



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

23 March 2022

Dear Edward,

Town and Country Planning Act 1990 (As Amended)
Householder Planning Application with Conservation Area Consent – Proposed Demolition of Existing Garage and Erection of Replacement Garage with Single Storey Infill Side Extension with Rooflights; and Installation of New Ground Floor Window to Side Elevation of Dwelling 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 (as it involves demolition works) to the London Borough of Camden (the Local Planning Authority [LPA]).

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

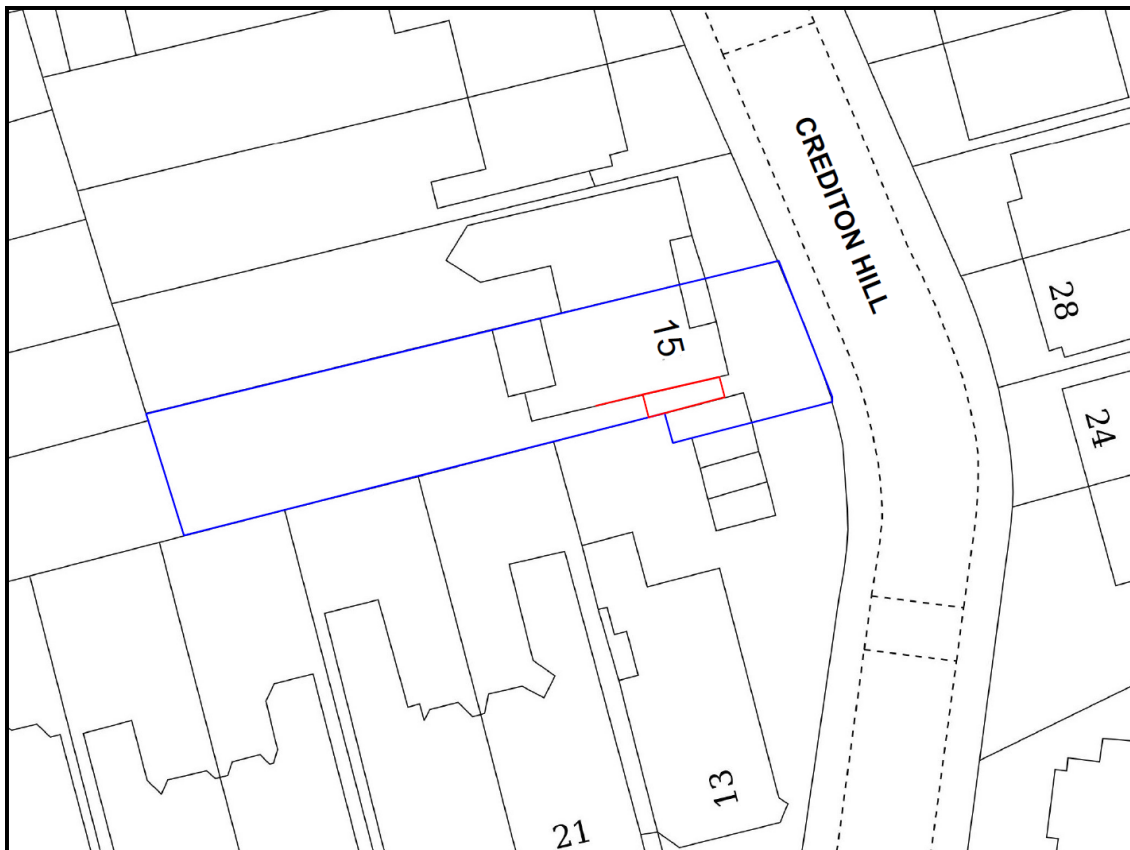
- Completed planning application form
- Daylight and Sunlight Assessment
- Planning drawings:
 - Site Location Plan – Drawing Ref. CH_EX_LP_RevA
 - Block Plan – CH_PP_BP_RevA
 - Existing Ground Floor Plan – CH_EX_GA_GF_RevA
 - Proposed Ground Floor Plan - CH_PP_GA_GF_RevA
 - Existing Roof Plan – CH_EX_RP_RevA
 - Proposed Roof Plan – CH_PP_RP_RevA
 - Existing Front Elevation – CH_EX_GE_Front_RevA
 - Proposed Front Elevation – CH_PP_GE_Front_RevA
 - Existing Rear Elevation – CH_EX_GE_Rear_RevA
 - Proposed Rear Elevation – CH_PP_GE_Rear_RevA
 - Existing Side Elevation (South) – CH_EX_GE_South_RevA
 - Proposed Side Elevation (South) – CH_PP_GE_South_RevA
 - Proposed Section A-A – CH_PP_GS_A-A_RevA

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



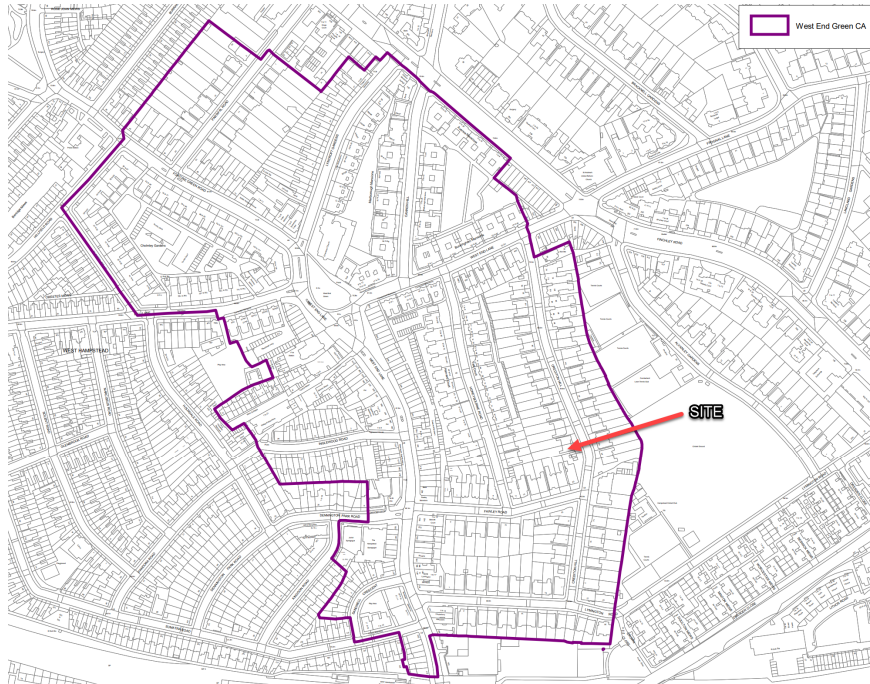
Front Elevation (East Elevation)





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



Relevant Planning History

LPA Ref.	Description of Development	Decision	Date of Decision
2021/6216/P	Removal of WC extension to front entrance, installation of front rooflights and gable window, and replacement of all windows.	Granted	23/02/2022
2021/6221/P	Demolition of existing garage and erection of a new replacement garage with Electric Vehicle (EV) wall-mounted charger.	Granted	23/02/2022
2021/6229/P	Erection of rear dormer window and new gable detail to rear roofslope.	Granted	23/02/2022

Proposed Development

The proposed development comprises of the following:

- Demolition of existing standalone outbuilding (garage) and erection of a new replacement garage with a flat roof at 2.5m high by 2.8m wide by 6.3m in length. A slight raising of slab level to bring it in-line with existing ground floor level is also proposed. It is noted that these works have already been granted by the LPA on 23 February 2022 under planning permission 2021/6221/P.
- Erection of a single storey infill side extension with conservation rooflights that would be located between the main dwelling and the new garage. The height of the proposed infill side extension will match the height of the new garage at 2.5m. This modest extension will enable a better user experience when accessing the new garage whilst also maintaining a through-route leading onto the front driveway from the rear garden.
- Installation of a new ground floor window to the southern flank elevation of the main dwelling.

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:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. 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:

- **Demolition of Garage and Erection of Replacement Garage**

The new replacement garage is slightly smaller (height wise at 2.5m) compared to the existing garage (at 2.9m high). By raising the slab level slightly, the new garage is considered to relate better to the main dwelling and without appearing slightly disjointed. The new replacement garage (utilising similar materials to existing) is considered an appropriately scaled ancillary structure to the main dwelling and will preserve the character of the Conservation Area. It is noted that these works have already been granted by the LPA on 23 February 2022 under planning permission 2021/6221/P but that we are simply re-proposing in this application to allow for the integration with the proposed infill single storey side extension.

- **Erection of Single Storey Infill Side Extension**

As shown in the comparative proposed front elevations below between the approved replacement garage (LPA Ref. 2021/6221/P) and the current proposed scheme (with single storey infill side extension) – the appearance is similar when viewed from the streetscene. Therefore, we consider the infill side extension to be an acceptable modest proposal that would maintain subordination to the main dwelling.

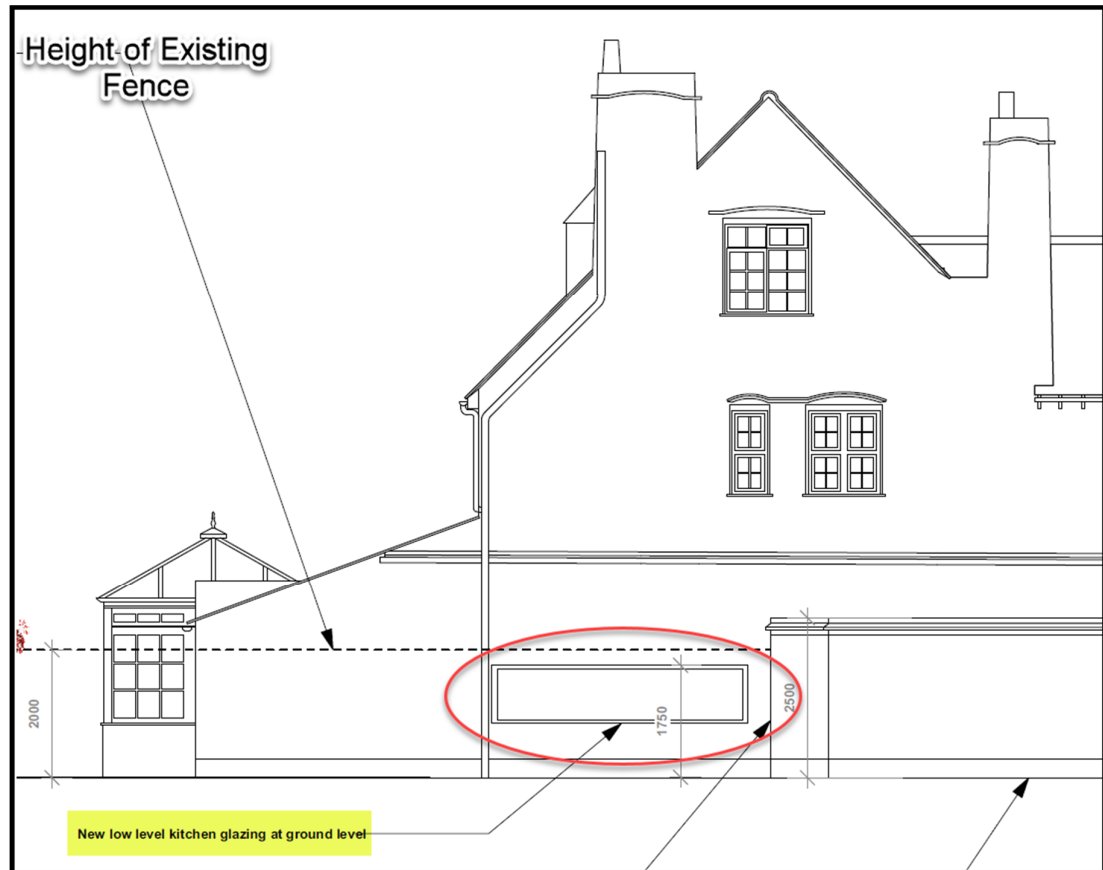


Proposed Front Elevation – as approved under 2021/6221/P



Proposed Front Elevation – as part of this application and showing new infill side extension

- **Installation of New Ground Floor Window to Southern Flank Elevation of Main Dwelling**
As shown below, this would enable the kitchen area to have better daylight/sunlight without causing any overlooking/loss of privacy issues to neighbouring properties to the south given it will not protrude beyond the height of the southern boundary solid timber fence of the application property. As this new window will be well screened, we consider this to be appropriate on this site and that it will not be detrimental to the character and appearance of the Conservation Area.



Proposed Side Elevation (Southern Elevation)

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