

Application ref: 2020/0033/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 1 May 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Beasley Dickson Architects  
12-20 Baron Street  
London  
N1 9LL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Crediton Hill**  
**London**  
**NW6 1HP**

Proposal:  
Erection of single storey rear extension (following demolition of existing); replacement of existing window with door on side elevation  
Drawing Nos: 063\_PL00; 063\_PL01; 063\_PL02; 063\_PL03; 063\_PL04; 063\_PL10;  
063\_PL11; 063\_PL12; 063\_PL13

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: 063\_PL00; 063\_PL01; 063\_PL02; 063\_PL03; 063\_PL04; 063\_PL10; 063\_PL11; 063\_PL12; 063\_PL13

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement single storey rear extension replaces a recently demolished extension of a similar scale and follows previous granting of permissions also for similarly sized additions through refs 2018/3517/P and 2019/0740/P.

The light-weight metal framed design would be contemporary in style and allow the structure to be read as a distinct, modern addition to the host building. The extension would not be visible from the public realm and is not considered to detract from the character and appearance of the host building or wider area. This scale of extension reflects the prevailing pattern of development on this side of Crediton Hill and would still allow for the retention of a generously sized and usable rear garden.

The proposed extension would project to broadly the same depth as the previous structure. It would maintain a setback of 0.8m from the boundary with no 6 which enjoys an extension of comparable depth, and 1.5m from no 10 which also benefits from a large ground floor extension. Given the previous history, set back from boundaries and context of similar scaled extensions, the proposal would not result in significant impact on neighbour amenity by way of loss of daylight or outlook.

The proposed alteration of the ground floor side window to form a store room door would preserve the brick arch and given its siting within a side passage would have very limited visibility to the wider surroundings. As such it would not result in harm to the character or appearance of the building.

No objections were received following public consultation. 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 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 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer