

Application ref: 2022/4587/P
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Date: 24 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Connect Architecture
223 South Park Road
Matthew
London
SW19 8RY
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Crediton Hill
London
Camden
NW6 1HP

Proposal:

Single-storey rear extension, alterations to the side elevation, replacement of the rear single glazed windows with double-glazed units, solar panels to rear roofsope and air source heat pump in the rear garden.

Drawing Nos: 001, 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-E-010_000, 330-E-020_000.

Approved: 330-A-001_000, 330-A-002_000, 330-A-003_000, 330-A-005_000, 330-A-010_000, 330-A-020_000. Proposed: 330-PE-001_000, 330-PE-002_000, 330-PE-003_000, 330-PE-005_000, 330-PE-010_000, 330-PE-020_000, Design & Access Statement Revision, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022.

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: 001, 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-E-010_000, 330-E-020_000. Approved: 330-A-001_000, 330-A-002_000, 330-A-003_000, 330-A-005_000, 330-A-010_000, 330-A-020_000. Proposed: 330-PE-001_000, 330-PE-002_000, 330-PE-003_000, 330-PE-005_000, 330-PE-010_000, 330-PE-020_000, Design & Access Statement Revision, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022.

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.

- 4 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 All glazing to the side elevation of the rear extension (which faces towards no 30 Crediton Hill) shall be fitted with obscure glazing to a height of 1.8m internally and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022 by Reeves Arboricultural Services. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on

existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

7 Regarding Land Contamination Risk Assessment

Part A: No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority. The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Part B: No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Part C: Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out, results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Works sought include a single-storey rear extension, alterations to the side elevation, replacement of the rear single glazed windows with double-glazed units, solar panels to rear roofslope and air source heat pump in the rear garden. This application is identical to that approved in 2022 (ref 2021/5567/P) apart from the following proposed changes: solar panels to the rear roof, changes to the façade of the rear single storey extension, minor aesthetic alteration to roof lantern and an air source heat pump in the rear garden.

The principle of a full width extension was deemed acceptable in the previous 2022 application. The changes to the rear extension, compared to the 2022 scheme, are minor in nature: instead of three large pairs of double doors, a single central set of double doors with a window on either side is proposed and would be timber framed instead of metal with brick lintels above. The fenestration design is considered appropriate in terms of materiality and scale, sympathetic to the style of the host building.

The extension, as approved in 2022, would extend 2m further into the garden than the rear extension of neighbouring no 34. However because the design is of a similar height, the orientation is east-facing and the rear extension to no 34 has extensive glazing across its width the impact on sunlight and daylight levels to no 34 is considered to be limited. The proposal's roof lantern is unlikely to cause harm to other properties in the building in terms of light spill considering its position, size and protrusion. The proposed extension would be north of neighbouring no 30 and would not extend as far as the no 30's existing rear extension and therefore would not have a negative effect on daylight or sunlight to that property.

The replacement of all the single-glazed windows to the rear elevation with white timber painted double glazed windows is considered to be acceptable on the basis that the addition of traditional glazing bars represents an improvement in terms of outward visual appearance. Alterations to the side elevation include removal of windows and relocation of the side door, which are considered to be acceptable and of appropriate design, as is the ramp to replace existing stairs.

The solar panels are positioned to the rear of the property on the rear roofslope and the flat roof of the proposed extension. They will be out of view of the public realm and therefore causing no harm to the character and appearance of the conservation area or streetscape. In this discrete position the panels are considered a welcome addition in terms of the possible environmental benefits.

The air source heat pump will be positioned in the rear garden away from the house, and a condition has been attached to restrict use for heating only, not cooling.

In terms of neighbouring amenity the proposed side elevation window would look towards no 30 where there is an existing opening in the side elevation. In order to ensure there is no direct line of sight into either property the new window will be obscurely glazed, albeit the top fixed panes of glass may be clear glazed if they are above 1.8m internally. A condition has been added to the permission to this effect. 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.

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 were received during the course of the application. The planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC2, D1, DM1, G1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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 In respect of any proposed air source heat pump, the applicant shall ensure that the existing background noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the plant must be designed / selected or the noise attenuated so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'.
- 4 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.
- 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.
- 6 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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