

Application ref: 2022/1336/P
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Date: 1 August 2022

Development Management
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JS ARCHITECTURE
Avondale Road, 37
London
N15 3SL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
46 Crediton Hill
London
Camden
NW6 1HR

Proposal:

Single storey rear 'infill' extension at ground floor level, replacement of windows, new door in side elevation, creation of first floor rear terrace with metal railings and alterations to front boundary

Drawing Nos: Site Location Plan 01(01), (10)11, (10)13, (10)12, (20)11 Rev A, (30)13, (30)12, (30)11, (40)11 Rev A, (08)01, (40)21 Rev A, (40)12 Rev A, (20)12 Rev A, (40)13 Rev A, (40)23

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 01(01), (10)11, (10)13, (10)12, (20)11, (30)13, (30)12, (30)11, (40)11, (08)01, (40)21 Rev A, (40)12 Rev A, (20)12 Rev A, (40)13 Rev A, (40)23

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 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 proposals are for the erection of a single storey rear 'infill' extension within the existing side 'return', the replacement of all the windows with double glazed timber windows of a similar style and design, a new circular window on the front elevation, a new door on the side elevation, the creation of a first floor rear terrace with metal railings and alterations to the front boundary treatment.

The single storey rear 'infill' extension would be located between the boundary with no 44 and the existing single storey rear projection. It would be set back from the rear of the existing single storey rear projection. The extension would read as subordinate to the host property and constructed with brick and render it would be sympathetic to the host and surrounding properties. The extension would involve the loss of the rear bay window, however there is a precedent for the loss of rear bay windows along Crediton Hill, including at nos. 34, 35, 28 and 33. An appeal was allowed at no. 35 under ref. 2017/2619/P dated 05/02/2018 where the inspector deemed that the loss of the rear bay would be acceptable heritage-wise. Aluminium bi-fold doors are proposed on the rear elevation of the existing rear projection and proposed rear extension. These would not harm the appearance of the building or the Conservation Area unduly.

The replacement windows would be double glazed timber framed of a similar design and style and these would not harm the appearance of the conservation area. A new circular window is proposed on the front elevation and this would be similar to other windows along the street at nos. 40, 31 and 29.

A new timber framed glazed door is proposed on the side elevation to serve the side passage. This would not be visible from the public realm and is considered acceptable.

The existing gate and pillars on the front boundary would be removed and the boundary wall would be extended. The proposed low level brick wall and planting would be in keeping with and would maintain the character and appearance of the streetscene. No new parking spaces would be introduced.

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.

A new terrace is proposed at first floor level on the roof of the existing rear projection. The terrace would be located adjacent to a windowless flank wall at no 48 and it would be set back from the boundary wall with no 44. by approximately 4m. Although some additional overlooking opportunities would be introduced, it is considered the terrace would not cause a significant loss of privacy at any neighbouring occupiers.

The proposed single storey rear 'infill' extension would not be unduly overbearing or overshadowing upon the adjoining room or the garden at this site. The adjoining room would retain a good level of outlook and aspect to the rear and the proposed extension would not project significantly above the windows of the room at no. 44. Additionally, sited to the north of no. 44 it would obscure the path of the sun on 44 Crediton Hill.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer