

Application ref: 2019/0811/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 10 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Crediton Hill
London
NW6 1HS

Proposal: Erection of a single storey rear extension with 2 x rooflights; insertion of door to use roof of extension as terrace, 3 x rooflights to main roof slope, demolition of existing conservatory

Drawing Nos: Site Location Plan_A-(10)-001, Site Plan_A-(10)-010, Existing ground and first floor plan_A-(10)-011, Existing loft plan__A-(10)-012, A-(10)-013, Existing roof plan_A-(10)-012, Existing Section A-A_ A-(10)-012, Existing front and rear elevation_ A-(12)-010, Existing north elevation_ A-(10)-012, Existing south elevation_ A-(10)-012, Proposed Location Plan_A-(13)-001, Proposed Site Plan_A-(13)-010, Proposed Ground and First Floor Plan_A-(13)-011_REVA, Proposed Loft and Storage Plan_A-(13)-001, Proposed roof Plan__A-(13)-013, Proposed Section AA_A-(14)-001, Proposed Front and rear Elevation_A-(15)-010_REVA, Proposed North Elevation_A-(15)-011_REVA, Proposed South Elevation__A-(15)-012_REVA,

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 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 [Site Location Plan_A-(10)-001, Site Plan_A-(10)-010, Existing ground and first floor plan_A(10)-011, Existing loft plan__A-(10)-012, A-(10)-013, Existing roof plan_A-(10)-012, Existing Section A-A_ A-(10)-012, Existing front and rear elevation_ A-(12)-010, Existing north elevation_ A-(10)-012, Existing south elevation_ A-(10)-012, Proposed Location Plan_A-(13)-001, Proposed Site Plan_A-(13)-010, Proposed Ground and First Floor Plan_A-(13)-011_REVA, Proposed Loft and Storage Plan_A-(13)-001, Proposed roof Plan__A-(13)-013, Proposed Section AA_A-(14)-001, Proposed Front and rear Elevation_A-(15)-010_REVA, Proposed North Elevation_A-(15)-011_REVA, Proposed South Elevation__A-(15)-012_REVA]

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the first floor roof prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is a detached two storey dwellinghouse with rooms in the loft space. It is of traditional construction and has a two storey bay window on each front and rear elevations. The proposal is for a ground floor rear extension with two walk on roof lights. A section of the flat roof of the extension would be used as a terrace, associated with this would be the conversion of a window from a door at first floor. Three rooflights would be installed to the main roof slope.

It is considered that the proposed extension is secondary to the host building and would respect the established depths and heights of neighbouring rear

development. The planning permission at no. 35 represents a very similar form of development (ref. 2017/2619/P allowed at appeal on the 05/02/2018). The inspector deemed the loss of the bay window acceptable in heritage terms. This application represents a very similar form of development from a design standpoint as the extension has almost identical depth and height.

The Conservation Area Appraisal noted that within the area balconies are 'inventive', with examples in Crediton Hill. Balconies are characteristic of this street, with balconies being approved at no. 33 Hill (ref. 2013/5409/P) and present at no. 29. The use of part of the flat roof as a terrace would therefore not appear as an incongruous addition. A privacy screen with measuring 1.8m by 1.7m has also been included for the terrace in order to minimise loss of privacy for number 33 Crediton Hill. A condition is added to ensure that further details of the privacy screen are submitted and approved and the screen is maintained in position. The installation of rooflights to the main roof slope are acceptable in design terms and would not be visible from the public domain.

Policy A1 seeks to protect the residential amenity of neighbouring occupiers. The proposed extension would not cause a harmful loss of light to neighbouring properties. The rear windows of no. 29 and no. 33 are south-west facing and therefore access to light would not be harmed. There is an existing high fence and vegetation on the boundary with no. 29 which the extension would rise marginally above. The proposed extension would therefore not harm access to light or create a material sense of enclosure. The neighbouring property at no. 29 would still retain high quality outlook of the rear garden. A privacy screen with measuring 1.8m by 1.7m has been included in the proposal to prevent harmful overlooking from the terrace to occupiers of number 33 Crediton Hill. Due to the location of the terrace away from the boundary with number 29, there would be no adverse impact on the occupiers of number 29 in terms of loss of privacy.

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.

One objection and one comment were received during the course of the application. Both have been considered prior to the determination of the application.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A4, D1 and D2 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan and National Planning Policy Framework 2019.

- 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.
- 4 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 London Borough of Camden 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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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 2019.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer