

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 Bin Store to Front Driveway Area 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_FG2
 - Block Plan – CH_PP_BP_RevB_FG2
 - Existing Ground Floor Plan – CH_EX_GA_GF_RevA_FG2
 - Proposed Ground Floor Plan – CH_PP_GA_GF_RevA_FG2
 - Existing Roof Plan – CH_EX_RP_RevA_FG2
 - Proposed Roof Plan – CH_PP_RP_RevA_FG2
 - Existing East Elevation1 – CH_EX_GE_East_G_RevA_FG2
 - Proposed East Elevation1 – CH_PP_GE_East_G_RevA_FG2
 - Existing East Elevation2 – CH_EX_GE_East_S_RevA_FG2
 - Proposed East Elevation2 – CH_PP_GE_East_S_RevA_FG2
 - Existing Southward & Eastward Views/Section – CH_EX_GE_N/W_RevA_FG2
 - Proposed Southward & Eastward Views/Section – CH_PP_GE_N/W_RevA_FG2

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. There are a total of 4 no. of free-standing bins to the southern edge of the front driveway.

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





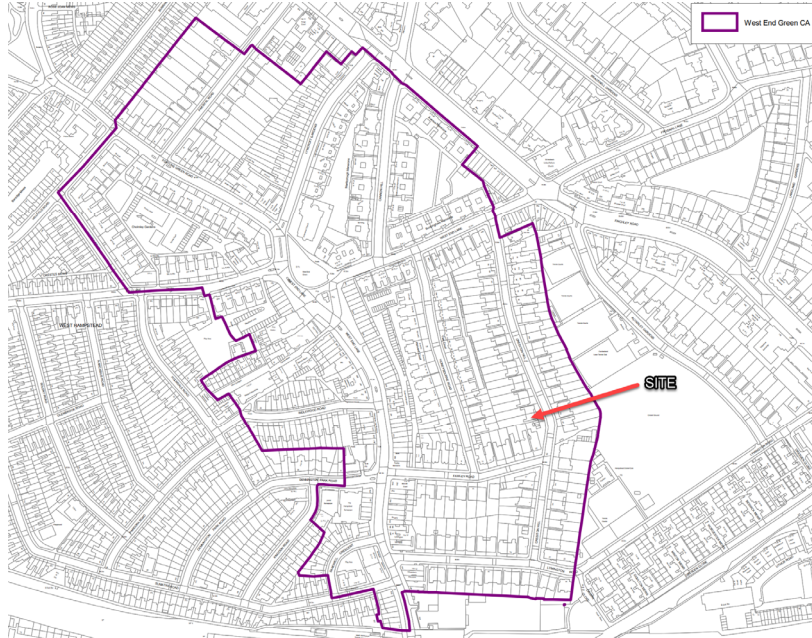
North-westward View



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



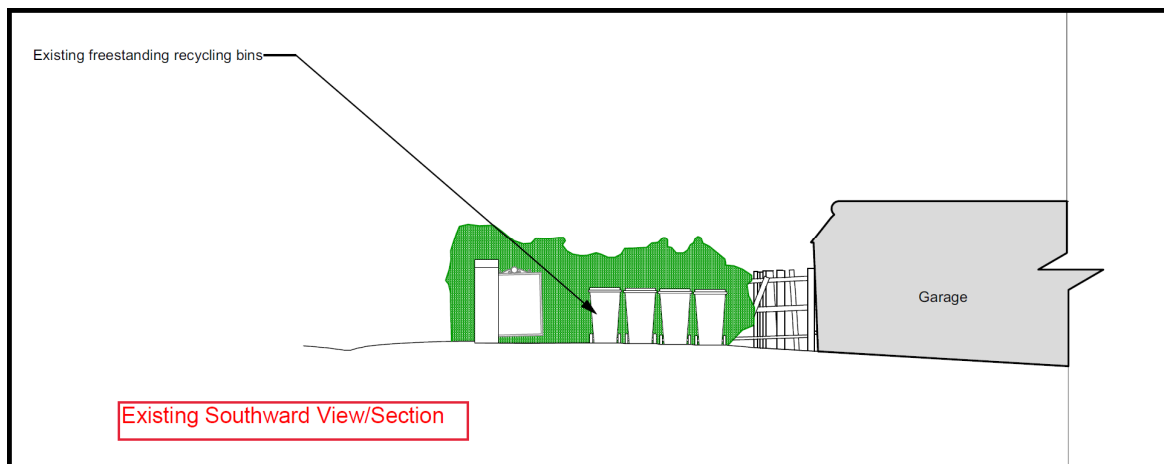
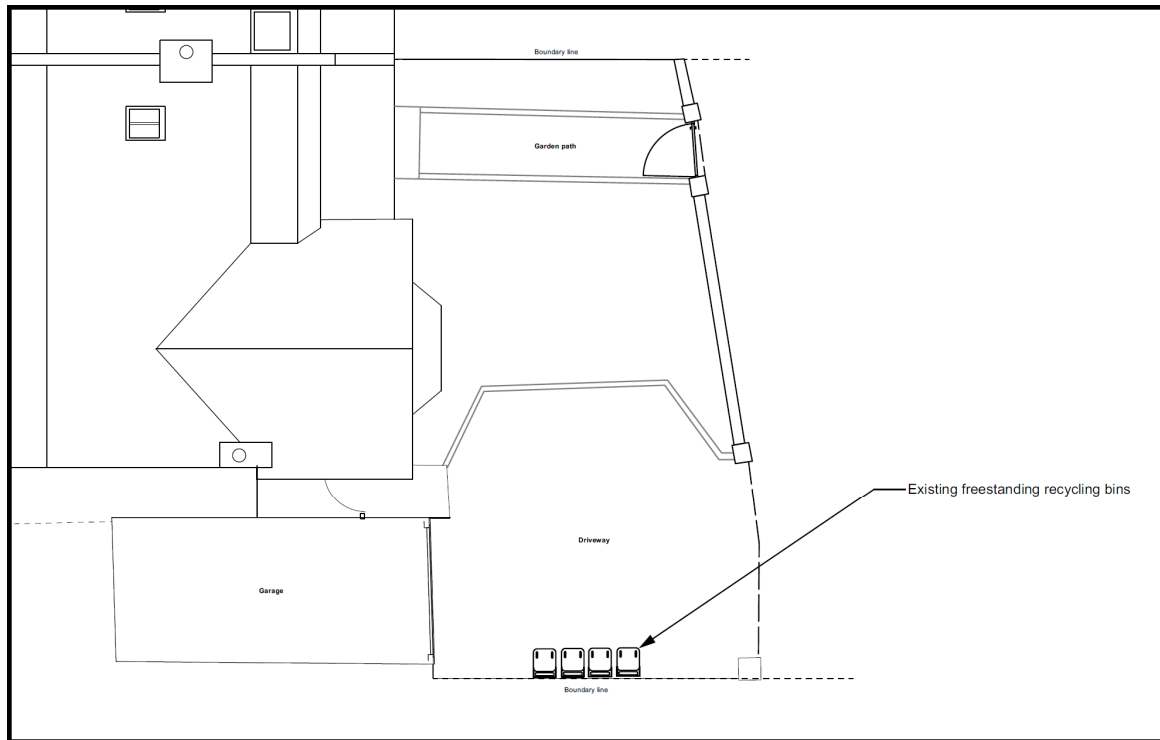
Proposed

Proposed Development & Planning Considerations

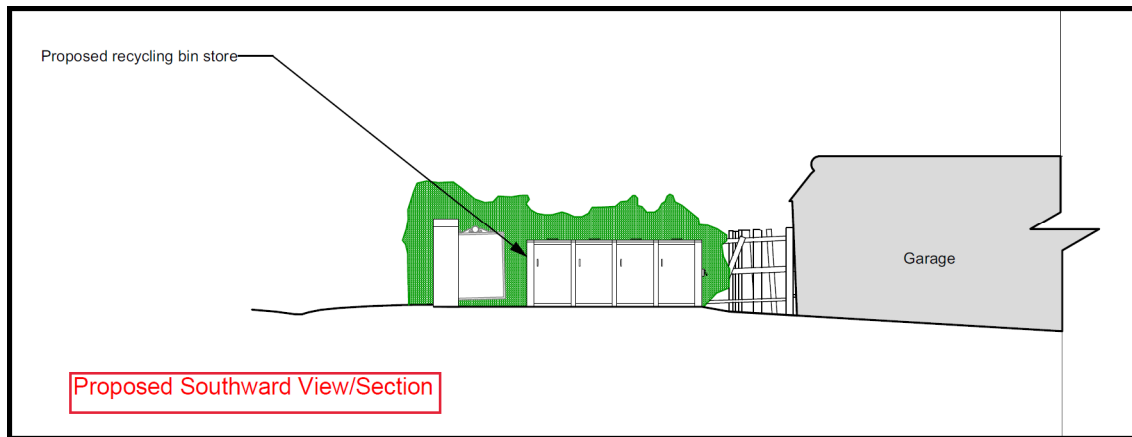
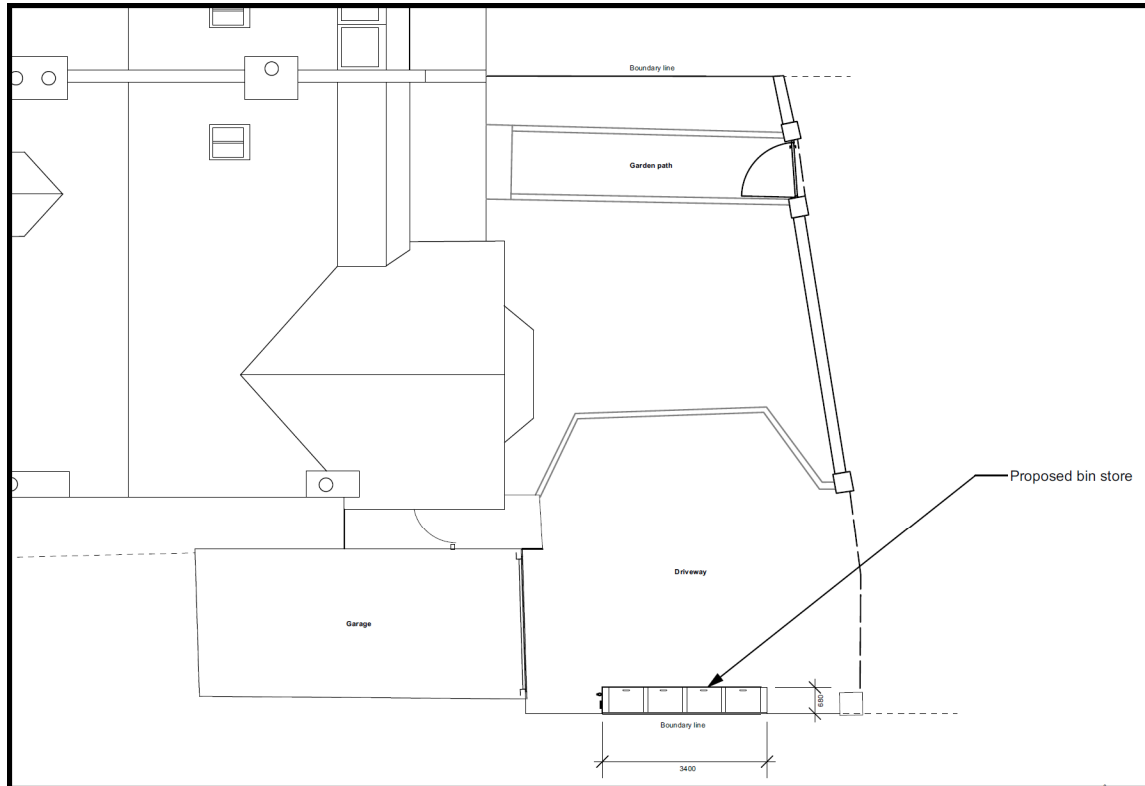
The proposed development comprises of the following:

- Installation of New Bin Store to southern boundary of Front Driveway

Figure 4 – Existing and Proposed Site Plan



Existing



Proposed

The proposed bin store be in timber hardwood doors with lead or zinc clad hinged covers/lids for each bin and will, as a whole, better secure the storage of household waste. The bin store is considered to preserve the character of the surrounding area as well as the Conservation Area given its size and massing is similar to the existing freestanding bins. The bin store will also be located in a well screened area and would not be particularly visible from the streetscene.

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

London Borough of Camden – 12 Dec 2022
15 Crediton Hill, London, NW6 1HS

Yours sincerely,

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

Chartered Town Planner/ Independent Planning Consultant