

Application ref: 2021/5565/P
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Date: 7 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Crediton Hill
London
NW6 1HP

Proposal:

Additional rooflight to front roofslope, replacement like-for-like roof tiles, the replacement of the single glazed windows to the front elevation with double glazed timber units with additional glazing bars, an electric charging point, replacement boundary wall in front garden, and relocation door to replace existing window on the side elevation.

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-E010-000, 330-E-020-000, 330-FD-004-003.

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-E010-000, 330-E-020-000, 330-FD-004-003.

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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought an additional rooflight to the front roofslope, replacement roof tiles, the replacement of the single glazed windows to the front elevation with double glazed timber units, an electric charging point, replacement brick boundary wall in the front garden, and the relocation of a door to replace an existing window on the side elevation.

The proposal originally included a new dormer roof extension to the front of the property, and two design revisions were submitted in relation to this. The conservation area appraisal advises that extensions to front and side roof slopes are likely to break the important, regular composition of the roofslopes. The buildings on this stretch of Crediton Hill is characterised by alternating symmetrical pairs of buildings and a front dormer would harm this composition. In response to officers' concerns on this point, and also regarding overdevelopment of the site in relation to other simultaneous applications, the roof dormer has been omitted and instead an additional rooflight is proposed. This is considered acceptable, the rooflight would be match the existing rooflight in terms of its size and be similarly a heritage style, low profile unit. Roof tiles would also be replaced to match those existing.

The fenestration to the front façade of the property would be renewed to enhance both energy efficiency and appearance. The replacement of all the single-glazed windows with white timber painted double glazed windows with traditional glazing bars is considered to be a design and heritage improvement in terms of the host building's visual appearance, its contribution to the street and the wider conservation area.

Changes to the front garden include an electric charging point which would be positioned on the front elevation below ground floor windows and a replacement brick boundary wall to be more in-keeping with the area and relocation of a door to replace an existing window on the side elevation. The charging point is encouraged in regards to climate change considerations and will not be unduly noticeable as it is positioned low on the façade. The brick wall will be replaced with a similarly low brick wall in reclaimed red brick which

will be in-keeping with the other boundary treatments on the street, and be an enhancement to the West End Green Conservation Area.

Alterations to the side elevation include relocation of a door with accompanying steps to replace a window at ground floor level. These changes are deemed acceptable, modest and of appropriate design.

Overall, it is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing. The additional rooflight will not look directly into any nearby habitable rooms but is designed to look upward and bring in light rather than create an outlook. The alterations to the side elevation are not considered to increase any overlooking impacts to the neighbouring property above the existing situation.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies 2 and 3 of the Fortune Green & West Hampstead Neighbourhood Plan and policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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