

Application ref: 2018/3517/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 7 November 2018

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

Dexter Building Design Ltd
Unit 5 Victoria Grove
Bedminster
Bristol
BS3 4AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Crediton Hill
London
NW6 1HP

Proposal:
Demolition and erection of single storey rear extension. Replacement rear dormer.
Insertation of juliette balconies at first floor. Alterations to rear fenestration.
Drawing Nos: A100, A101, A102 Rev.C and A103 Rev.A.

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 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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

A100, A101, A102 Rev.C and A103 Rev.A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal for a replacement single storey rear extension following the demolition of the existing extension, will match the eaves height and depth of the existing extension but it will be marginally wider. The extension will be brick to match the host property with full width sliding aluminium doors on the rear elevation and a set on the side elevation facing No.10. The lean to on top of the extension to incorporate the head height required for the internal stairs will be also be aluminium. The replacement rear dormer will match the siting, scale and design of the existing dormer.

The proposed rear extension would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Although the replacement rear extension would involve a slight increase in width, this would only be slight and as such is acceptable in this instance. It is considered to respect the prevailing pattern of development on this side of Crediton Hill. Overall, the proposed replacement rear extension and dormer would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property and the character of the street.

Although the replacement extension would come closer to both side boundaries, it is noted that both neighbouring properties have been subject to large rear extensions. The proposal would be built on the boundary and project 2.3m further than the adjoining neighbour's conservatory (No.6) and 1.9m further than its detached neighbour's extension at No.10. Given that the new extension will only project a minor distance beyond the neighbouring extensions and the orientation of the properties it is not considered that it would have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy to an extent

that would warrant a reason for refusal.

Given the scale, siting and design of the proposed 3x new Juliette balconies with metal railings on the rear elevation at first floor, these additions are not considered to cause harm to the character of the host property or harm to the amenity of neighbouring properties. The replacement of the rear dormer and the existing rear windows with doors would not result in any loss of privacy, light or outlook to neighbouring residents.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies 2 and 3 of the Fortune Green & West Hampstead Neighbourhood Plan, and policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning