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Contents

1.0	Introduction
2.0	Understanding the Context
3.0	Planning History
4.0	Relevant Planning Policy
5.0	Background to the Development
6.0	Development
7.0	Assessment
8.0	Assessment Summary & Conclusion

1.0 Introduction

1.1 This Design & Access Statement has been produced by JS Architecture on behalf of Shrina and Manoj Tulsiani, who are the freeholder of 46 Crediton Hill, London NW6 1HR to accompany the submission for Planning Permission for works to the above property.

1.2 The proposed development comprises:

- *A single storey extension to the rear at GF level*
- *A single storey extension to the rear at FF level*
- *Alteration of openings*

1.3 The property is located on the border of the West End Green Conservation Area (Ref. West End Green Conservation Area Appraisal and Management Strategy Adopted 28 February 2011)

The Applicant recognises the importance of achieving a high quality in design that preserves and enhances the significance of the urban context and is committed to deliver a high quality of design and construction which will preserve and enhance the settings of this part of West Hampstead.

2.0 Understanding the Context

Crediton Hill is defined by large semi-detached and detached houses. 46 Crediton Hill is a five-bedroom semi-detached freehold Victorian Building that backs on to Cumberland Lawn Tennis Club. It is not a listed building and the property is not in a flood risk area. The adjacent property at 48 Crediton Hill is a four storey semi-detached, largely rendered property, It was converted into 8 self contained units in 1971. The property at 44 Crediton Hill is the other semi detached dwelling that has been extended under permitted development in 2006 under application number 2006/429/P.

2.1 The elevation along this section of Crediton Hill is inconsistent and shows different types of architecture. As the buildings are situated on a slope the large wall at 48 Crediton Hill significantly overshadows 46 Crediton Hill.



View towards 48 and 46 Crediton Hill

2.2 Opposite the building (facing North) is a more consistent yet similar arrangement of Victorian terraces.



2.3 The rear of the building faces the Cumberland Lawn Tennis Club and Hampstead Cricket Club along Alvenly Gardens.



View from garden towards Cumberland Lawn Club.

2.4 The neighbours at 44 and 48 Crediton Hill both had extensions to the existing property carried out in 2006 and 2012 respectively (2012/4760/P).



View showing existing extensions.

2.5 The following are 2nos 'bird's eye view' aerials showing the property in the context of its current surroundings and outline existing extensions in the area. It is important to take the existing extensions at 48 into consideration.

Photograph 2.5.1- Aerial View 1



46 Crediton Hill

Photograph 2.5.2 – Aerial view 2



Existing extension on Crediton Hill

46 Crediton Hill (also showing 48 Extensions)

3.0 Planning History

The following outlines the relevant planning history for the site.

Planning Applications

- Application Number 2012/4760/P
Site Address 48 Crediton Hill London NW6 1HR
Application Type Full Planning Permission
Development Type Residential Extension
Proposal Erection of single storey rear ground floor level extension, includes lowering the floor level by 330mm, in connection with existing dwelling (Class C3).

- Application Number 2006/4291/P
Site Address 44 Crediton Hill London NW6 1HR
Application Type Certificate of Lawfulness (Proposed)
Development Type Certificate of Lawfulness
Proposal The replacement of an existing ground floor rear extension with an enlarged rear extension to the dwellinghouse, and installation of a rooflight in the front roofslope.

- Application Number 2010/0530/P
Site Address 34 Crediton Hill London NW6 1HP
Application Type Full Planning Permission
Development Type Residential Extension
Proposal The excavation of a basement and replacement of a rear ground floor conservatory with door opening onto a terrace overlooking a sunken garden accessed from the basement and via steps linking basement and ground floor levels, the installation of an obscure glazed window within the flank wall and replacement boundary brick wall and timber fence.

- Application Number 2006/3735/P
Site Address 28 Crediton Hill London NW6 1HP
Application Type Certificate of Lawfulness (Existing)
Development Type Certificate of Lawfulness
Proposal A single storey rear extension to ground floor flat.

The above approved applications demonstrate that the proposed works and change of use are within the council's policies and similar developments have been carried out in recent years in the vicinity of 46 Crediton Hill.

4.0 Relevant Planning Policy

The main planning considerations applying to the site and the associated policies are:

- (West End Green Conservation Area Appraisal and Management Strategy, Adopted 28 February 2011)
- Camden Planning Guidance, Design, January 2021

Allowing the housing stock to adapt to changes in modern living is a vital points in this planning application.

We assume that wider aspects of weighing up factors such as increasing the quantity and quality of homes will be considered for the Council's positive planning decision for this project.

We demonstrate with this planning application that the dwelling located at 46 Crediton Hill is capable of adapting to the proposed, un-obtrusive changes while fully considering its urban context.

5.0 Background to the Development

5.1 Introduction

The proposed development comprises the renovation and alteration of the single dwelling at No.46 Crediton Hill, which includes all extensions and window alterations. The proposals will provide additional and enhanced residential accommodation, and facilitate the continued use of the property as a residential dwelling.

5.2 Existing Context

The existing building is a three storey Victorian building and is currently used as a residential dwelling. It is semi-detached close to Finchley Road. The fabric of the building is brick and render.

5.3 Existing Condition

The property requires some major refurbishment works internally and externally.

6.0 Development

6.1 The following development is proposed and is set out for the consideration of Officers in the accompanying plans, drawings and sections within this Design and Access Statement.

The drawings for the application are as follow:

(01)01 A3	1:1250	Site Location and Block Plan
(10)11 A3	1:100	Ground Floor Plan - Existing
(10)12 A3	1:100	First Floor Plan - Existing
(10)13 A3	1:100	Second Floor Plan – Existing
(20)11 A3	1:100	Ground Floor Plan - Proposed
(20)12 A3	1:100	First Floor Plan - Proposed
(20)13 A3	1:100	Second Floor Plan – Proposed
(30)11 A3	1:100	Front Elevation – Existing
(30)12 A3	1:100	Rear Elevation - Existing
(30)13 A3	1:100	Side Elevation – Existing
(40)11 A3	1:100	Front Elevation – Proposed
(40)12 A3	1:100	Rear Elevation - Proposed
(40)13 A3	1:100	Side Elevation 1 - Proposed
(40)14 A3	1:100	Side Elevation 2 - Proposed
(40)15 A3	1:100	Side Elevation 3 - Proposed
(08)10 A3	NTS	Photos - Existing

6.2 Proposed Development - Layout & Visual Impact

6.2.1 Rear Extensions

- The proposed GF rear extension is a single story and spans from party wall to existing outrigger along the existing patio. It has a width of approximately 4m. It will not be visible from any public highway. The height will be within the allowed dimensions by Camden council and will be subordinate to the existing building.



Existing rear Elevation 46 Crediton Hill.

- The proposed FF rear extension is a single story on top of the existing outrigger. It extends towards the garden no more than the already existing property at 48 Crediton Hill.



View towards wall of 48 Crediton Hill.

- The proposed finish is to be in keeping with existing, brick and render.
- The extensions will have bi fold doors and Juliette balconies to maximise light. In addition, they allow better access and use of the garden.

Summary:

As outlined above, the impact of the proposed alterations can only be described as in line with the planning policy framework. The most important factor in terms of design is to fill the broken rear elevation which is currently exposing a large flank wall created by 48 Crediton Hill.

6.2.2 Amenity

- The proposed rear extensions development will provide a more consistent elevation in terms of architecture
- Natural light and ventilation are provided through the new windows and glazed doors.

6.2.3 Arboriculture and Garden Viability

- There are no listed trees on or adjacent to the site posing a constraint to the development.
- The surface water drainage from the roofs will be diverted and drain into the existing rain water pipes of the building.

7.0

Assessment

7.1 The visual impact

As mentioned above the GF rear extension will not be seen from the public highway of Crediton Hill. The design of the glazing and proposed materials to the extensions aim to reduce their visibility and what could be seen as too bulky, thin floating flat roofs and the proposed brickwork and render aim to blend in and be in keeping with the existing building and the adjacent neighbours. The first floor extension will enhance the character of the existing neighbourhood and will neatly close the visual gap of 46 and 48 Crediton Hill.

There are no taller buildings in the neighbourhood, so there will be no direct views onto the rear extension. Furthermore there are no residential buildings facing the garden.

We therefore consider that the proposed rear extension development and the replacement of the windows are in keeping with the general neighbourhood and complement the existing building.

The residential use of the proposed extension is compatible with the existing use of the site and as such no in principle objection can be raised.

The effect of the proposed extension on the residential amenity of surrounding properties will be minimal. All construction impacts will be temporary and can be adequately managed through the agreement of

a Construction Management Plan and standard conditions on working hours etc.

Other residential amenity effects would be limited to light spill from the new window, however this is to the rear, and be in keeping with what is existing.

7.2 Size, Bulk and Scale of Proposed Extension

The size, bulk and scale of proposed development is assessed below:

The total area increase including the new extensions is 10.2m² for the GF extension and 18m² for the first floor extension.

7.3 Other Relevant Material Considerations

The following section outlines the acceptability of the development against other relevant material considerations.

- Land Use

The proposed development does not alter the use of the site and the building is retained as a residential dwelling. The increase in floor space does not give rise to any adverse land use considerations. We therefore consider the land use of the proposal as acceptable.

- Sustainability and Environmental Performance

The proposed development represents an inherently sustainable upgrade and improvement of the environmental performance of an existing building within the constraints imposed by its location. The proposal will use environmental materials where appropriate while improving the fabric and energy efficiency of the existing building in line with current requirements.

- Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy

The proposed development will not result in development that would lead to an unacceptable loss of daylight or sunlight, or an unacceptable increase in the sense of enclosure to neighbours. Nor would the proposals result in privacy issues between properties that would warrant a refusal of planning permission.

- Transportation and Parking

It is expected that the parking status remains as is with a widening of the existing driveway to allow parking for two cars.

- Access

No alteration work is being considered for the existing access arrangements to the existing building.

Externally the property is well served by local buses and public transport, and the proposed development will have no adverse impact on existing public transport or road access.

- Planning Obligations and Mayoral CIL

A form for assessing whether the proposals will be liable for Mayoral CIL will be completed and submitted with the application for planning permission.

8.0 Assessment Summary & Conclusion

From the assessment of the criteria discussed above it is clear that the additional development proposed will not give rise to unacceptable effects in any of the areas discussed and any temporary construction effects can be addressed through the submission of appropriate methodology documents at the application stage and through conditions on any permission granted.

We believe that this site is unique given the sloping road and more importantly the overbearing flank wall of 48 Crediton Hill. Thus we have made full use of these elements and it allows us to stay subordinate to the existing.

On this basis the proposed design of development is in line with the Council's policy position.

Class A – General extensions

Contents [\[hide\]](#)

- [Class A – General extensions](#)
- -
- [Where else can't we benefit?](#)
- -
- [You have said where we can't – so what can we do?](#)

The General Permitted Development Order (GPDO) allows for extensions to be built on many homes without the need for any planning. The phrase used is 'the enlargement, improvement or other alteration of a dwelling house'. Needless to say there are a few restrictions, which we will cover in this article. Despite not requiring planning, you will require [building regs](#).

All these permissions are contained within Part 1 of the [GPDO](#) and apply only to C3 houses. There have been occasions where these permissions have been permitted after appeal on HMOs, so tread carefully if that is your plan. Before starting work check to see if there any conditions that have been placed on your property. These are quite common on new build properties or maybe as a result of a previous planning approval. In those cases full planning permission might be required relevant to that condition or restriction.

Once you have built your extension enjoy it or you can choose to submit an optional application for a [Lawful Development Certificate](#) (LDC) which might be useful when you come to sell the property. It is worth reading through the [Permitted development rights for householders Technical Guidance – Sept 2019](#) issued by the government for assistance with not so straight forward extensions such as those properties with outriggers and those on corner plots etc.

Where else can't we benefit?

These permissions do not apply to flats or maisonettes. Nor do they apply to houses that have been converted from [agricultural buildings](#), [storage](#), [light industrial](#), [shops](#) or [casinos](#). They do however apply to houses (not flats) converted from offices under [Class O](#). There are also restrictions of the building is listed, in a [conservation area](#), [AONB](#), [Broads](#) or [Heritage site](#). They might also have been removed as a result of an Article 4 or a condition on a previous planning application. Finally extensions are from the original building or as it was on 1st July 1948. In other words, you can't extend an extension to the full amounts mentioned below if the

property has already used up part or all of the allowance since it was built or if added after 1st July 1948. If the extension was built prior to 1948, then you can extend it again. Knowing whether the extension was original or been built by a previous owner is key.

You have said where we can't – so what can we do?

Glad you asked! The answer depends as to whether you have a detached or a semi-detached/terraced house. But let's go through each type of extension in turn.....

Rear Extensions

Single Storey

- up to 3m depth for a terrace or semi-detached house
- up to 4m depth for a detached house
- max height of 4m and not higher than the ridge-line of the house
- max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house
- up to 50% of the original space around the house including any existing outbuildings or sheds etc.
- no cladding on article 2(3) land – conservation area, AONB, Broads
- materials of a similar appearance to existing house
- must not extend beyond a side elevation that fronts a highway or the principal elevation of the original house
- no verandah, balcony or raised platform

Double Storey

- up to 3m depth on a detached, terrace or semi-detached house
- max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house
- not higher than the ridge line of the house
- not higher than the eaves of the house
- must be more than 7m to the rear boundary
- up to 50% of the original space around the original dwelling house including any existing outbuildings
- no cladding on article 2(3) land – conservation area, AONB, Broads
- not on article 2(3) land – conservation area, AONB, Broads
- materials of a similar appearance to existing house
- upper floor side-windows obscure glass and non-opening
- pitch of roof same as original house
- must not extend beyond a side elevation that fronts a highway or the principal elevation of the original house
- no verandah, balcony or raised platform

Side Extensions

Single Storey

- max of 50% width of original house
- max height of 4m and not higher than the ridge-line of the house
- max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house

- up to 50% of the original space around the house including any existing outbuildings or sheds etc.
- no cladding on article 2(3) land – conservation area, AONB, Broads
- materials of a similar appearance to existing house
- not on a side elevation that fronts a highway
- no verandah, balcony or raised platform

Double Storey

- Not allowed – requires planning

Larger Rear Extensions

The Larger Rear Extension allows up to an 8m (detached) or a 6m (semi/terrace) extension. Before beginning the development, the developer must notify the local authority by providing “a written description of the proposed development”, “a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined”, and certain other information. This type of notification is subject to a deadline of 42 days (i.e. six weeks). The local authority will write to all neighbours to see if anyone objects. If none of the owners or occupiers of the adjoining premises object to the proposed development, then the local planning authority confirms to the developer that prior approval is not required (or they fail to issue a decision within 42 days). If anyone objects to the proposed development, then the local authority must assess “the impact of the proposed development on the amenity of any adjoining premises”. They then either grant prior approval (either unconditionally or subject to conditions) or refuses prior approval. Should they refuse or add conditions you have a right of appeal.

As from 19th August 2019 there is a fee to pay of £96 to the local authority.

Single Storey

- between 3m and 6m for a terrace or semi-detached house
- between 4m and 8m for a detached house
- max height of 4m and not higher than the ridge-line of the house
- max eaves height of 3m if within 2m of a boundary and not higher than the eaves of the house
- up to 50% of the original space around the house including any existing outbuildings or sheds etc.
- not on article 2(3) land – conservation area, AONB, Broads or a site of special scientific interest
- materials of a similar appearance to existing house
- must not extend beyond a side elevation that fronts a highway or the principal elevation of the original house
- no verandah, balcony or raised platform

Double Storey

- not allowed – requires planning or opt for the 3m option above

Permitted Development (PD) rights

There are requirements to follow when it comes to PD rights in conservation areas which include:

- Extensions: You will need to apply for planning permission for any extension other than a single storey rear extension of no more than 3m or 4m if the house is detached. Side extensions and two storey extensions are all excluded from PD rights in a conservation area.
- Recladding: Before cladding the outside of your house with stone, artificial stone, pebble dash, render, timber, plastic or tiles you will need to apply for planning permission.
- Outbuildings: Conservation area homeowners have the same PD rights as those of regular homeowners with the exception of the ability to erect an outbuilding to the side of the house.
- Solar Panels: If you have a south –facing house in a conservation area, you can have solar panels on your roof providing certain limitations are met. You won't need planning approval for this unless the solar panel is wall mounted , i.e. not on your roof.
- Windows: In theory you can replace existing windows with new windows and doors of similar appearance to those used in the construction of the house. You will however need permission if you have a completely different window design in mind.

For extensions of more than one storey

- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres or be within seven metres of any boundary* opposite the rear wall of the house.
- Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).
- Any upper-floor window located in a 'side elevation' must be obscure-glazed; and non-opening (unless the openable part is more than 1.7 metres above the floor).

All side extensions of more than one storey will require householder planning permission.

On Article 2(3) designated land* all rear extensions of more than one storey will require householder planning permission.

