

Mr Edward Hodgson
Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

12 December 2022

Dear Edward,

Town and Country Planning Act 1990 (As Amended)
Householder Planning Application for Proposed Hard/Soft Landscaping to Front Driveway with
Replacement Boundary Treatment at No. 15 Crediton Hill, London, NW6 1HS

On behalf of the applicant, Mr & Mrs Warren, I hereby submit the above Householder Planning Application to the London Borough of Camden (the Local Planning Authority [LPA]).

The LDC application comprises of this cover letter and the following:

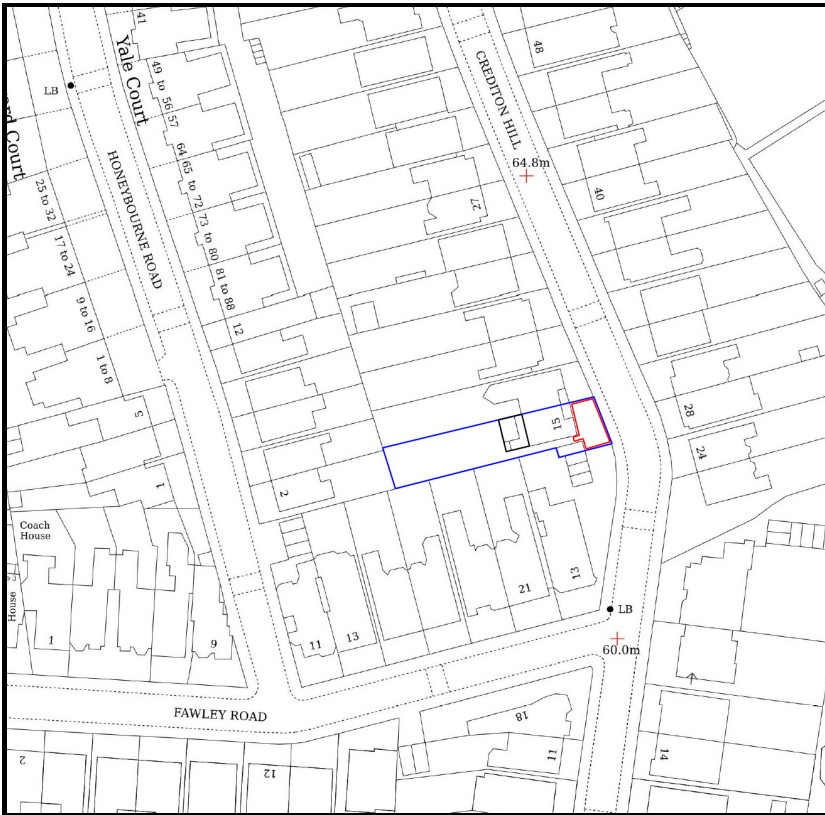
- Completed application form; and
- Planning drawings:
 - Site Location Plan – Drawing Ref. CH_EX_LP_RevB_FG1
 - Block Plan – CH_PP_BP_RevB_FG1
 - Existing Ground Floor Plan – CH_EX_GA_GF_RevA_FG1
 - Proposed Ground Floor Plan – CH_PP_GA_GF_RevA_FG1
 - Existing East Elevation1 – CH_EX_GE_East_G_RevA_FG1
 - Proposed East Elevation1 – CH_PP_GE_East_G_RevA_FG1
 - Existing East Elevation2 – CH_EX_GE_East_S_RevA_FG1
 - Proposed East Elevation2 – CH_PP_GE_East_S_RevA_FG1
 - Existing Southward and Eastward Section Views - CH_EX_GE_N/W_RevA_FG1
 - Proposed Southward and Eastward Section Views – CH_PP_GE_N/W_RevA_FG1
 - Existing South Elevation – CH_EX_GE_South_RevA_FG1
 - Existing Roof Plan – CH_EX_RP_RevA_FG1
 - Proposed Roof Plan – CH_PP_RP_RevA_FG1

The relevant planning application fee of **£206.00 + £32.20** Portal Admin Fee has been paid online.

Site Location

As shown in **Figure 1**, the application site is located on the western side of Crediton Hill and accommodates a two-storey brick-built semi-detached dwelling with an existing single storey rear extension / conservatory as well as a single storey garage outbuilding to the southern edge of the application site. The front driveway is in need of improvement works due to cracked walls fronting Crediton Hill.

Figure 1 – Site Location, Aerial Views, and Site Photos





North-westward View



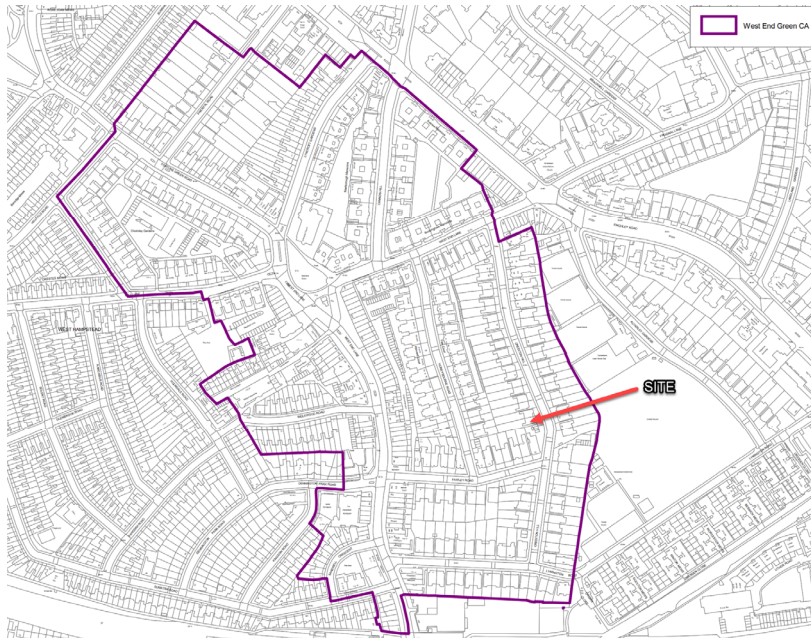
Front of Dwelling (viewed from Crediton Hill)



Front of Dwelling (viewed from Crediton Hill)

The application site is located within the West End Green Conservation Area but is not a statutorily Listed Building (NB. the nearest Listed Building is the Grade II* listed Hampstead Synagogue located approx. 215m south-west of the site). The site is also not a Locally Listed Building.

Figure 2 – Map of West End Green Conservation Area



Relevant Planning History

In relation to works to the front facade of the dwelling, Householder planning permission was granted by the LPA on 23 February 2022 (LPA Ref. 2021/6216/P) for the removal of the WC extension to front entrance, installation of front rooflights and gable window, and replacement of all windows (see **Figure 3**) for extract of the existing and proposed front elevation. Note these works have yet to be implemented.



Existing



Proposed

Proposed Development & Planning Considerations

The proposed development comprises of the following:

- Installation of new replacement front gates and boundary wall as well as replacement timber fencing to the southern boundary of the front driveway.
- New hard/soft surfacing to the front driveway.

Figure 4 – Existing and Proposed Front Elevation

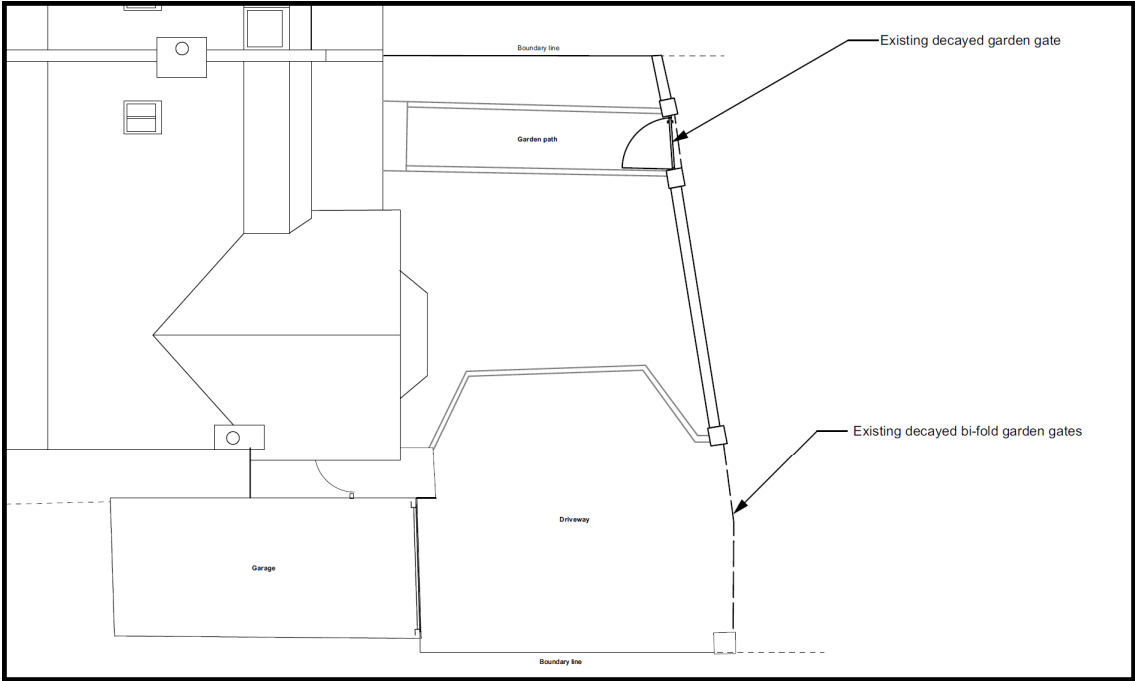


Existing

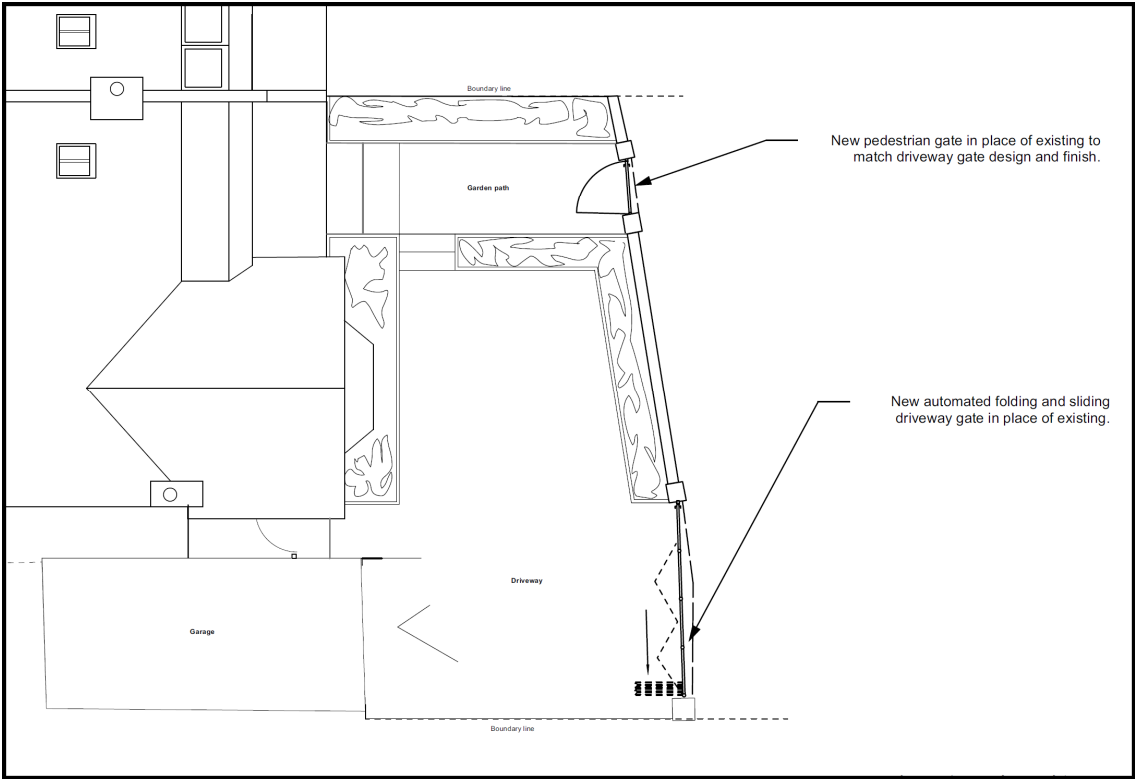


Proposed

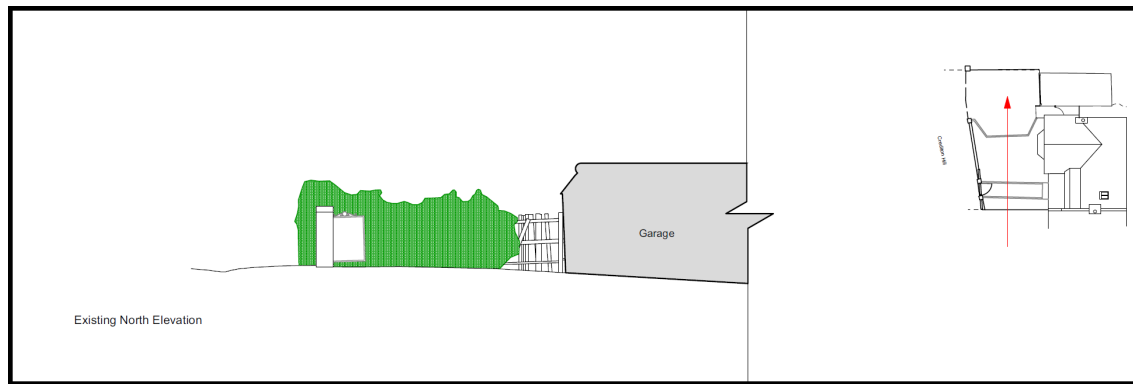
Figure 5 – Existing and Proposed Site Plan (Front Driveway)



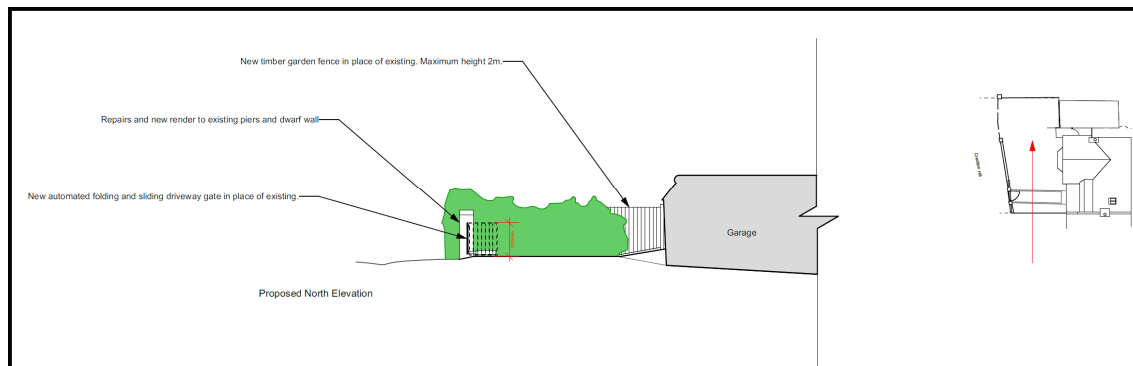
Existing Front Driveway



Proposed Front Driveway



Existing southward view of front driveway area



Proposed southward view of front driveway area

The proposed works would preserve the character of the surrounding area as well as the Conservation Area. The proposed gates and wall fronting Crediton Hill are considered similar in size, scale and appearance as the existing and that such works are necessary due to the wall in particular showing cracks / in need of replacement.

The proposed hard/soft landscaping to the front driveway would improve the useability and appearance of the area whilst ensuring that the replacement hardstanding is porous, thereby minimising surface water flood risk.

In light of the above, we trust that the planning application can be granted accordingly.

Yours sincerely,

Wai-kit Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner/ Independent Planning Consultant