

Application ref: 2022/4791/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

BLDA Architects Ltd
211 Design Centre East
Chelsea Harbour
London
SW10 0XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Oak Hill Park
London
NW3 7LG

Proposal:
Demolition of the existing house and erection of a new house (Class C3).

Drawing Nos: Location Plan, P(2)01, 10/05/22; Existing Site Plan, P(2)02, 18/05/22; Existing Ground Floor Plan, P(2)10; Existing First Floor Plan, P(2)11, 11/05/22; Existing Second Floor Plan, P(2)12, 11/05/22; Existing Roof Plan, P(2)13; 11/05/22; Existing South (Front) Elevation, P(2)20, 28/10/22; Proposed North (Rear) Elevation_Demolition, P(3)21, 07/07/22; Existing East & West Elevations, P(2)22, 21/04/22; Existing Section A, P(2)30, 21/04/22; Existing Section E, P(2)34, 21/04/22; Proposed Ground Floor Plan_Demolition, P(3)10, 07/07/22; Proposed First Floor Plan_Demolition, P(3)11, 07/07/22; Proposed Second Floor Plan_Demolition, P(3)12, 07/07/22; Proposed Roof Plan_Demolition, P(3)13, dated 11/05/22; Proposed South (Front) Elevation_Demolition, P(3)20, 07/07/22; Proposed North (Rear) Elevation_Demolition, P(3)21, 07/07/22; Proposed East & West Elevations_Demolition, P(3)22, 28/10/22; Proposed Site Plan, P(4)02, 03/10/22; Proposed Ground Floor Plan, P(4)10, rev A, 27/07/22; Proposed First Floor Plan, P(4)11, rev A, 11/01/23; Proposed Roof Plan, P(4)13, 11/05/22; Proposed South (Front) Elevation, P(4)20, rev C, 11/01/23; Proposed North (Rear) Elevation, P(4)21, 04/07/22; Proposed West (Garage) Elevation, P(4)22, 28/10/22; Proposed Section A, P(4)30, 11/05/22; Proposed Section E, P(4)34, 04/07/22; Proposed Green Roof Details, P(4)50, 29/06/22; Proposed Materials_Front Elevation, P(4)60, rev A, 04/07/22; Proposed

Materials_Rear Elevation, P(4)70, 30/08/22; Proposed Materials_West Elevation, P(4)80, 29/09/22; Landscape Statement (Oak Hill Park), Stephen Woodhams Design Ltd, 20/06/22; Biodiversity Net Gain (BNG) Report, TSA Ecology, October 2022; Preliminary Ecological Appraisal, TSA Ecology, October 2022; Structural Design Report, 7682, John Sime & Associates Ltd, 31/10/2022; Pre-Demolition Audit - 4 Oak Hill Park, JAW Sustainability; Life Cycle Carbon Assessment, JAW Sustainability, 28/10/2022; Energy & Sustainability Statement, JAW Sustainability, rev 2, 1/02/2023; Plant Noise Impact Assessment, Environmental Equipment Corporation Ltd, EEC/EC19306-3, 26/07/2022; Planning and Heritage Statement, DLP Planning Ltd, October 2022; Arboricultural Impact Assessment and Method Statement, CAS/2022/124, Cantia Arboricultural Services, August 2022; Design, Access & Heritage Statement, BLDA Architects, February 2023, rev A; Daylight, Sunlight and Overshadowing Assessment, BLDA Architects, September 2022; Reasoned Justification for Demolition, Tetlow King Planning, 27/02/2023

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: Location Plan, P(2)01, 10/05/22; Existing Site Plan, P(2)02, 18/05/22; Existing Ground Floor Plan, P(2)10; Existing First Floor Plan, P(2)11, 11/05/22; Existing Second Floor Plan, P(2)12, 11/05/22; Existing Roof Plan, P(2)13; 11/05/22; Existing South (Front) Elevation, P(2)20, 28/10/22; Proposed North (Rear) Elevation_Demolition, P(3)21, 07/07/22; Existing East & West Elevations, P(2)22, 21/04/22; Existing Section A, P(2)30, 21/04/22; Existing Section E, P(2)34, 21/04/22; Proposed Ground Floor Plan_Demolition, P(3)10, 07/07/22; Proposed First Floor Plan_Demolition, P(3)11, 07/07/22; Proposed Second Floor Plan_Demolition, P(3)12, 07/07/22; Proposed Roof Plan_Demolition, P(3)13, dated 11/05/22; Proposed South (Front) Elevation_Demolition, P(3)20, 07/07/22; Proposed North (Rear) Elevation_Demolition, P(3)21, 07/07/22; Proposed East & West Elevations_Demolition, P(3)22, 28/10/22; Proposed Site Plan, P(4)02, 03/10/22; Proposed Ground Floor Plan, P(4)10, rev A, 27/07/22; Proposed First Floor Plan, P(4)11, rev A, 11/01/23; Proposed Roof Plan, P(4)13, 11/05/22; Proposed South (Front) Elevation, P(4)20, rev C, 11/01/23; Proposed North (Rear) Elevation, P(4)21, 04/07/22; Proposed West (Garage) Elevation, P(4)22, 28/10/22; Proposed Section A, P(4)30, 11/05/22; Proposed Section E, P(4)34, 04/07/22; Proposed Green Roof Details, P(4)50, 29/06/22; Proposed Materials_Front Elevation, P(4)60, rev A, 04/07/22; Proposed Materials_Rear Elevation, P(4)70, 30/08/22; Proposed Materials_West Elevation, P(4)80, 29/09/22; Landscape Statement (Oak Hill Park), Stephen Woodhams Design Ltd, 20/06/22; Biodiversity Net Gain (BNG) Report, TSA Ecology, October 2022; Preliminary Ecological Appraisal, TSA Ecology, October 2022; Structural Design Report, 7682, John Sime & Associates Ltd, 31/10/2022; Pre-Demolition

Audit - 4 Oak Hill Park, JAW Sustainability; Life Cycle Carbon Assessment, JAW Sustainability, 28/10/2022; Energy & Sustainability Statement, JAW Sustainability, rev 2, 1/02/2023; Plant Noise Impact Assessment, Environmental Equipment Corporation Ltd, EEC/EC19306-3, 26/07/2022; Planning and Heritage Statement, DLP Planning Ltd, October 2022; Arboricultural Impact Assessment and Method Statement, CAS/2022/124, Cantia Arboricultural Services, August 2022; Design, Access & Heritage Statement, BLDA Architects, February 2023, rev A; Daylight, Sunlight and Overshadowing Assessment, BLDA Architects, September 2022; Reasoned Justification for Demolition, Tetlow King Planning, 27/02/2023

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 development, full details in respect of the living roofs in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
 - i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable

energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the Tree Protection Plan hereby approved. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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 London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, and 5 litres/person/day for external water use. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall be constructed in accordance with the approved energy statement [Energy and Sustainability Statement, JAW Sustainability, rev 2, 1/02/2023] to achieve a 78.71% in carbon dioxide emissions beyond Part L 2021 Building Regulations in line with the energy hierarchy, and at least 20% reduction in carbon dioxide emissions through renewable technologies. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 Prior to use, machinery, plant or equipment at the development shall be

mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 12 The garage shall be fitted with an electric vehicle charging point. The charging point shall be positioned so that both vehicles in the two car garage can be charged.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to demolition and construction on site as appropriate, a Demolition Management Plan (DMP) and a Construction Management Plan (CMP) shall be submitted to and approved by the local planning authority.

The DMP and CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the development using good site practices in accordance with the Council's Considerate Contractor Manual. Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition.

Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies T1, T2 and T3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission-

The proposal is to substantially demolish the existing 1970s two storey dwellinghouse and erect a new replacement two storey dwellinghouse with associated works. The new dwelling would have a similar general position and height, yet occupy a larger footprint than the existing dwelling. It would have green roofs, plus PV panels and ASHP units on the roof.

The visual impact of the new building and its amenity impacts on surrounding properties would to an extent be mitigated by the height and location of the new building being similar to the existing dwelling. The proposed replacement retains the general scale and form of the original, although a second-storey element of the original is not re-provided, in exchange for an increase in footprint. In a general sense, the new building would complement the scale, form and location of the existing building, but it would have a more contemporary and attractive design idiom with high quality modern materials, in keeping with the eclectic mix of building forms and typologies within Oak Hill Park estate. Therefore, the character of the neighbourhood will be maintained.

In terms of the loss of the existing building and its conservation value, the existing building has been extensively enlarged and externally little of its original design merit remains. The existing house also does not appear as part of an easily detected group, in particular noting the site is relatively enclosed, lessening the impact of the loss of the existing building in relation to other nearby buildings. The proposed replacement dwelling broadly retains the general scale and form of the existing building. The new replacement dwelling is designed to incorporate high quality materials, and overall will continue to blend in with the mix of architecture existing within the Oak Hill Park estate, with views of the dwelling continuing to be limited by the existing vegetation at the site to be retained.

The new house will preserve and enhance the character of the estate and overall conservation area.

With regard to amenity effects, although there is an increased scale of the proposed building in comparison to the existing one, the proposed building will not reduce sunlight or daylight levels to existing buildings within adjacent properties. The proposed development will not cause an adverse impact in terms of increased overshadowing to the main amenity spaces of adjacent properties. The rear and side elevations do not contain any glazing over the

first floor level, with only an ensuite bathroom window and staircase over these elevations. Noting the layout of the first floor bedroom windows and the new dwelling being positioned in a similar location as the existing dwelling, the proposal would not result in any unacceptable amenity impacts to neighbouring residents in terms of light, outlook and privacy.

2 Reasons for granting permission (continued)-

In terms of sustainability outcomes, the demolition of the existing building is appropriate due to a combination of factors, including the need to replace many elements of the building, including all of the external cladding, roofing and ceilings as well as significant works to the walls, due to their existing condition and deficiencies, including the need to undertake significant thermal performance upgrades and servicing upgrades. In addition, proposed tanking of sections of the rear wall, necessary to address existing drainage issues and subsidence of the existing building, can only practicably be undertaken through demolition of the existing dwelling. Options to retain parts of the existing building slab have been investigated but are not considered practical. Lastly, the present layout of the property is more fragmented and does not lend itself as well to flexible living when compared to the replacement dwelling. Reconfiguration of the existing internal layout would require removal of a large proportion of the existing building's internal fabric. An existing side elevation wall as part of the existing dwelling's garage would be retained and incorporated into the new dwelling. The submitted Pre-Demolition Audit demonstrates an appropriate proportion of the existing building material will be either reused, recovered, or recycled. Diversion of waste sent to landfill would be minimised.

The Whole Life Carbon Assessment report concludes the emissions of construction and running the new dwelling would be less than the continued running of the building in its current state within a 60 year period. Notably, the building is designed to maximize passive heat reduction and cooling measures through the use of fixed and folding louvres over glazing, incorporation of double glazing over fenestration, mainly full height openable fenestration, high ceiling heights, the use of in-situ concrete floor slabs, roof slabs and masonry walls. Active cooling units would principally comprise modern, energy efficient air source heat pumps and low carbon efficient comfort cooling units.

The arboricultural details are sufficient to demonstrate the proposed works can be implemented without impacting upon any significant trees. The removal of the four trees, including one dead tree, can be supported, as these trees are identified as low grade, unremarkable specimens, the removal of which would have limited impact on the arboricultural and landscape value of the site. The proposed new landscaping and planting would provide the required 20% biodiversity gain while enhancing the arboricultural, habitat and landscape contribution of the site. Existing trees of value, in particular the large Oak tree, would be retained.

With regard to ecological effects, the Biodiversity Net Gain (BNG) assessment suggests there will be a net gain in biodiversity at the site as part of the proposed development. In addition, the proposed green roof, which is not accounted for in the BNG assessment, will add further biodiversity value.

The four proposed air source heat pumps and plant to serve the proposed dwelling will operate within standard noise levels to meet Local Plan guidelines. Therefore this equipment and their operational noise will be acceptable in environmental health terms.

Construction impacts will be temporary in nature and as the site is located in an urban area, construction noise and impacts on the traffic network are anticipated as part of the development of sites. An informative is attached reminding the consent holder of the standard hours of building works which are controlled under the Control of Pollution Act.

3 Reasons for granting permission (continued)-

Due to the amount of demolition and construction, to minimize the impact on the highway infrastructure and neighbouring community, a Construction Management Plan (CMP) would need to be submitted to and approved by Council prior to the commencement of works. On account of the site being on a large private estate and the Estate Management having their own CMP template for estate holders which is enforced, it is considered that the CMP including its implementation can be secured in this case by means of a pre-commencement condition rather than by s106 legal agreement.

An Electric Vehicle Charging Point (EVCP) would need to be provided in accordance with policy T6.1 (Residential Parking) of the London Plan. Details will be secured by condition to ensure the EVCP is positioned so that both vehicles can be charged.

One objection has been received from the managing agents and management company and freeholder of Oak Hill Park estate. The objection principally relates to noise, drainage, gas and electricity supply, and a construction and demolition management plan. The applicant's agent has provided a comprehensive response to these matters. 4 neighbours support the proposal and welcome its contemporary design. These objections and comments plus the planning history of the site have been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A3, A4, D1, D2, CC1, CC2, CC3 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 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.

- 6 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).

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



Daniel Pope
Chief Planning Officer