

Application ref: 2021/5473/P
Contact: Nora-Andreea Constantinescu
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Date: 24 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

www.camden.gov.uk/planning

ARQIS Studio Ltd
Ealing Cross
85 Uxbridge Road
LONDON
W5 5BW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
50 Crediton Hill
London
NW6 1HR

Proposal:

New double doors and windows to enclose existing lower ground floor space to the rear, with new patio area and replacement of side boundary wall.

Drawing Nos: BV-001; BV-002 Rev. A; BV-003 Rev. A; BV-004 Rev. A; BV-005 Rev. E

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 BV-001; BV-002 Rev. A; BV-003 Rev. A; BV-004 Rev. A; BV-005 Rev. E.

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

Informative(s):

- 1 Reasons for granting permission:

The building has an undercroft area at the rear on the lower ground floor plan, which opens into the rear garden. This area is proposed to be enclosed on the rear elevation by a window and glazed doors. A new window is proposed in the rear wall at the same level. The proposal would maintain the rear line of the building and the alterations would fit in with the appearance of the host building, and preserve its character.

Given the nature of the proposal there would be no harm caused to the neighbouring amenity in terms of loss of light, outlook, overlooking. Adjacent to the rear wall it is proposed to excavate part of the rear garden to create a patio level from the lower ground floor level. This area would be modest in relation to the host building and garden space. Based on the photos provided by the applicant, there would be only garden soil to be removed which would likely not result in harm on the structural stability of the building and neighbouring ones. There would be no harm caused to the amenity of neighbouring occupiers from the proposed patio.

The existing boundary with no. 52 has a mix of brick, with stone-concrete wall and timber above. The proposal would maintain the same height as existing and have a consistent line of solid base to be retained and rendered with new timber fence above. The proposed alterations would preserve the character and appearance to the host building and the openness of the garden. Given the height and materiality of the boundary would be maintained as existing, no significant harm would arise to the neighbouring amenity in terms of loss of light, outlook or overlooking.

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.

No objections were received prior 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, D2 of Camden Local Plan 2017 and Policy 3 of Fortune Green and West

Hampstead Neighbourhood Plan 2015. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer