

Heritage Statement – 3 Crediton Hill, London NW6 1HT

Date: 4 August 2025

Prepared for: Proposed resurfacing of front driveway and installation of a side gate

1. Site Location and Context

3 Crediton Hill is located on the southern side of Crediton Hill in West Hampstead. The property is a semi-detached Edwardian house, constructed in red brick with stone window surrounds and a distinctive gabled roof. It is not listed but lies within Camden's West End Green Conservation Area. The West End Green area is characterised by large Edwardian houses set in generous plots with mature gardens. Conservation area designation gives broader protection than individual listing and ensures that all features within the area contribute to its character [265773685109964†L55-L59] . Planning decisions must therefore address the quality of the landscape and built form across the area [265773685109964†L55-L66] .

2. Legislative and Policy Context

Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas [447322221877115†L168-L172] . Guidance from local authorities notes that designation brings additional controls; unlisted structures within a conservation area can contribute to its character, and planning permission may be required for works such as the erection of gates, fences, walls and railings [265773685109964†L71-L77] . These controls are implemented through the development management process and encourage good design and managed change [265773685109964†L55-L66] .

3. Proposed Works

The proposal comprises two minor alterations to the front curtilage of 3 Crediton Hill:

- **Resurfacing of the driveway.** The existing York-stone paving at the front of the house is to be replaced with a permeable resin-bound surface. The new surface will be laid on the existing footprint and will retain the gentle slope and edging. A natural aggregate colour

will be chosen to complement the red brick façade and the stone detailing.

- **Installation of a side gate.** A 2 metre high pedestrian gate is proposed across the side passage between the house and the boundary wall. The gate will be constructed of mild steel with simple vertical bars and painted black to match the existing railings and front boundary wall. It will align with the existing gateposts and sit behind the existing front boundary line.

4. Assessment of Significance and Impact

4.1 Significance of the Asset

3 Crediton Hill is a good example of an Edwardian house in the West End Green Conservation Area. The building's architectural significance derives from its red brick and stone façade, timber sash windows, decorative gable and its contribution to a consistent streetscape of large semi-detached houses. The front garden and boundary treatments, including low brick walls and metal railings, contribute to the street's rhythm and character. The existing York-stone driveway appears to be a later addition and does not form part of the original architectural detailing.

4.2 Resin-Bound Driveway

Resin-bound paving has been selected for its permeability and understated appearance. Technical guidance indicates that permeable resin surfaces allow water to infiltrate, mitigating water-logging and flooding 【164031689179671†L65-L70】. Resin-bound surfacing facilitates water penetration, minimising pooling and alleviating pressure on local drainage systems 【164031689179671†L124-L126】. Importantly, such systems are compliant with Sustainable Urban Drainage Systems (SuDS) standards 【164031689179671†L162-L166】, and permeable resin-bound driveways typically do not require planning permission because they reduce runoff onto roads 【164031689179671†L182-L184】. The proposed material therefore improves sustainability compared with the existing impervious York-stone. With a neutral aggregate colour, the new surface will blend with the existing palette of red brick and stone and will not detract from the architectural features of the house or the wider conservation area.

4.3 Side Gate

The side passage is currently open. The proposed gate will improve security without affecting the principal elevation. Guidance on gates and railings advises that new installations should be designed in a style appropriate to the building's period and that modern or non-traditional materials are unlikely to be approved 【534290463826386†L233-L239】. Designs should reflect the period of the building, considering features such as decorative elements, spacing and

proportions 【534290463826386†L269-L275】 . Planning authorities are particularly cautious in conservation areas; new gates or railings should not disrupt the uniformity of neighbouring properties or impact the overall character of the street 【534290463826386†L315-L321】 . The proposed gate has been designed accordingly: it is a simple vertical-bar design in mild steel, painted black to match the existing railings. At 2 metres high and set back behind the front boundary line, it will read as a recessive element and will not dominate the façade or interrupt the rhythm of the street. The gate's finish and proportions reflect traditional wrought ironwork commonly found in Edwardian streets, ensuring the work is sympathetic to the conservation area.

5. Heritage Justification

The proposals represent modest and reversible changes to the front curtilage of a non-listed dwelling within a conservation area. They comply with the statutory duty under Section 72 of the 1990 Act to preserve or enhance the character and appearance of the conservation area 【447322221877115†L168-L172】 . The permeable resin driveway will enhance the sustainability of the site by improving surface water infiltration 【164031689179671†L65-L70】 【164031689179671†L124-L126】 and will use a colour and texture that complement the existing materials. The new gate is designed to match the period and character of the house 【534290463826386†L233-L239】 and is discreetly positioned to minimise visual impact 【534290463826386†L315-L321】 . No historic fabric is lost, and the work can be reversed in future without harm. As such, the proposals preserve the appearance of the conservation area and respect the positive contribution of No. 3 Crediton Hill.

6. Conclusion

This heritage statement demonstrates that the replacement of the existing York-stone driveway with a permeable resin-bound surface and the installation of a black metal side gate will preserve and enhance the character and appearance of the West End Green Conservation Area. The works accord with national legislation and local policy by safeguarding the architectural character of the property while incorporating sustainable, high-quality materials. The proposals are therefore compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 【447322221877115†L168-L172】 and should be supported by the planning authority.

Sources: The information within this statement has been informed by the Planning (Listed Buildings and Conservation Areas) Act 1990 【447322221877115†L168-L172】 , conservation area guidance on additional planning controls 【265773685109964†L55-L66】

【 265773685109964†L71-L77 】 , technical advice on permeable resin-bound driveways
【 164031689179671†L65-L70 】 【 164031689179671†L124-L126 】
【 164031689179671†L162-L166 】 【 164031689179671†L182-L184 】 and guidance on
appropriate gate design for heritage assets 【 534290463826386†L233-L239 】
【534290463826386†L269-L275】 【534290463826386†L315-L321】 .