

Application ref: 2022/4200/P
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Date: 2 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Oak Hill House
Oak Hill Park
London
NW3 7LP

Proposal:

Erection of single storey ground floor side extension.

Drawing Nos: 1127-S01A; 1127-AP01A; 1127-S09; 1127-S08; 1127-S07; 1127-S06;
1127-S05; 1127-S04; 1127-S03; 1127-S02; 1127-AP08; 1127-AP07; 1127-AP06;
1127-AP05; 1127-AP04; 1127-AP03; 1127-AP02; S844-J2-IA-1; 1127-AP-Photos;
1127-D+A+H; Arboricultural Report by John Cromar's Arboricultural Company Limited
ref. S844-J2-IA-1 dated 15th July 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-
1127-S01A; 1127-AP01A; 1127-S09; 1127-S08; 1127-S07; 1127-S06; 1127-S05; 1127-S04; 1127-S03; 1127-S02; 1127-AP08; 1127-AP07; 1127-AP06; 1127-AP05; 1127-AP04; 1127-AP03; 1127-AP02; S844-J2-IA-1; 1127-AP-Photos; 1127-D+A+H; Arboricultural Report by John Cromar's Arboricultural Company Limited ref. S844-J2-IA-1 dated 15th July 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Report hereby approved. 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 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side extension for a bedroom would replace an existing small side addition which currently provides external cupboards. The proposed extension would be flat-roofed, approx. half the width of the main front elevation and half the depth (6m in width and depth), and would not

extend past the rear building line. It would be set back slightly (05.m) from the front elevation and would be constructed of white render to match the existing materials. The front and rear elevations would include two proposed timber framed sash windows each, which match the existing on the front elevation in terms of design and size, and are appropriate in number and siting. Given the moderate scale, siting, matching design and materials, it is considered that the proposed structure would appear as a subordinately-sized and sensitively-designed addition within its context. The design is appropriate for the property, echoing the existing architecture. Given that a side addition already exists, there is no objection to a larger addition in this instance.

The extension would not harm the character and appearance of the host building and 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.

No trees are proposed to be removed in order to facilitate development. The tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. The submitted arboricultural report recommends piled foundations with a suspended concrete slab to minimise adverse effects on nearby trees, provided conditions are attached to require further details of foundation design.

Given the proposed rear extension's depth, height and setback position on the side elevation, and the sufficient distance from the nearest neighbouring properties, it is considered that the proposed extension would not give rise to adverse loss of light, outlook or privacy on neighbouring properties.

Two objections and one letter of support have been received prior to making this decision. The objections are based on harmful impact in terms of loss of light on Oak Hill Lodge, noise/construction nuisance, disturbance to bats and land contamination. It is considered there is no harm in terms of loss of light to the nearest neighbour at Oak Hill Lodge, given the distance from the host site (over 18m). In terms of bats, the proposed extension would be constructed to the side of the building replacing an existing one and not built on open space or trees, thus bats are unlikely to be affected on this site. An informative has been added to ensure that noise from construction works comply with Camden's Minimum Requirements. The proposals does not involve any significant changes to the grounds or land levels and therefore there are no stability concerns. These objections and the site's planning history were taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the provisions of 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) 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>.

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



Daniel Pope
Chief Planning Officer