

Application ref: 2021/5564/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 1 July 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

Connect Architecture
223 South Park Road
Flat 4
London
SW19 8RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Crediton Hill
London
NW6 1HP

Proposal: Replacement of two rear dormer windows to be increased in scale, a new window at rear first floor level and replacement of fenestration to rear elevation with double glazing and traditional glazing bars.

Drawing Nos: 330-OS-001-000, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-RD-001-000, 330-RD-002-000, 330-RD-003-000, 330-RD-004-000, Fire Statement dated 3rd November 2021 rev 000, Design and Access Statement dated October 2021.

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: 330-OS-001-000, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-RD-001-000, 330-RD-002-000, 330-RD-003-000, 330-RD-004-000, Fire Statement dated 3rd November 2021 rev 000, Design and Access Statement dated October 2021.

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 proposal is for the replacement of two rear dormer windows with two larger rear dormer windows, a new window at first floor level and the replacement of rear elevation fenestration with double glazed units.

Rear dormers are a repeated feature on the street and there is some variety along the east side of Crediton Hill. The rear dormers are not visible from the public realm; to the rear of the property are school grounds. The proposed rear dormer windows will be enlarged slightly to replicate the rear dormers seen at no 36. The style and materiality will remain sympathetic to the host building and the scale shall be increased proportionally, the windows themselves will increase from two panes to three. The windows would adopt a more traditional fenestration pattern which the existing windows lack, with traditional glazing bars. The dormers are still perceived to be subordinate to the host building, set down noticeably from the roof ridge and would maintain the existing height of the cill level and the existing roof pitch. In terms of detailed design, the proposed roof tiles will match that of the main roof and the windows will be white-painted timber casement. The detailed design is not considered to detract from the existing building but would preserve its character, and similarly is considered to be sympathetic to the character of the wider conservation area.

A new window would be added to the first floor to sit between the existing first floor windows. This is considered a modest and acceptable addition to the rear façade and would be identical in style and materiality to the other renewed fenestration on the rear façade. All existing fenestration is single glazed, and would be replaced with double glazing to increase the energy efficiency of the property.

The use of timber for all window frames is considered sustainable in environmental terms and respectful of the historic character and architectural

integrity of the host building. The replacement frames would fit into the existing openings, bar the new rear dormers and new window. The fenestration is considered to be improved with the introduction of a more traditional fenestration and tradition glazing bars, therefore the appearance of the elevation is considered to be enhanced in line with the heritage of the property. For this reason, it is considered that the proposed windows would preserve the character and appearance of the host property and the wider area.

In terms of neighbouring amenity, the proposal is not considered to have any harmful impact, either in terms of increased loss of light or overlooking to neighbours. The rear dormers and windows to be replaced would be in the same position as the original features, and the new window would sit in between existing windows. For this reason it is not considered that overlooking would increase beyond the existing situation.

The proposal is considered to preserve the character and appearance of the host building and 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.

No objections were received following statutory consultation. The site's planning history was 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, 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) 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer