



Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

21 December 2021

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Householder Planning Application with Conservation Area Consent – Proposed Removal of WC Extension to Front of Dwelling and Various External Alterations at No. 15 Crediton Hill, London, NW6 1HS

On behalf of the applicants, Mr & Mrs Warren, I hereby submit the above Householder Planning Application with Conservation Area Consent to the London Borough of Camden (the Local Planning Authority [LPA]).

The planning application comprises of this cover letter and the following:

- Completed planning application form; and
- Planning drawings:
 - Site Location Plan / Block Plan
 - Existing Front Elevation – Drawing Ref. CH_EX_GE_Front_RevA_FF
 - Proposed Front Elevation – CH_PP_GE_Front_RevE_FF
 - Existing Rear Elevation - CH_EX_GE_Rear_RevA_FF
 - Proposed Rear Elevation - CH_PP_GE_Rear_RevA_FF
 - Existing Side Elevation - CH_EX_GE_Side_RevA_FF
 - Proposed Side Elevation - CH_PP_GE_Side_RevA_FF
 - Existing Section A-A - CH_EX_GS_A-A_RevA_FF
 - Proposed Section A-A - CH_PP_GS_A-A_RevA_FF
 - Existing Ground Floor Plan - CH_EX_GA_GF_RevA_FF
 - Proposed Ground Floor Plan - CH_PP_GA_GF_RevA_FF
 - Existing First Floor Plan - CH_EX_GA_FF_RevA_FF
 - Proposed First Floor Plan – CH_PP_GA_FF_RevA_FF
 - Existing Second Floor Plan - CH_EX_GA_2ND_RevA_FF
 - Proposed Second Floor Plan - CH_PP_GA_2ND_RevA_FF
 - Existing Roof Plan - CH_EX_RP_RevA_FF
 - Proposed Roof Plan - CH_PP_RP_RevA_FF

The relevant planning application fee of **£206 + £28** Portal Admin Fee has been paid online.

Site Location

As shown in **Figure 1**, the application site is located on the western side of Crediton Hill and accommodates a two-storey brick-built semi-detached dwelling with an existing single storey rear extension / conservatory as well as a single storey garage outbuilding to the southern edge of the application site.

Figure 1 – Site Location, Aerial Views, and Site Photos





North-westward View



North-eastward View



Front Elevation (East Elevation)





Rear Elevation (West Elevation)



The application site is located within the West End Green Conservation Area but is not a statutorily Listed Building (NB. the nearest Listed Building is the Grade II* listed Hampstead Synagogue located approx. 215m south-west of the site). The site is also not a Locally Listed Building.

Figure 2 – Map of West End Green Conservation Area



The West End Conservation Area Appraisal and Management Strategy (adopted 28 Feb 2011) recognises that areas such as Crediton Hill is defined by large semi-detached houses, originally being homes to Edwardian professionals. The Appraisal also recognises that the street quality is being eroded by cross-over parking and window replacements. The tarmac pavement is in poor condition in part due to damage by tree roots. This distracts and fragments the view of the street. Walking from the bottom to the top there are examples of houses with stained glass oval windows; at the top end, above Fawley Road is a run of Arts and Crafts rendered two-storey houses.

Balconies are inventive; there are examples in stone, timber, cast iron, with particularly good examples in Lymington Road and Crediton Hill.

Windows are generally in timber, sash and casement, many are set in stone mullions; window glazing configuration types tend to be consistent in groups of houses and the mansion blocks. A distinctive window type is the oval and stained glass examples on Crediton Hill.

The Council will normally resist basement development fronting the highway due to its impact on the appearance of the Conservation Area.

No. 15 Crediton Hill is recognised as a building that makes a positive contribution to the Conservation Area and that the LPA will resist total / substantial demolition (see **Figure 3**).

Figure 3 – Townscape of the Conservation Area



Proposed Development

The proposed development comprises of the following:

- Removal of WC Extension to front of dwelling in order to reinstate original entrance door.
- Installation of oval-shaped gable window to front of dwelling.
- Replacement of all PVC façade windows with solid white painted timber windows.
- Installation of 2 no. of new conservation rooflights to front roofslope.

Relevant Planning Policies

Parts 'e' to 'h' of Policy D2 (Heritage) of the adopted Camden Local Plan (2017) is of relevance:

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Supporting paragraph 7.54 is also of material consideration:

Details

7.54

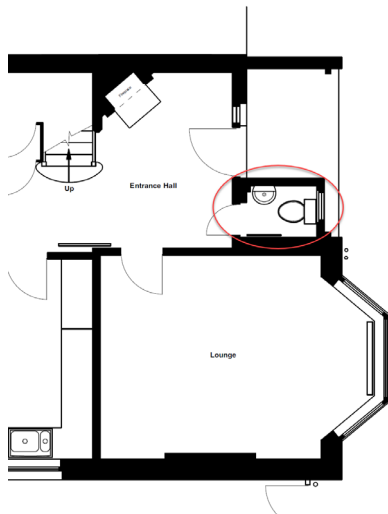
The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.

Planning Considerations

The key planning considerations relating to the following development proposals are as follows:

- **Removal of WC Extension to front of dwelling**

This is the element that requires Conservation Area Consent. The WC Extension is clearly not original to the dwelling. Thus the demolition of this feature will restore the wider front entrance of the dwelling (similar to adjoining neighbouring property No. 17) and thereby should be considered a positive.



- **Installation of oval-shaped gable window to front of dwelling**

The oval-shaped gable window is considered an appropriate size/appearance, thereby a positive fenestration detail to the main dwelling.

- **Replacement of all PVC façade windows with solid white painted timber windows**

As noted in The West End Conservation Area Appraisal and Management Strategy (2011), windows are generally in timber. Therefore, the proposed replacement of all PVC windows to solid white timber painted windows should be considered acceptable.

- **Installation of 2 no. of new conservation rooflights to front roofslope**

There is an existing small rooflight to the front roofslope. The proposal is to replace this with a larger conservation rooflight in order to allow a greater amount of daylight/sunlight into the loft area. An additional smaller conservation rooflight is also proposed to be installed.

In light of the above, we request that planning permission should be granted by the Local Planning Authority.

We trust that our application can be validated as soon as possible.

Yours faithfully,

Wai-kit Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Planning Consultant