

Application ref: 2021/6216/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: Edward.Hodgson@camden.gov.uk  
Date: 23 February 2022

**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)

CS Planning  
74 Makepeace Rd  
London  
UB5 5UG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**15 Crediton Hill  
London  
NW6 1HS**

Proposal:

Removal of WC extension to front entrance, installation of front rooflights and gable window, and replacement of all windows

Drawing Nos: CH\_EX\_GE FRONT REV A FF, CH\_PP\_GE FRONT REV E\_FF, CH\_EX\_GE REAR REV A FF, CH\_PP\_GE REAR REV A FF, CH\_EX\_GE SIDE REV A FF, CH\_PP\_GE REAR REV A FF, CH\_EX\_GS A\_A REV A FF, CH\_PP\_GS A\_A REV A FF, CH\_EX\_GA GF REV A FF, CH\_PP\_GA GF REV A FF, CH\_EX\_GA FF REV A FF, CH\_PP\_GA FF REV A FF, CH\_EX\_GA 2nd REV A FF, CH\_PP\_GA 2nd REV A FF, CH\_EX\_RP REV A FF, CH\_PP\_RP REV A FF, Location Plan

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 The development hereby permitted shall be carried out in accordance with the following approved plans-  
CH\_EX\_GE\_FRONT\_REV A\_FF, CH\_PP\_GE\_FRONT\_REV E\_FF,  
CH\_EX\_GE\_REAR\_REV A\_FF, CH\_PP\_GE\_REAR\_REV A\_FF,  
CH\_EX\_GE\_SIDE\_REV A\_FF, CH\_PP\_GE\_REAR\_REV A\_FF,  
CH\_EX\_GS\_A\_A\_REV A\_FF, CH\_PP\_GS\_A\_A\_REV A\_FF,  
CH\_EX\_GA\_GF\_REV A\_FF, CH\_PP\_GA\_GF\_REV A\_FF,  
CH\_EX\_GA\_FF\_REV A\_FF, CH\_PP\_GA\_FF\_REV A\_FF,  
CH\_EX\_GA\_2nd\_REV A\_FF, CH\_PP\_GA\_2nd\_REV A\_FF, CH\_EX\_RP\_REV  
A\_FF, CH\_PP\_RP\_REV A\_FF, Location Plan

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek to make alterations to the front elevation of the property. These would include removing the front WC structure under the porch canopy, installing a new gable window, replacing the existing rooflight with a larger one and installing an additional rooflight on the front roofslope. The existing uPVC casement windows would be replaced with matching timber ones.

The front WC is not an original feature, and its removal would restore the original entrance to the property and would match the entrance of the neighbouring property and is considered acceptable.

The proposed gable window would be timber in an oval shape. There are examples of other gable windows along Crediton Hill and it would therefore be in keeping. The window would be subordinate to the host property and is not considered to cause harm to the appearance and character of the conservation area and therefore is acceptable.

Both the replacement and additional rooflights would be conservation-style. Rooflights are a common feature of front roof slopes within the area and they would be subordinate in number and size to the roof. They are considered acceptable.

The replacement of the uPVC with timber framed windows is supported for both aesthetic and sustainability reasons and thus the proposed replacement windows are acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer