

Application ref: 2022/1201/P
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Date: 12 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

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:

Erection of replacement garage and new single storey infill side extension plus installation of new ground floor window to side elevation to replace existing fenestration

Drawing Nos: Site Location Plan CH_EX_LP_RevA, CH_PP_BP_RevA, CH_EX_GA_GF_RevA, CH_PP_GA_GF_RevA, CH_EX_RP_RevA, CH_PP_RP_RevA, CH_EX_GE_Front_RevA, CH_PP_GE_Front_RevA, CH_EX_GE_Rear_RevA, CH_PP_GE_Rear_RevA, CH_EX_GE_South_RevA, CH_PP_GE_Side_RevA, CH_PP_GS_A-A_RevA, cover letter by CS Planning dated 23.3.22

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-
Site Location Plan CH_EX_LP_RevA, CH_PP_BP_RevA,
CH_EX_GA_GF_RevA, CH_PP_GA_GF_RevA, CH_EX_RP_RevA,
CH_PP_RP_RevA, CH_EX_GE_Front_RevA, CH_PP_GE_Front_RevA,
CH_EX_GE_Rear_RevA, CH_PP_GE_Rear_RevA,
CH_EX_GE_South_RevA, CH_PP_GE_Side_RevA, CH_PP_GS_A-A_RevA,
cover letter by CS Planning dated 23.3.22

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 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the demolition of the existing garage and the erection of a new garage with a side infill extension and window on the side elevation.

The proposed garage is similar to the previously approved garage (planning permission ref. 2021/6221/P). The garage would be of a similar massing and scale to the existing, and would be constructed with materials that match the existing and is considered acceptable.

The new side infill extension would link the garage to the main house and would measure 1.2m wide, 2.5m high and 6m deep and would be subordinate to the host property. It would be set back from the front elevation and located behind an existing door. The extension would be finished in brick which would match the finish of the ground floor of the property. The proposed rooflights would not cause any light pollution as the property is well set back from neighbouring occupiers.

A large window is proposed on the side elevation. This would not be visible from the public realm and would be lower than the height of the existing timber boundary fence. The window would therefore not cause any overlooking or harm to the character and appearance of the conservation area.

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) 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer