installed at No.39.





**PLATE A: VIEW FROM THE REAR GARDEN OF NO.33 CREDITON HILL**



**PLATE B: VIEW OF TERRACE OF THE NEIGHBOURING PROPERTY (NO.39 CREDITON HILL)**



**PLATE C: VIEW FROM THE REAR EXTENSION**

## **2.0 DETAILS OF THE PROPOSED WORKS**

### **2.1 Proposed Works**

The proposed works for the works to the rear of the property are illustrated in a set of drawings that accompany this application and comprise:

Fig. T2	Existing and Proposed First Floor Plan
Fig. T3	Existing and Proposed Rear Elevation
Fig. T4	Existing and Proposed Southern Elevation
Fig. T5	Existing and Proposed Northern Elevation
Fig. T6	Existing and Proposed Section A-A

### **2.2 Replacement of the bathroom window for French windows**

In order to make use of the flat roof terrace and to have access to this area, the previous window located in the master bathroom has been changed to French windows that fit into the same opening.

### **2.3 Installation of railings, glass balustrades and an opaque glass privacy screen wall**

The area proposed to be used as a roof terrace, shown in Fig. T2 Existing and Proposed First Floor Plan (1:100 @ A3), comprises less than 50% of the roof space over the existing ground floor extension. It is proposed that the terrace will be secured by a glass screen wall and glass balustrades with railings in order to comply with safety requirements and in order to make proper use of the flat roof as a terrace.

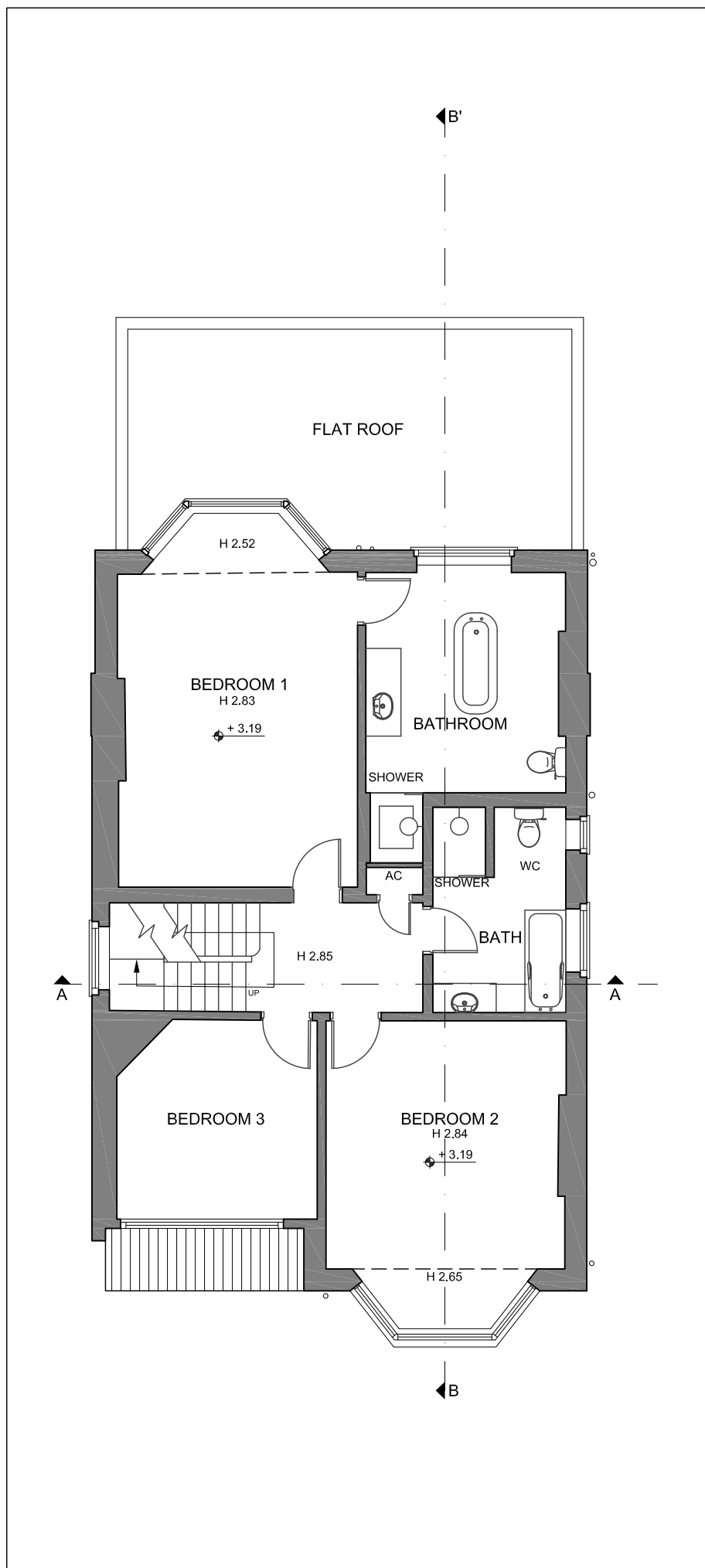
It is proposed to install an opaque, tempered glass screen wall, 4.8m in length and 1.8m in height, along the northern flank side to the property of No.35 Crediton Hill (see Fig.T5).

On the southern side, parallel to the screening wall, a 0.9m high opaque structural tempered glass balustrade will be installed (see Fig.T6) and with stainless steel railings.

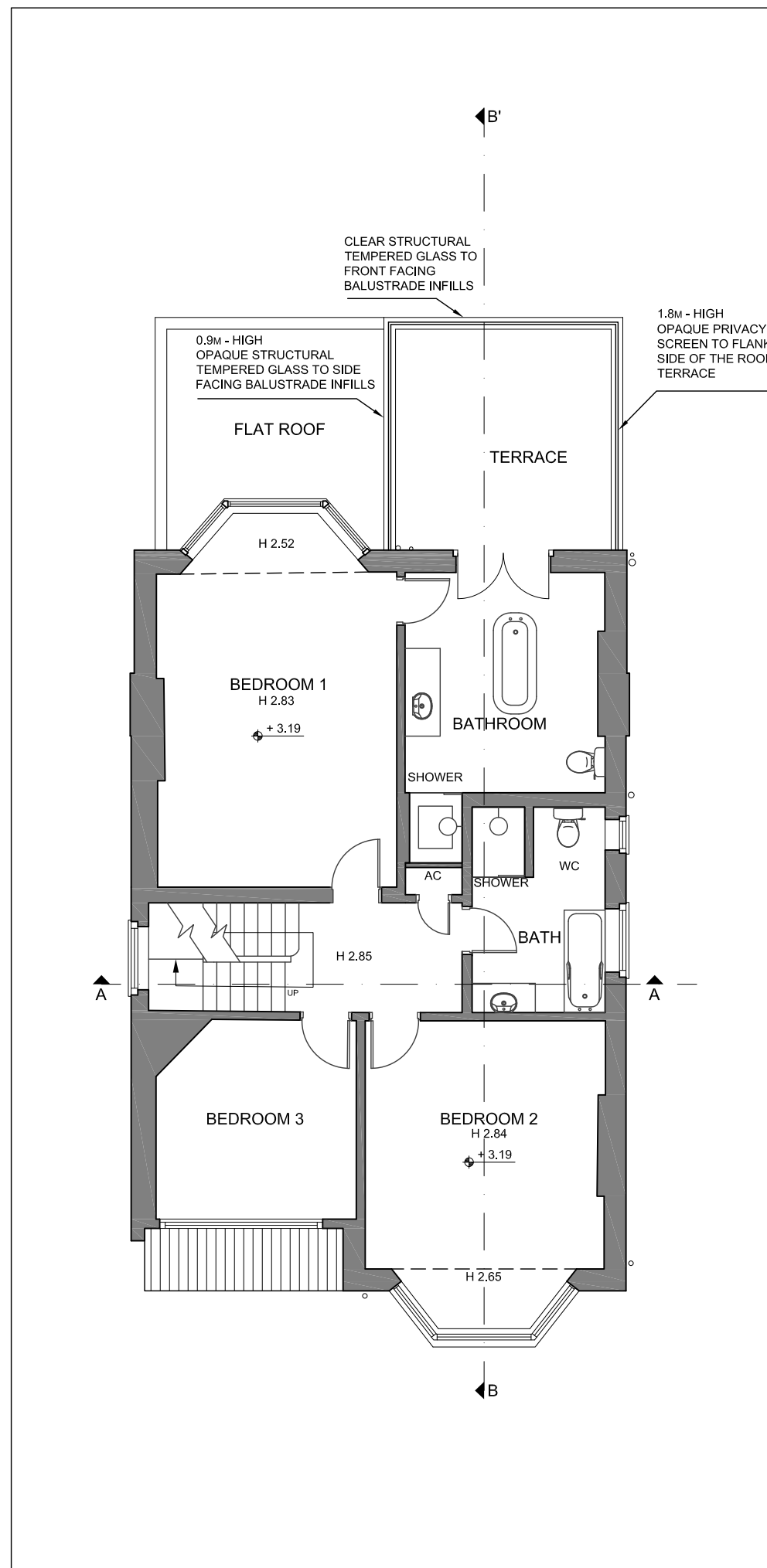
On the western frontage, the balustrade at the rear of the proposed terrace is proposed to be constructed of clear structural tempered glass (4m long and 0.9m high) installed in top of the parapet (see Fig.T3) and with stainless steel railings.

The resulting roof terrace is illustrated in Fig.V1 Visualisation.

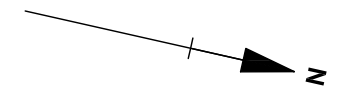




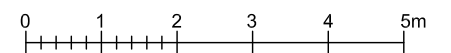
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



Note:  
FOR INFORMATION ONLY.  
NO CHANGES TO THE GROUND AND SECOND FLOOR



© COPYRIGHT ADRIAN SALT AND PANG LTD

APPLICANT  
**MRS WILLUMSEN**

PROJECT  
**33 CREDITON HILL, WEST HAMPSTEAD,  
LONDON, NW6 1HS**

Drawing Title  
**EXISTING AND PROPOSED FIRST FLOOR**

**PLANNING APPLICATION**

Planning Drawing Number	Revision
-------------------------	----------

<b>Fig T2</b>	—
---------------	---

Scale	Date
-------	------

<b>1:100@A3</b>	August 2013
-----------------	-------------

**AS AP** ADRIAN SALT AND PANG LIMITED  
DEVELOPMENT PLANNING CONSULTANTS  
13A LANARK ROAD LONDON W9 1DD UK  
T +44 (0)20 7286 7411 F +44 (0)20 7286 7416  
E-mail: [asapp@globalnet.co.uk](mailto:asapp@globalnet.co.uk)



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

© COPYRIGHT ADRIAN SALT AND PANG LTD

APPLICANT  
**MRS WILLUMSEN**

PROJECT  
**33 CREDITON HILL, WEST HAMPSTEAD,  
LONDON, NW6 1HS**

Drawing Title  
**EXISTING AND PROPOSED -  
REAR ELEVATION**

**PLANNING APPLICATION**

Planning Drawing Number	Revision
-------------------------	----------

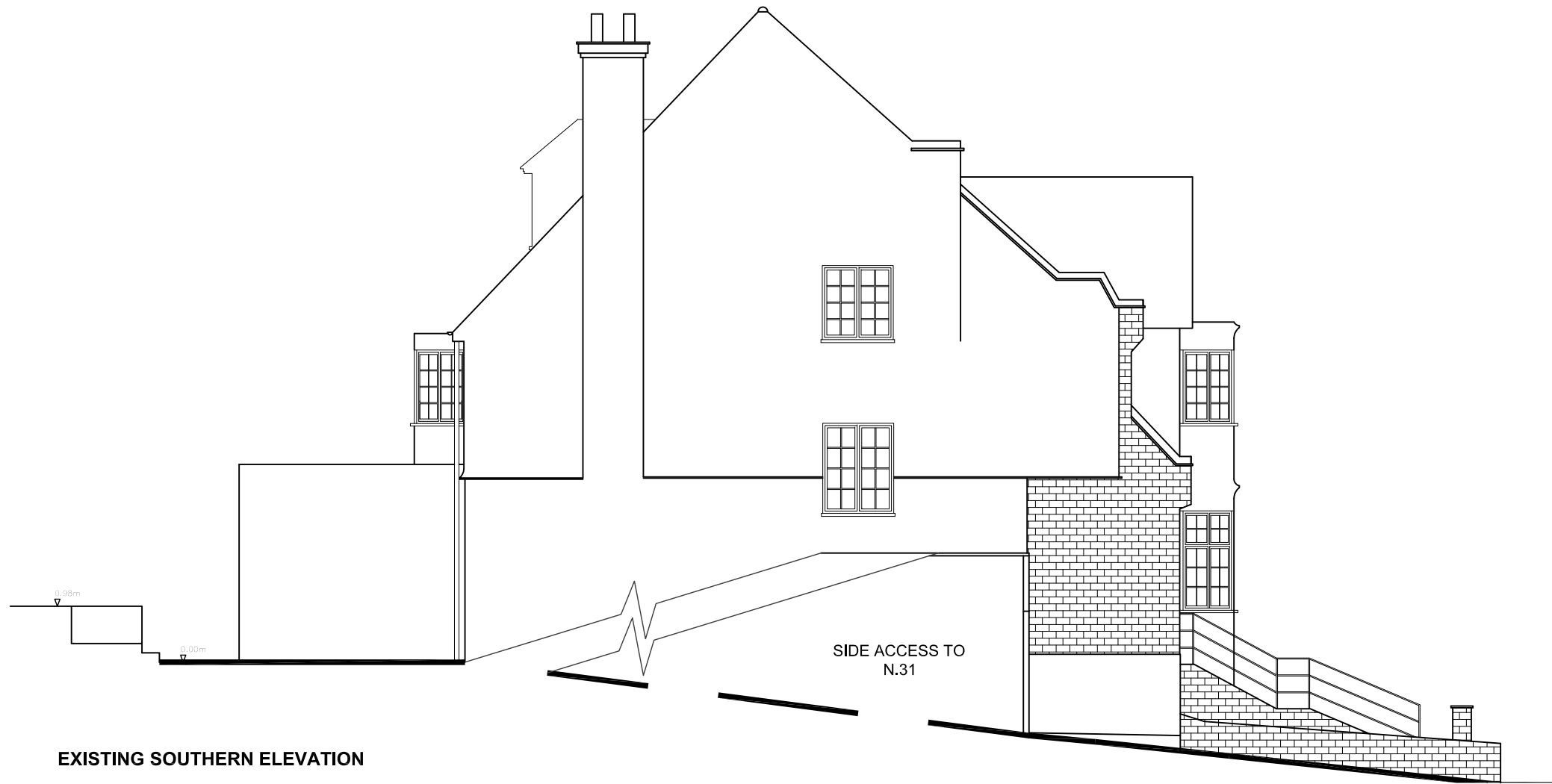
<b>Fig T3</b>	—
---------------	---

Scale	Date
-------	------

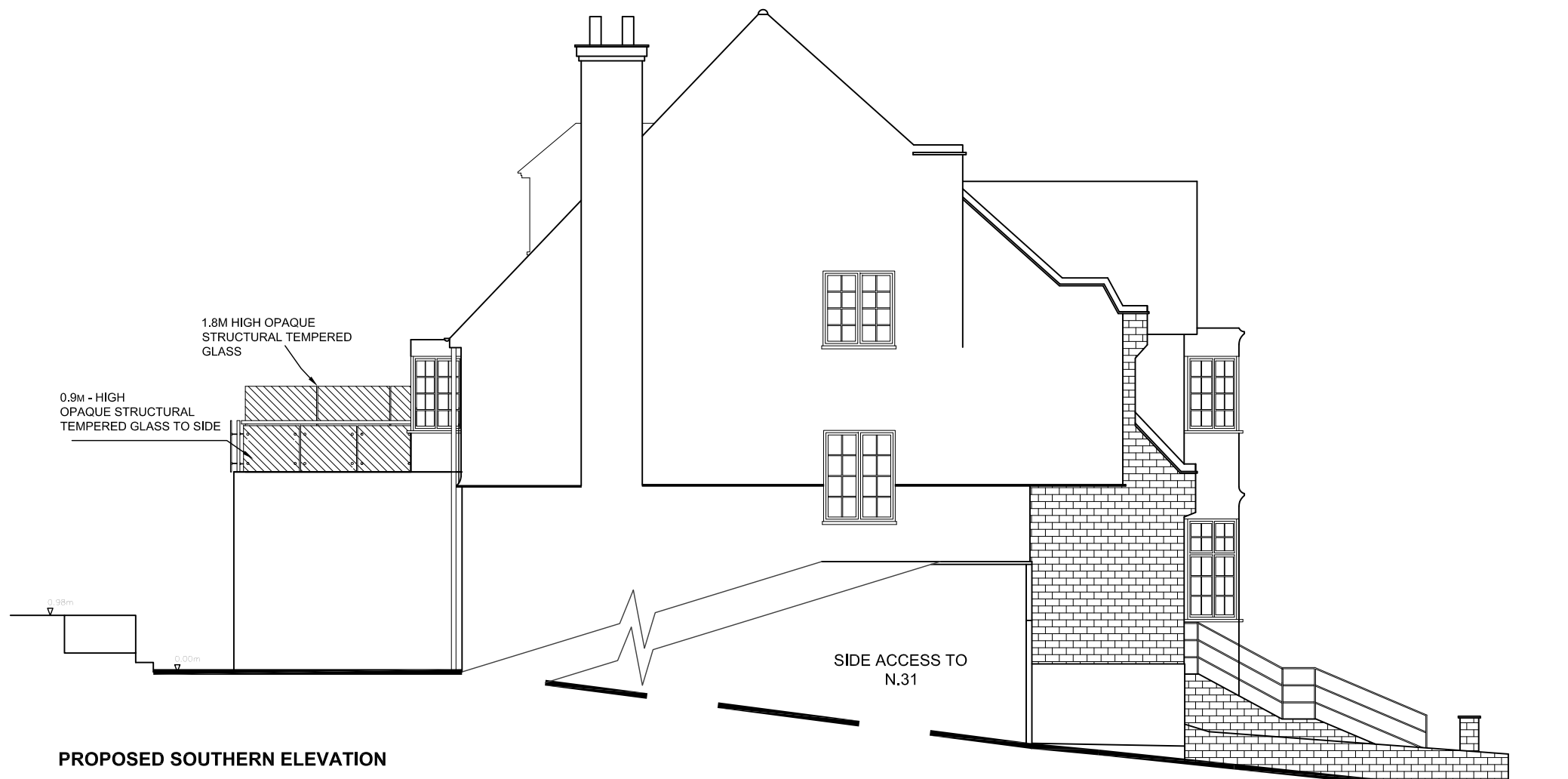
<b>1:100@A3</b>	August 2013
-----------------	-------------



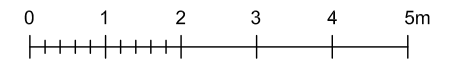
**AS**  
**ADRIAN SALT AND PANG LIMITED**  
DEVELOPMENT PLANNING CONSULTANTS  
13A LANARK ROAD LONDON W9 1DD UK  
T +44 (0)20 7286 7411 F +44 (0)20 7286 7416  
E-mail: [asapp@globalnet.co.uk](mailto:asapp@globalnet.co.uk)



**EXISTING SOUTHERN ELEVATION**



**PROPOSED SOUTHERN ELEVATION**



© COPYRIGHT ADRIAN SALT AND PANG LTD

**APPLICANT**  
**MRS WILLUMSEN**

**PROJECT**  
**33 CREDITON HILL, WEST HAMPSTEAD,**  
**LONDON, NW6 1HS**

Drawing Title  
**EXISTING AND PROPOSED -**  
**SOUTHERN ELEVATION**

**PLANNING APPLICATION**

Planning Drawing Number	Revision
-------------------------	----------

<b>Fig T4</b>	—
---------------	---

Scale	Date
-------	------

<b>1:100@A3</b>	August 2013
-----------------	-------------

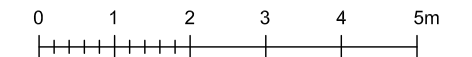
**AS AP** **ADRIAN SALT AND PANG LIMITED**  
DEVELOPMENT PLANNING CONSULTANTS  
13A LANARK ROAD LONDON W9 1DD UK  
T +44 (0)20 7286 7411 F +44 (0)20 7286 7416  
E-mail: [asapp@globalnet.co.uk](mailto:asapp@globalnet.co.uk)



**EXISTING NORTHERN ELEVATION**



**PROPOSED NORTHERN ELEVATION**



© COPYRIGHT ADRIAN SALT AND PANG LTD

**APPLICANT**  
**MRS WILLUMSEN**

**PROJECT**  
**33 CREDITON HILL, WEST HAMPSTEAD,**  
**LONDON, NW6 1HS**

Drawing Title  
**EXISTING AND PROPOSED -**  
**NORTHERN ELEVATION**

**PLANNING APPLICATION**

Planning Drawing Number	Revision
-------------------------	----------

<b>Fig T5</b>	—
---------------	---

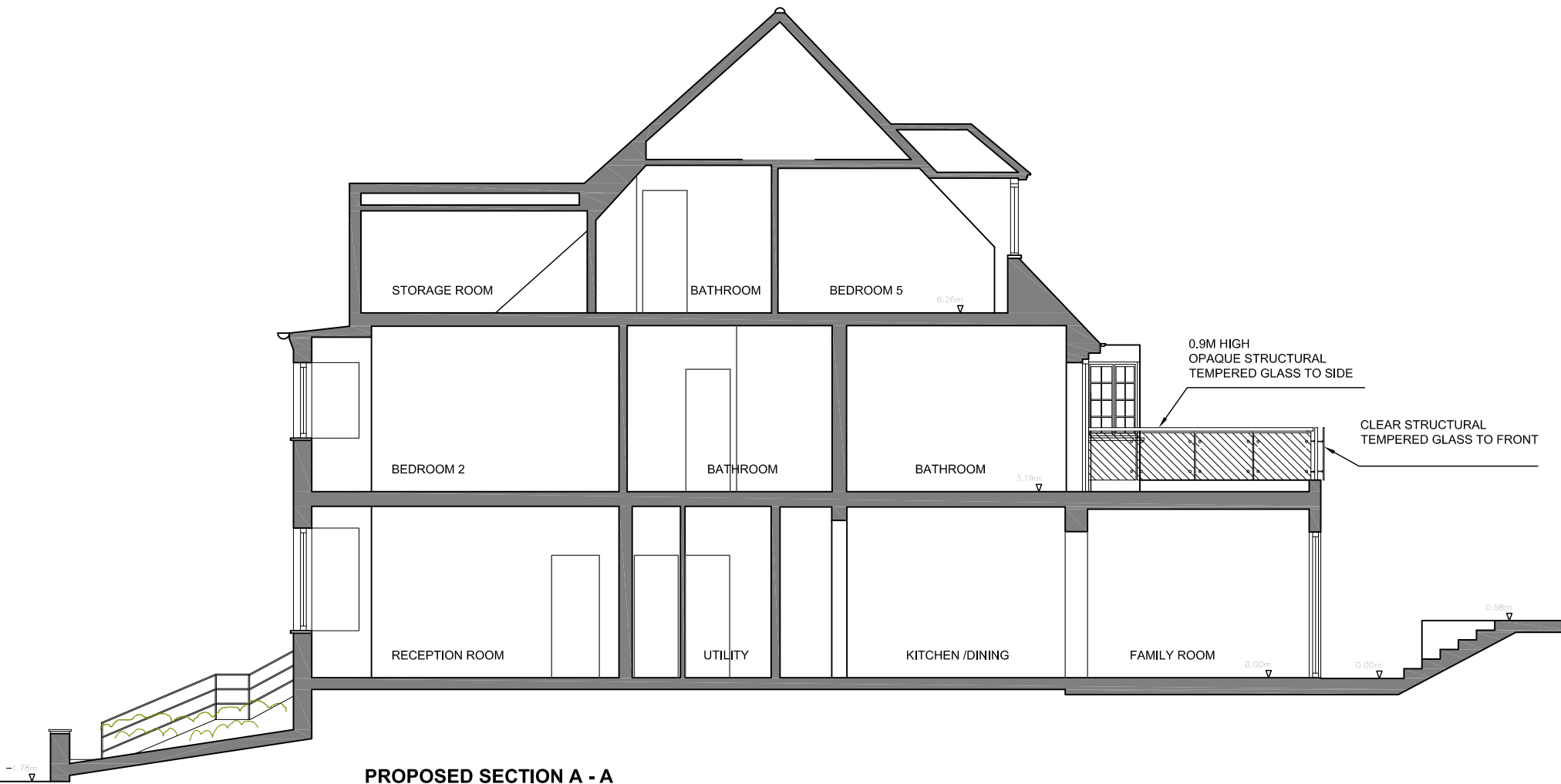
Scale	Date
<b>1:100@A3</b>	August 2013

**AS**  
**AD** **ADRIAN SALT AND PANG LIMITED**  
**DEVELOPMENT PLANNING CONSULTANTS**  
**13A LANARK ROAD LONDON W9 1DD UK**  
**T +44 (0)20 7286 7411 F +44 (0)20 7286 7416**  
**E-mail: asapp@globalnet.co.uk**

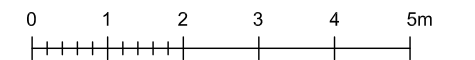




EXISTING SECTION A - A



PROPOSED SECTION A - A



© COPYRIGHT ADRIAN SALT AND PANG LTD

APPLICANT  
**MRS WILLUMSEN**

PROJECT  
**33 CREDITON HILL, WEST HAMPSTEAD,  
LONDON, NW6 1HS**

Drawing Title  
**EXISTING AND PROPOSED SECTION A - A**

**PLANNING APPLICATION**

Planning Drawing Number

**Fig T6**

Scale

**1:100@A3**

Revision

—

Date

August 2013

**AS AP** ADRIAN SALT AND PANG LIMITED  
DEVELOPMENT PLANNING CONSULTANTS  
13A LANARK ROAD LONDON W9 1DD UK  
T +44 (0)20 7286 7411 F +44 (0)20 7286 7416  
E-mail: [asapp@globalnet.co.uk](mailto:asapp@globalnet.co.uk)

### **3.0 ASSESSMENT OF IMPACTS**

#### **3.1 Introduction**

The following assesses the impact of the proposed works on the property and on the neighbouring area.

#### **3.2 Amenity**

The provision of an additional area of private amenity to No.33 Crediton Hill is an asset to occupants of the property as well as an asset to the stock of good quality housing in the local area.

The private terrace which is likely to be used only by the occupants of the ensuite master bedroom, allows privacy and quiet enjoyment, in contrast to the shared amenity of the private garden that is available to the rest of the household.

#### **3.3 Health and Safety**

The addition of the balustrades will ensure that the terrace is safe to use and compliant with current health and safety regulations.

#### **3.4 Privacy of Neighbours**

The 1.8 m high opaque glass screen on the boundary with No.35 Crediton Hill will ensure the privacy of the residents in that property is maintained.

With regard to the privacy of the neighbours on the other side (No.31), the set back from the boundary of 4m ensure their continued privacy. There will not be noise disturbance resulting from the provision of the proposed terrace.

#### **3.5 Visual**

The visual impact of the proposed terrace is illustrated in Fig.V1.

The introduction of glass balustrades will be similar to those used in the neighbour properties. The use of glass minimizes any visual impact since the material proposed it is not alien to the area. It will provide a homogenous visual appearance to the West End Green Conservation Area.

#### **3.6 Access**

Access to the proposed terrace is limited to the occupants of the ensuite master bedroom and bathroom.

Access to the house and garden will remain as it is at present.

#### **3.7 Summary of Impacts**

The amount of private amenity available to No.33 Crediton Hill will improve without any negative impact to the occupiers or neighbours either visually, or environmentally.

**Fig.V1 VISUALISATION**



**EXISTING**



**PROPOSED**

## 4.0 CONFORMITY TO PLANNING POLICIES

### 4.1 Relevant Policies

Relevant planning policies are given in the Camden Local Development Framework Camden Development Policies, adopted 2010 (referred to below as "CDP2010") and the West End Green Conservation Area Appraisal and Management Strategy, adopted 28 February 2011 (referred to below as "West End Green CA Strategy"). This section assesses the proposals against planning policies.

### 4.2 Planning Designations

No.33 Crediton Hill is situated within the West End Green Conservation Area. The property is not listed and there are no Article 4 Directions attached.

### 4.3 Local Planning Policies

**CDP2010 Policy DP24: Securing High Quality Design** states:

"(A) Character, setting, context and the form and scale of neighbouring buildings"

"(B) The character and proportions of the existing building, where alterations and extensions are proposed"

"(C) The quality of materials to be used"

On "Promoting Good Design", CDP2010 Para 24.8 states:

Buildings should be designed to be as sustainable as possible. Environmental design and construction measures are set out in Policy DP22 – Promoting sustainable design and construction. Sustainable development also embraces principles of social sustainability which can be addressed by new development which:

- provides comfortable, safe, healthy and accessible space for its users;
- is fit for purpose and can accommodate future flexibility of use;
- provides a mix of uses and types of accommodation and provides for a range of needs within the community; and
- provides sufficient amenity space for the promotion of health and wellbeing.

On "Respecting Local Character", the Council advises:

Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings. (CDP2010 Para 24.11)

Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. (CDP2010 Para 24.13)



On Detailing and Material, the Council advises:

Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group. (CDP2010 Para 24.15)

Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area. (CDP2010 Para 24.16)

**CDP2010 Policy PD25: Conservation Camden Heritage** states:

"**(A)** take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas"

"**(B)** only permit development within conservation areas that preserves and enhances the character and appearance of the area"

"**(C)** prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention"

CDP2010 Para 25.3 states:

"The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration."

**CDP2010 Policy DP26: Managing the impact of development on occupiers and neighbours** gives the following guidance: **(A)** Visual privacy and overlooking; **(B)** Overshadowing and outlook; and **(H)** an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.

### **CDP2010 Policy DP26 (A) and (B) Visual privacy and overlooking:**

CDP2010 Para 26.3 states:

A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – *A Guide to Good Practice (1991)*.

### **CDP2010 Policy DP26 (H) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space:**

On "Standards of accommodation", the Council advises:

Outdoor amenity space provides an important resource for residents, which is particularly important in Camden given the borough's dense urban environment. It can include private provision such as gardens, courtyards and balconies, as well as communal gardens and roof terraces. The Council will expect the provision of gardens in appropriate developments, and particularly in schemes providing larger homes suitable for families. However, we recognise that in many parts of the borough this will not be realistic or appropriate. In these locations, the provision of alternative outdoor amenity space, for example, balconies, roof gardens or communal space will be expected. These amenity spaces should be designed to limit noise and disturbance of other occupiers and so not to unacceptably reduce the privacy of other occupiers and neighbours.

#### **4.4 Conformity**

No.33 Crediton Hill is being restored to provide a family house with a garden as shared amenity for its household members and friends. The proposed formation of the roof terrace is only for limited private use by the occupants of the ensuite master bedroom which nevertheless enhances the quality of private amenity in accordance with the Council's policies above.

The proposed balustrades will be in the same material and style as the neighbouring properties. The minor alteration at the rear of the building does not affect its appearance or the character of this part of the conservation area significantly, thus supporting the Council's policy on conservation.

Overall, the proposal conforms to the Council's conservation and heritage policies.



## 5.0 SUMMARY AND CONCLUSION

The proposal to install a set of French windows, glass screen wall and balustrades in order to create a private terrace at the rear of No.33 Crediton Hill follows the precedent set by Nos.39 and 41 Crediton Hill.

The proposed terrace only occupies less than half of the roof area of the completed rear extension. The glass screen is designed to ensure that someone on the terrace cannot overlook the road of the properties on either side, or the neighbouring rear gardens.

In summary, the privacy of the neighbours on either side will be maintained and there should be no detrimental impact on the level of amenity experienced by the neighbours.

Access to the proposed terrace is through an ensuite master bedroom and bathroom, thus it can be surmised that use of the terrace will be limited and fairly infrequent.

For the reasons above, the Council is asked to support this application.

---



## DRAWINGS LIST

Fig. T1	Location Plan and Site Plan (Scale 1:1.250 and 1:200 @ A3)
Fig. T2	Existing and Proposed First Floor Plan (1:100 @ A3)
Fig. T3	Existing and Proposed Rear Elevation (1:100 @ A3)
Fig. T4	Existing and Proposed Southern Elevation (1:100 @ A3)
Fig. T5	Existing and Proposed Northern Elevation (1:100 @ A3)
Fig. T6	Existing and Proposed Section A-A (1:100 @ A3)