

Application ref: 2022/3363/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 20 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://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)

### **Variation or Removal of Condition(s) Granted**

Address:  
**15 Crediton Hill**  
**London**  
**NW6 1HS**

Proposal: Variation of condition 2 (approved plans) of planning permission 2021/6221/P dated 23/02/2022 (for Demolition of existing garage and erection of a new replacement garage with Electric Vehicle wall-mounted charger), namely to install 3 rooflights on garage.

Drawing Nos:

Superseded Plans:

Location Plan, CH\_EX\_GE FRONT Rev A G1, CH\_PP\_GE FRONT Rev A G1, CH\_EX\_GE REAR Rev A G1, CH\_PP\_GE REAR Rev A G1, CH\_EX\_GE SIDE Rev A G1, CH\_PP\_GE SIDE Rev A G1, CH\_EX\_GA GF Rev A G1, CH\_PP\_GA GF Rev A G1, CH\_EX\_GA RP Rev A G1, CH\_PP\_GA RP Rev A G1

Approved Plans:

Site Location Plan, Block Plan, CH\_EX\_GE\_Front\_RevA\_G1, CH\_PP\_GE\_Front\_RevA\_G1, CH\_PP\_GE\_Front\_RevA\_G2, CH\_EX\_GE\_Rear\_RevA\_G1, CH\_PP\_GE\_Rear\_RevA\_G1, CH\_PP\_GE\_Rear\_RevA\_G2, CH\_EX\_GE\_Side\_RevA\_G1, CH\_PP\_GE\_Side\_RevA\_G1, CH\_PP\_GE\_Side\_RevA\_G2, CH\_EX\_GA\_GF\_RevA\_G1, CH\_PP\_GA\_GF\_RevA\_G1, CH\_EX\_RP\_RevA\_G1, CH\_PP\_RP\_RevA\_G2

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 by or before 23/02/2025

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, Block Plan, CH\_EX\_GE\_Front\_RevA\_G1, CH\_PP\_GE\_Front\_RevA\_G1, CH\_PP\_GE\_Front\_RevA\_G2, CH\_EX\_GE\_Rear\_RevA\_G1, CH\_PP\_GE\_Rear\_RevA\_G1, CH\_PP\_GE\_Rear\_RevA\_G2, CH\_EX\_GE\_Side\_RevA\_G1, CH\_PP\_GE\_Side\_RevA\_G1, CH\_PP\_GE\_Side\_RevA\_G2, CH\_EX\_GA\_GF\_RevA\_G1, CH\_PP\_GA\_GF\_RevA\_G1, CH\_EX\_RP\_RevA\_G1, CH\_PP\_RP\_RevA\_G1, CH\_PP\_RP\_RevA\_G2

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted on 23/02/2022 under ref. 2021/6221/P for the demolition of the existing garage and the erection of a new replacement garage with electric vehicle wall-mounted charger.

This current application seeks to vary condition 2 (approved drawings) of this planning permission to allow for the installation of 3 large rooflights on the flat roof of the new garage. The rooflights would be flush with the roof and would thus have an acceptable protrusion within the conservation area. They would be located below the parapet wall and are considered acceptable.

The proposed amendments would preserve the character and appearance of the site and West End Green 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 rooflights, due to their siting and size are 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, 3 and 7 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](http://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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer