

25 Oakhill Avenue  
2022/4672/P & 2022/5556/L



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2022/4672/P & 2022/5556/L – 25 Oakhill Avenue  
Site Photos and Plans

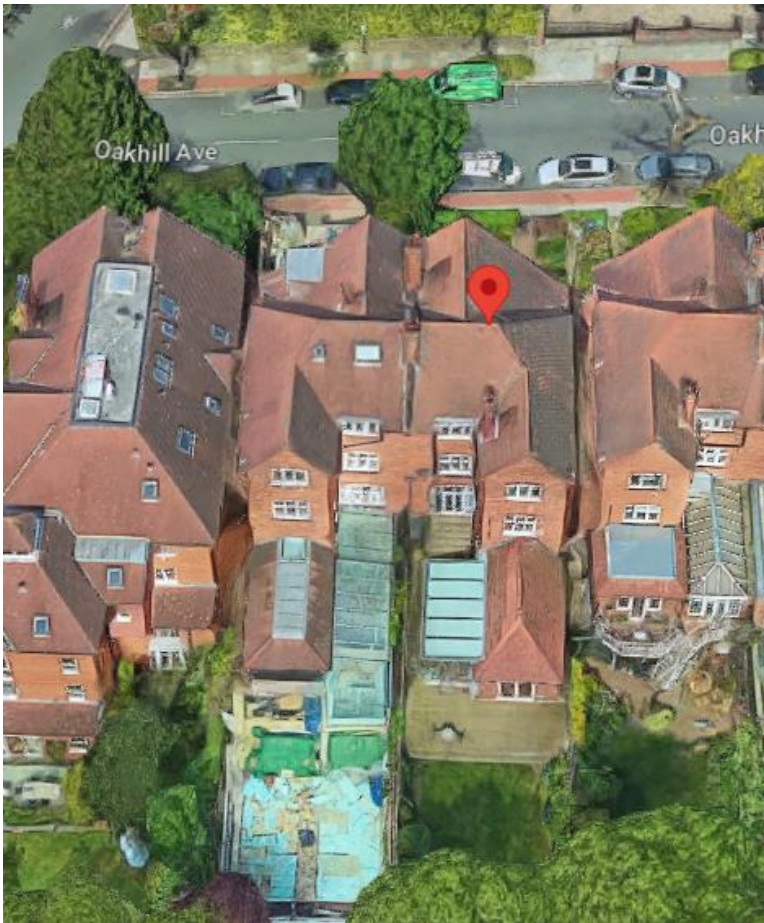


Fig 1. Aerial view of 25 Oakhill Avenue



Fig 2. Existing front elevation (no alterations proposed)

2022/4672/P & 2022/5556/L – 25 Oakhill Avenue  
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Fig 3. Existing rear elevation, showing the existing rear extensions.

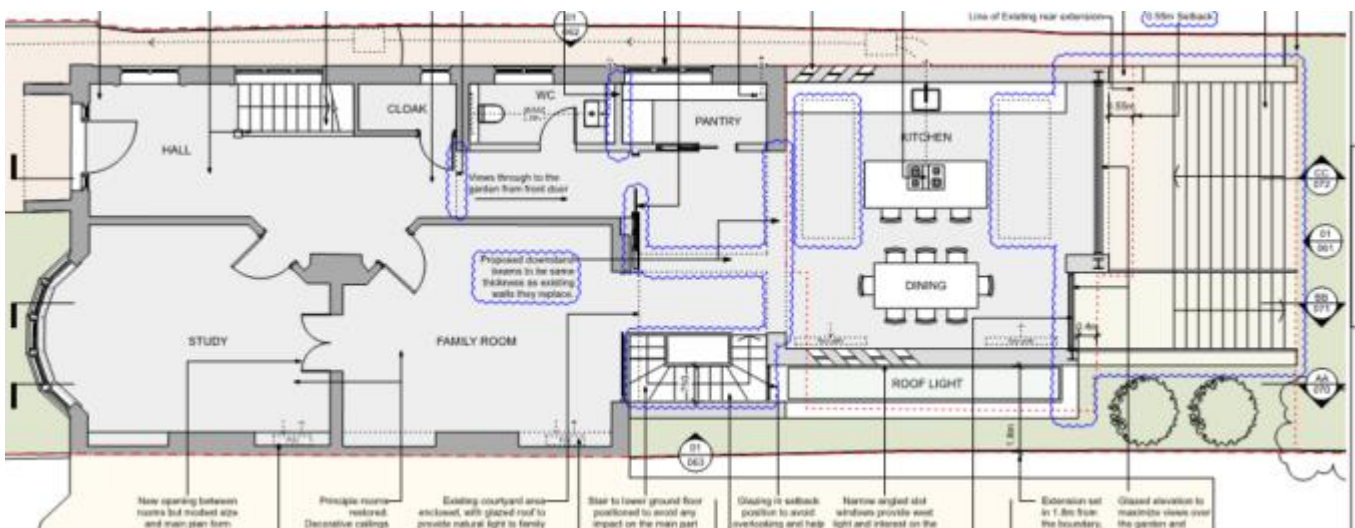


Fig 4. Proposed ground floor plan.

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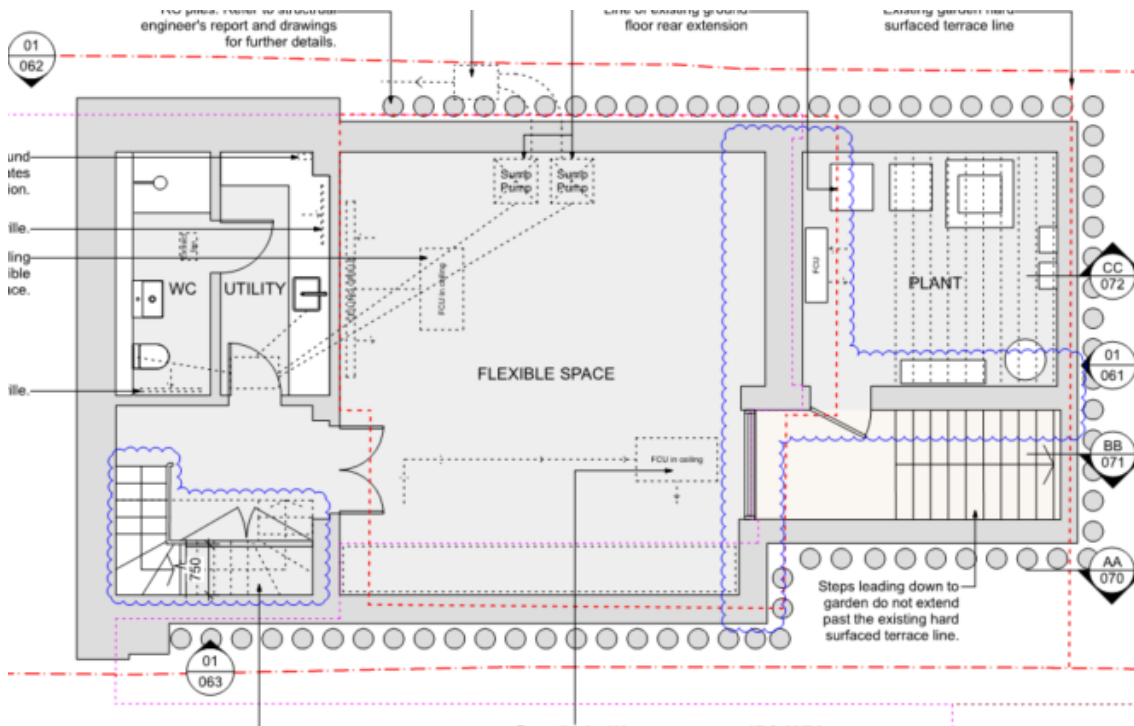


Fig 5. Proposed basement plan

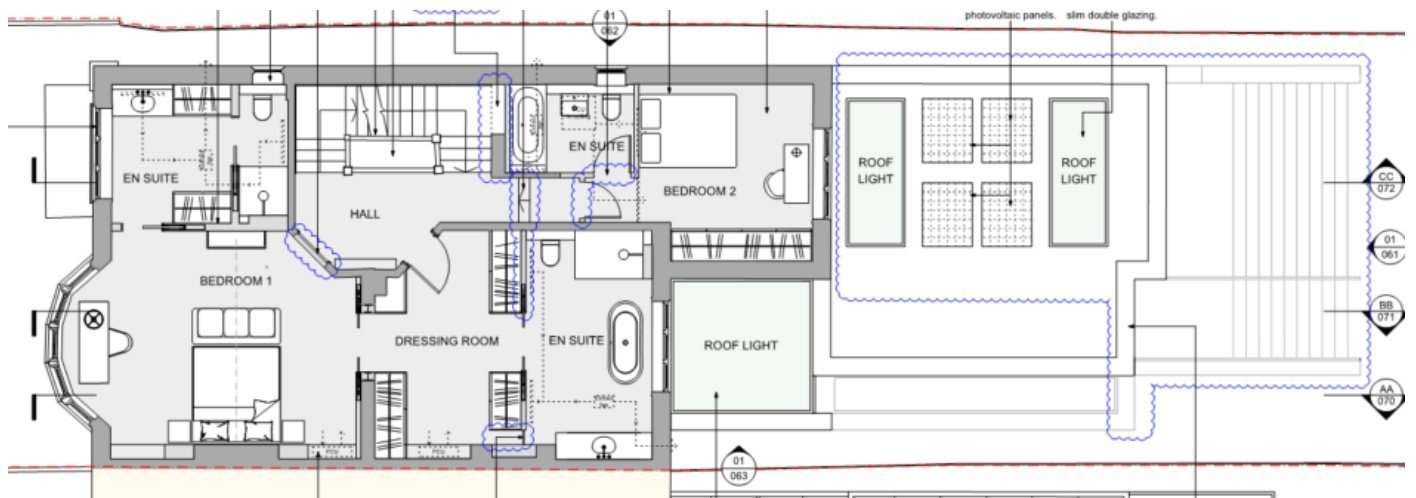


Fig 6. Proposed first floor plan

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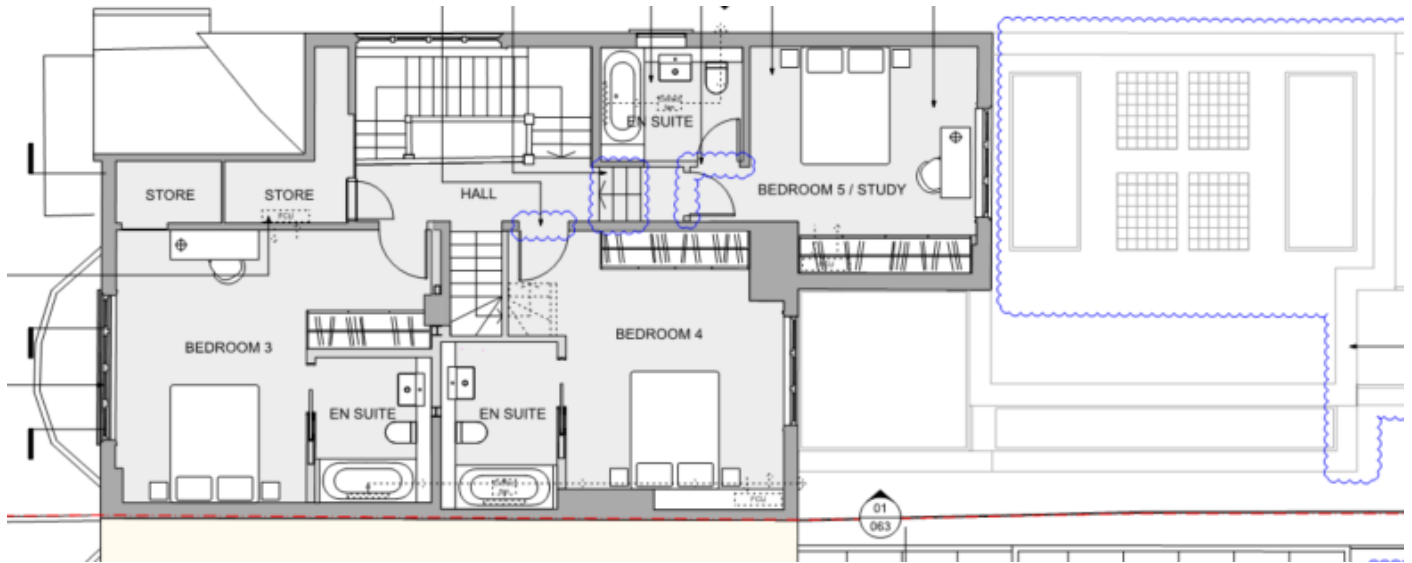


Fig 7. Proposed second floor plan

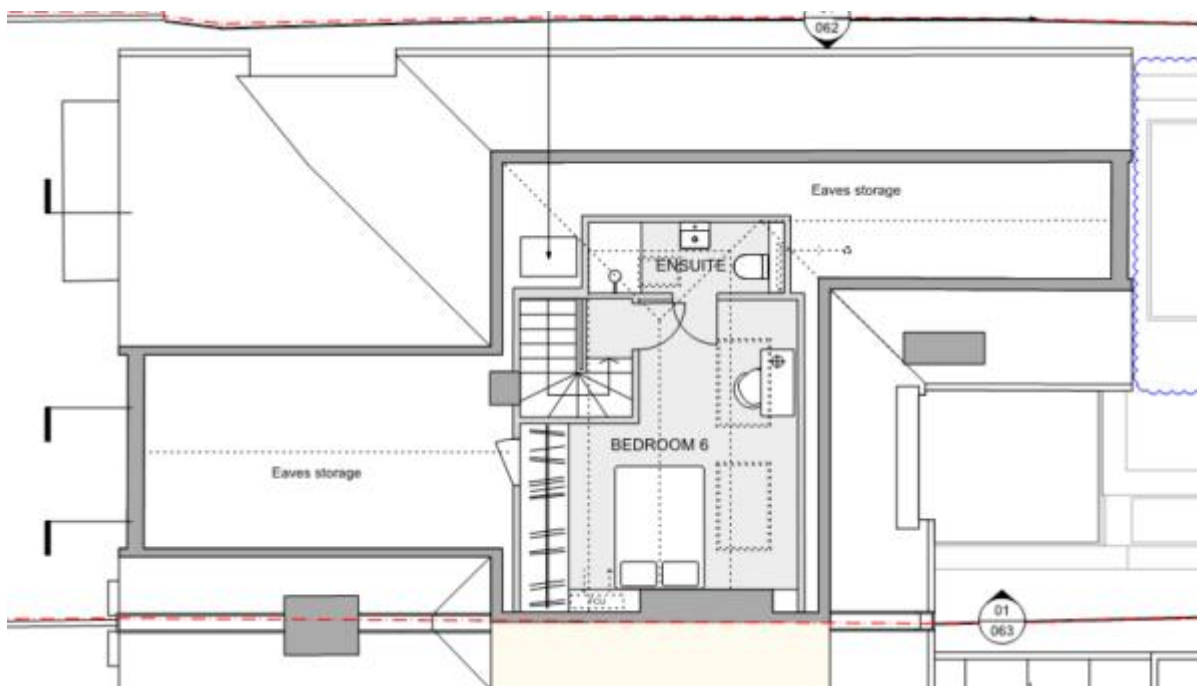


Fig 8. Proposed loft plan

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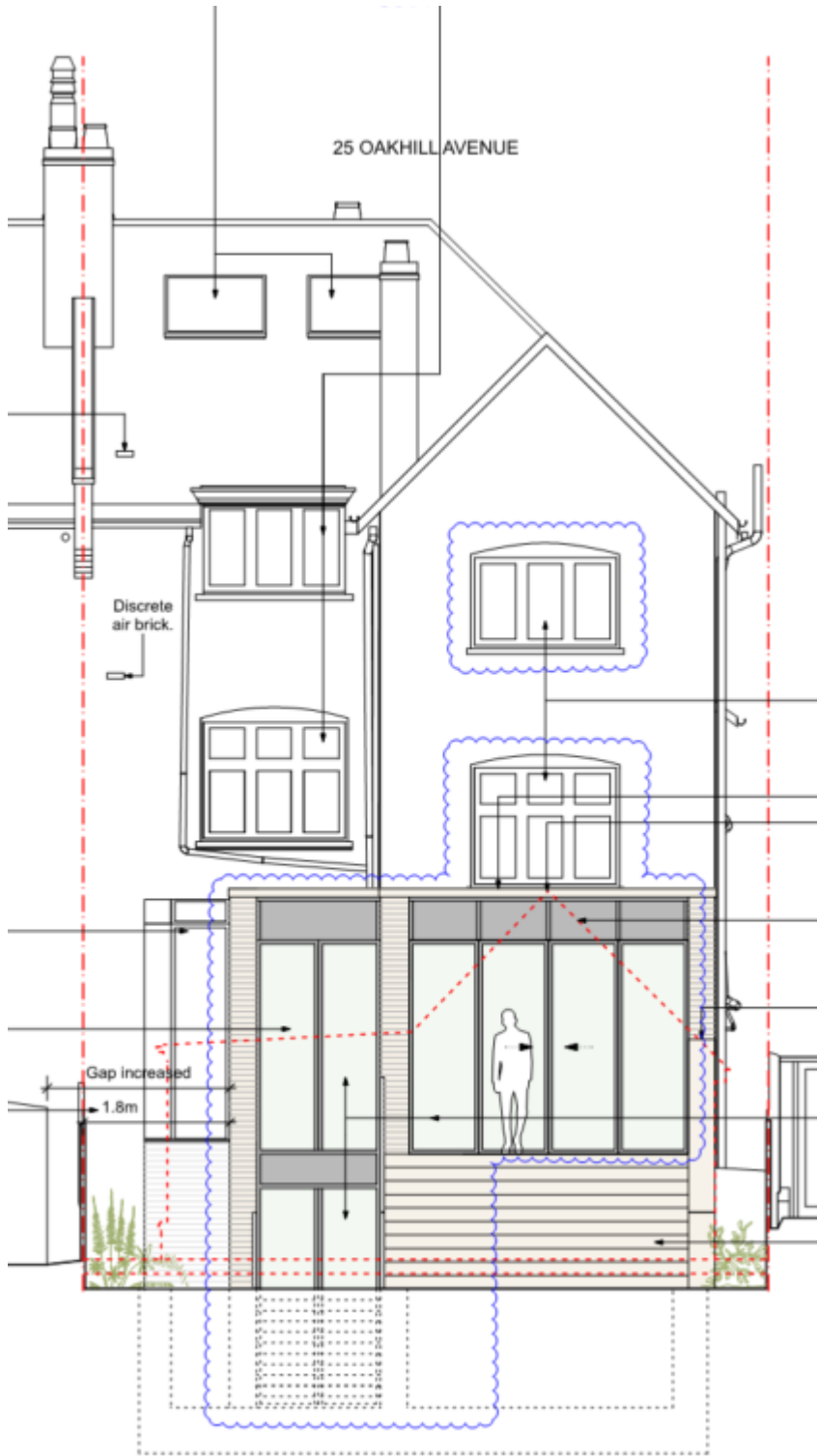


Fig 9. Proposed rear elevation

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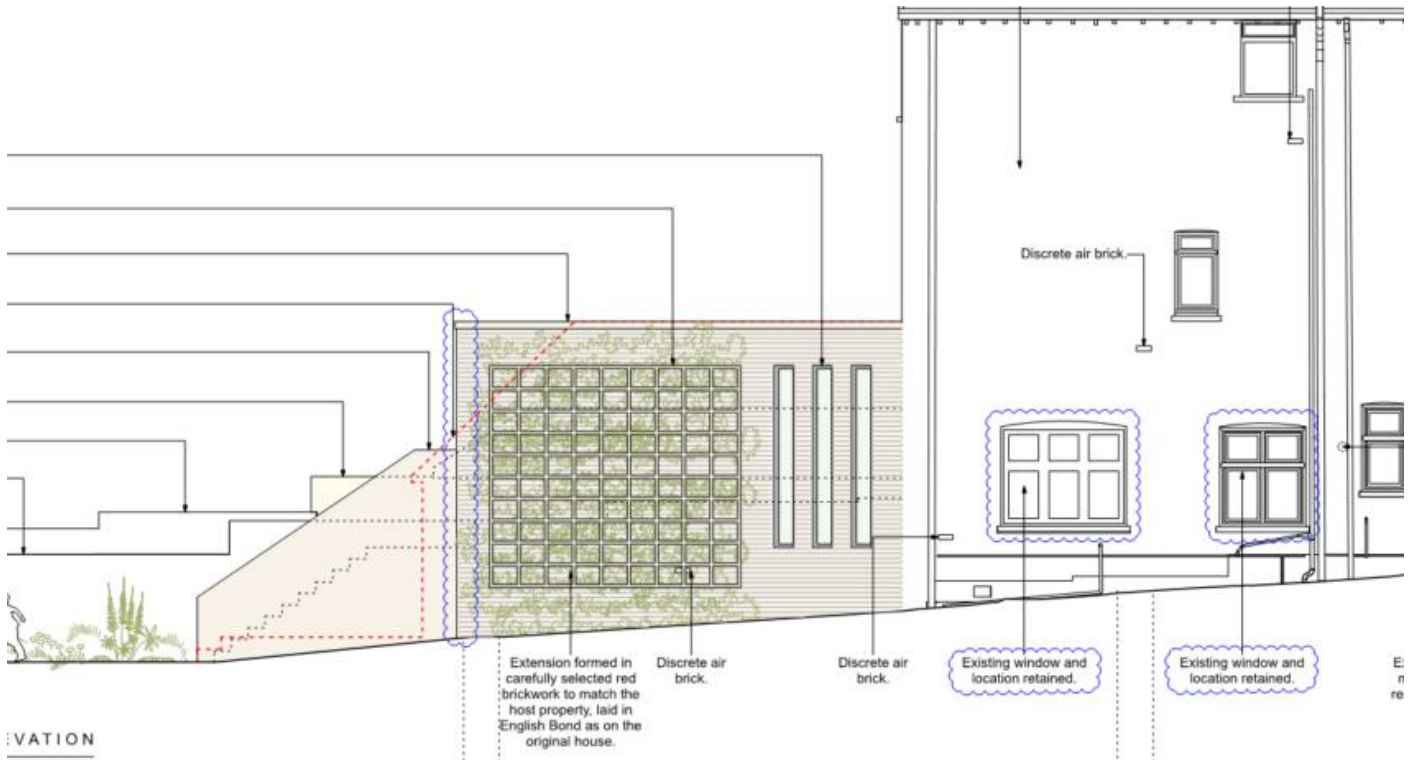


Fig 10. Proposed side (east) elevation

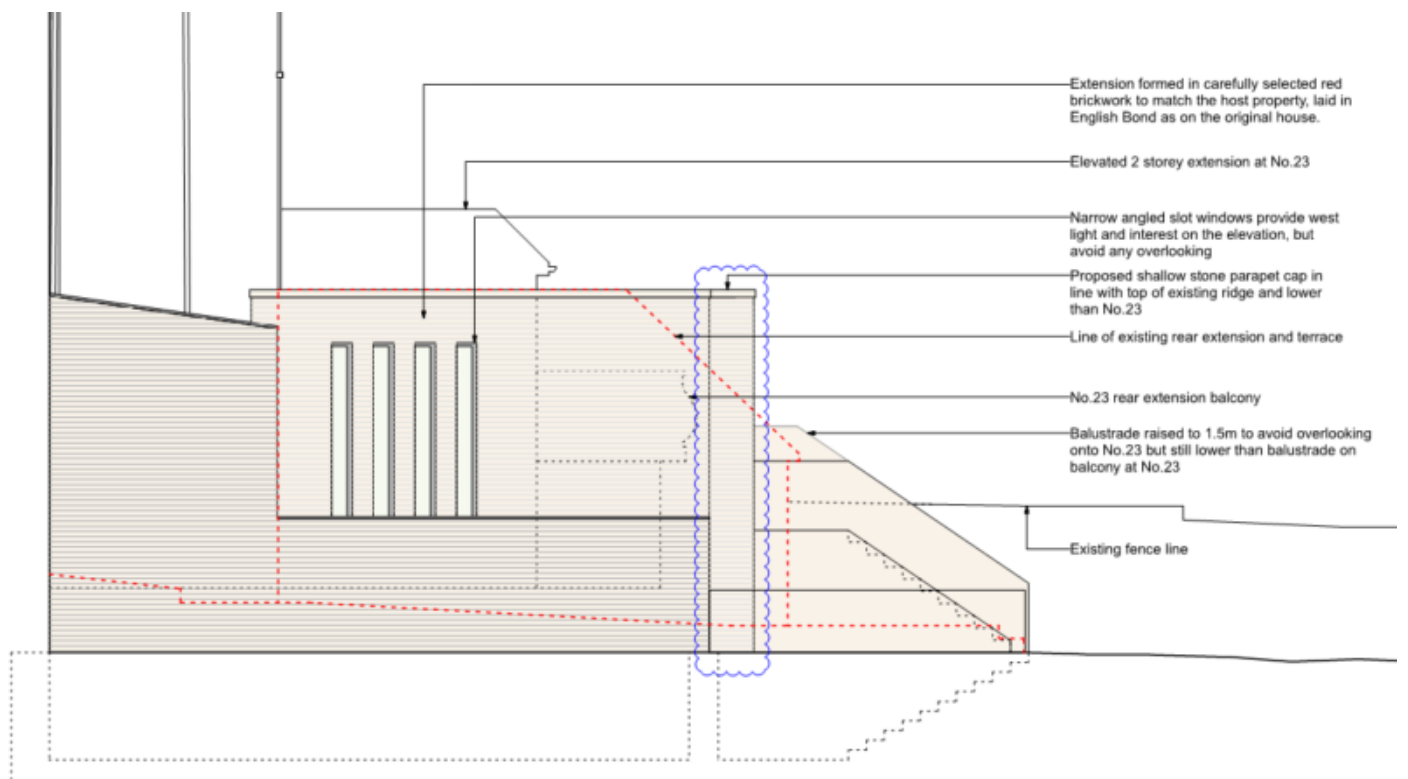


Fig 11. Proposed side (west) elevation

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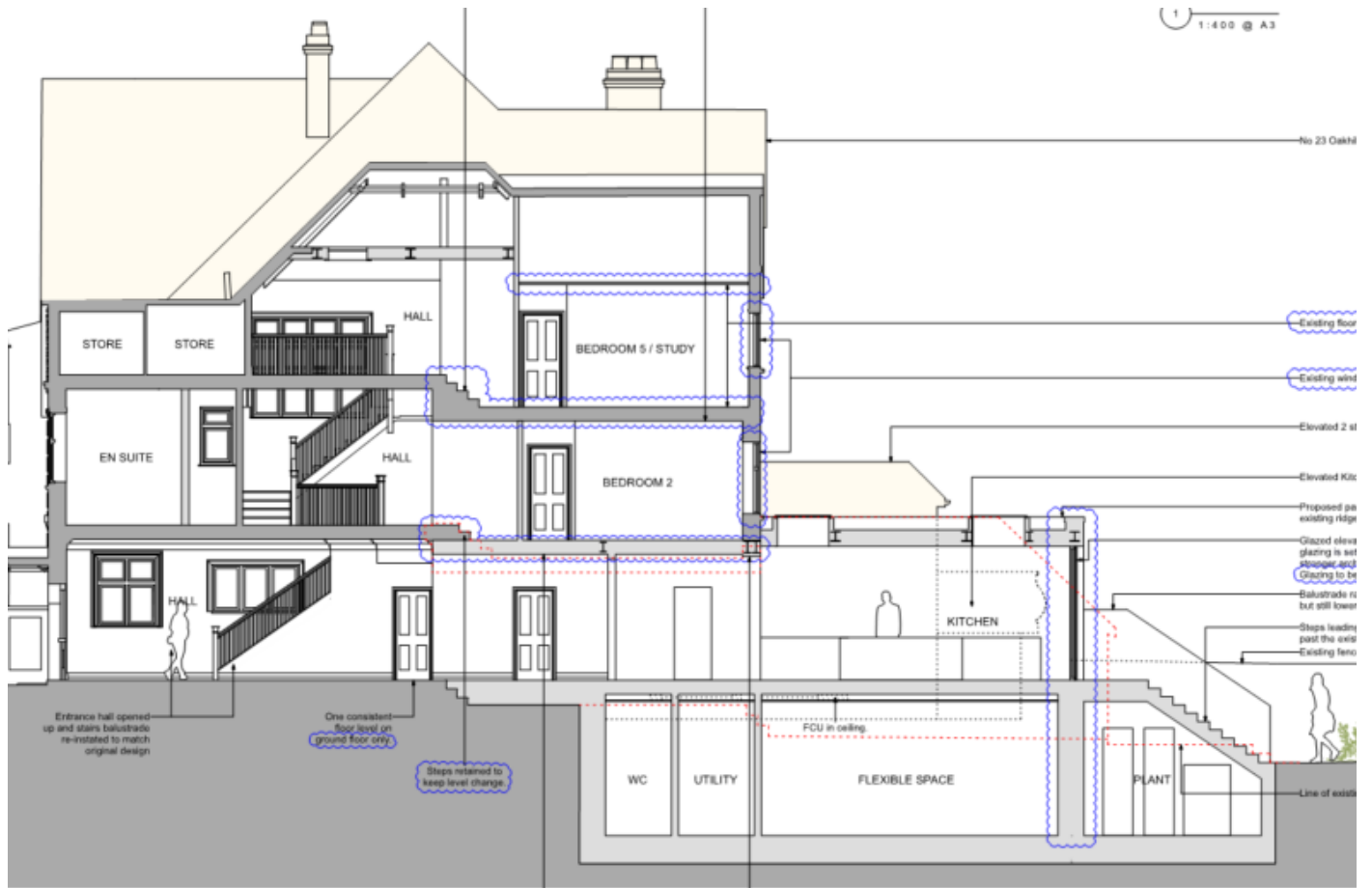


Fig 12. Proposed section, including basement and rear extension



<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/12/2022	
		N/A / attached		<b>Consultation Expiry Date:</b>		15/01/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				1. 2022/4672/P 2. 2022/5556/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Oakhill Avenue London NW3 7RD				See draft decision notices			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposals</b>							
Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations.							
<b>Recommendations:</b>		1. Grant planning permission 2. Grant listed building consent					
<b>Application Type:</b>		1. Full Planning Permission 2. Listed building consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>				No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site Notice: displayed from 14/12/2022 – 07/01/2023 Press Notice: displayed from 22/12/2022 – 15/01/2023  No responses were received from neighbouring residents.					

<p><b>Redington Frogna Neighbourhood Forum</b></p> <p><i>(Officer's response(s) in italics)</i></p>	<p>An objection was received from the Redington Frogna Neighbourhood Forum. Their reasons for objecting are summarized below:</p> <p>“The Redington Frogna Neighbourhood Forum objects to this application due to non-compliance with Neighbourhood Plan policies.”</p> <ol style="list-style-type: none"> <li>1. Policy SD1 requires that redevelopment or extensions to the existing building stock should include consideration of all of the following, as appropriate. The proposal does not take account of the following sub policies: iii) the achievement of a net gain in biodiversity is strongly encouraged; v) the creation of garden development and building extensions should be in accordance with Policies SD2 to SD5, and maximise the area of soft, natural landscaping, to act as carbon sink to help mitigate climate change and the urban heat island effect.</li> <li>2. Policy SD4. Sub policy viii requires that landscaping should be an integral part of the design and layout of development and should include trees and other planting using species with a high value to biodiversity, as set out in section 6.2.</li> <li>3. Policies BGI 1 and BGI 2. The site is part of an ecological network and lies within a bat foraging and commuting area and it is therefore of particular importance that all sub policies of BGI 1 and BGI 2 are embraced.</li> <li>4. Policies UD1 and UD2. Both policies relating to underground development apply and take precedence over Camden Local Plan policies.</li> </ol> <p><b>Officer's Response:</b></p> <ol style="list-style-type: none"> <li>1. <i>Neighbourhood plan policies are fully considered when making the assessment of the application. Further information on biodiversity and basement policies are located in the relevant sections below.</i></li> </ol>
<p><b>Redington/Frogna CAAC</b></p>	<p>No response was received.</p>

<p><b>Site Description</b></p>	
<p>The application site is a three-storey semi-detached Grade II listed building in the Redington Frogna Conservation Area, located on the south side of Oakhill Avenue between Greenaway Gardens and Bracknell Gardens. Its significance includes its architectural design and materials, planform, evidential value as an Edwardian semi-detached house by CHB Quennell, and its townscape value, including its positive contribution to the character and appearance of the conservation area.</p> <p>The site is also located within the Redington and Frogna Neighbourhood Plan Area.</p>	

## Relevant History

**2004/0282/P** – Replacement of existing side/rear conservatory by new enlarged one; insertion of two new rooflights to existing rear addition, and alterations to fenestration. **Granted 23/03/2004**

**2004/0283/L** – Demolition of existing side/rear conservatory and erection of a new enlarged replacement one; insertion of two new rooflights to rear addition; and internal and external alterations, including installation of bathroom pods. **Granted 23/04/2004**

**2005/2654/P** – Conversion of existing two self-contained flats into a single family dwellinghouse. **Granted 05/10/2005**

**2005/2656/L** – Internal alterations in connection with the conversion of existing two self-contained flats into a single-family dwellinghouse. **Granted 05/10/2005**

**2011/0227/P** – Conversion of ground and first/second floor maisonette to single-family dwelling house (Class C3). **Granted 26/04/2011**

**2011/0230/L** – Internal alterations in connection with conversion of ground and first/second floor maisonette to single-family dwellinghouse (Class C3). **Granted 26/04/2011**

**2021/3579/P** – Conversion from 2 self-contained units to a single-family dwelling. **Granted 19/10/2021**

**2021/4092/L** – Internal alterations in association with conversion from 2 self-contained units to a single-family dwelling. **Granted 19/10/2021**

**2021/6136/PRE** – Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations. **Advice Issued 02/08/2022**

**2023/0828/PRE** – Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations. **Advice Issued 03/03/2023**

## National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- A4 Noise and Vibration
- A5 Basements
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding

- D1 Design
- D2 Heritage
- H3 Protecting Existing Homes

### **Redington/Frogna1 Neighbourhood Plan (2021)**

- SD1 Refurbishment of existing building stock
- SD2 Redington Frogna1 Conservation Area
- SD4 Redington Frogna1 Character
- SD5 Dwellings: Extensions and Garden Development
- SD6 Retention of Architectural Details in Existing Buildings
- BGI1 Gardens and ecology
- BGI2 Tree planning and preservation
- UD1 Underground Development
- UD2 Development Impacts

### **Camden Planning Guidance**

- Amenity (2021)
- Design (2021)
- Basements (2021)
- Energy Efficiency and Adaptation (2021)
- Home improvements (2021)

### **Redington Frogna1 Conservation Area Statement (2022)**

## **Assessment**

### **1. Proposal**

1.1. The proposal includes:

- Amalgamation of two self-contained flats into a single dwelling
- Demolition of the existing rear extension
- Erection of a two-storey replacement rear extension over the lower ground and ground floor levels
- Basement excavation
- Installation of two roof lights along the rear roof slope
- Internal alterations

### **2. Revisions**

2.1. Concerns were initially raised by the Council's Conservation Officer noting there were numerous elements which prevented the application from being acceptable. Of particular concern was the re-alignment of the floorplates within the listed building. This, combined with the need to realign all the windows on the rear wing, was not supportable for a listed building due to the drastic loss of historic planform and fabric. This element of the proposal has now been omitted and the original changes of level both internally and the positioning of the external windows remains unchanged.

2.2. It was also proposed to double glaze the existing single glazed panels on the front elevation. This element of the proposal has also been omitted to preserve the historic fabric and patina.

### **3. Assessment**

3.1. The material considerations for this application are as follows:

- Land Use
- Design and Conservation
- Amenity
- Basement Impact
- Energy and Sustainability
- Trees and Biodiversity

### **4. Land Use**

4.1. The amalgamation of two existing self-contained flats to revert the property back to its original use as a single-family dwelling has been previously approved in 2005, 2011, and 2021. As the amalgamation does not involve the net loss of two or more homes, it is considered acceptable and compliant with Policy H3 of the Local Plan.

### **5. Design and Conservation**

#### Policy Background

- 5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design) and CPG (Home Improvements).
- 5.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions to historic properties should integrate with and enhance the host building and not be dominant or obtrusive. The Redington and Frognal Neighbourhood Plan was adopted in 2022 and carries significant weight in assessing applications for alterations to buildings in the Conservation Area.
- 5.3. The building is Grade II listed and is located within the Redington and Frognal Conservation Area. It is a substantial detached period property identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the CA. Policy SD5 of the Redington and Frognal Neighbourhood Plan outlines that extensions to existing buildings must be designed to complement the character of the original building and context. Policy SD5(i) states that extensions should use matching materials, forms, and construction, as this would help maintain the original composition of the building. Further, Policy SD5(ii) states that the massing, scale, and setback of extensions must ensure that it is subordinate to the main building.

- 5.4. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 5.5. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

#### Application Site Description

- 5.6. The application site is a Grade II listed building in the Redington Froggal Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as an Edwardian semi-detached house designed by CHB Quennell, and its townscape value, including its positive contribution to the character and appearance of the conservation area.
- 5.7. The building was listed in 1999 and the interior was not inspected at the time of listing. However, this is an extremely common situation for listed buildings, and it does not alter the degree or extent of the statutory protection of the interior, which needs to be assessed in every instance.

#### Internal & External Alterations

- 5.8. Several of the proposed internal alterations are considered beneficial, notably the removal of the ensembles on the ground floor rooms and the removal of the enclosure to the staircase. The house was converted into two self-contained dwellings without a drastic loss of planform and historic fabric, and the reversal of this separation does offer an opportunity to better reveal and enhance significance, most noticeably in the entrance hall, ground floor rooms and staircase areas.
- 5.9. In terms of the internal impact of the proposed rear extension, the demolition of the corner of the wing erodes the planform of the listed building at this point and creates a lack of spatial separation between the cellular nature of the listed building and the more open form of the proposed extension. However, Historic England has been consulted on the proposals (demolition of a load-bearing wall) and has directed the Council to determine the application as they see fit.
- 5.10. The proposal has been revised to include downstands to indicate the building line of the former closet wing within the ground floor extension. A similar proposal was granted consent at no.21 Oakhill Avenue in 2003. While both the proposed and consented examples result in a visually abrupt junction between the historic fabric of the main house and the extension, and result in a loss of historic fabric and legibility of planform, it is accepted that the proposal does at least retain a section of the original wall which is greater than what was retained under the permitted scheme at no.21. While previous consent for harm cannot be used to justify further harm, it is the case that the harm consented at no.21 was greater than the harm proposed at the subject site and the two assets are (at the time of the respective applications) otherwise essentially identical in terms of their significance.

5.11. The removal of the existing rear extensions and erection of a replacement extension is considered acceptable as the original rear extension is not original and not of significant heritage value. The external appearance and form of the replacement rear extension is considered acceptable in terms of bulk, scale, and materiality. The full-width form is broken in alignment to reflect the alignment of the forms of the main house, rather than presenting one continuous building across the wing. The design of the extension is modern in appearance, helping create a legible alteration to the historic property while utilising matching materials such as red brick. Overall, the replacement extension successfully relates to the existing form, massing, and footprint of the host dwelling and is therefore considered acceptable and compliant with Policies D1 and D2 of the Local Plan. Due to the location of the extension at the rear of the property, it is not visible from any public views therefore preserving the character and appearance of the conservation area.

5.12. The proposals contain several elements which are beneficial to significance, chiefly the reinstatement of the planform of the two ground-floor principal rooms and the removal of partitions to the staircase. However, within this application, as much (less than substantial) harm is caused as benefit, meaning that this is not a typical case where consent is granted because the balance of benefit outweighs harm. When assessing the impact of a project on a heritage asset it is permissible to combine both the beneficial and the adverse effects on that asset in a more holistic view. That is not so much a balancing exercise as a realistic appraisal of what would be the net impact of the project on the asset, viewed as a whole and not partially. When undertaking such an appraisal it is found that the proposals are neutral in terms of their impact on significance, but this neutrality is enough to grant consent given the overall significance of the building would be preserved as per the statutory duty set out in section 16 of Planning (Listed Buildings and Conservation Areas) Act.

5.13. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66, and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

5.14. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Redington Froggnal Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan.

## **6. Amenity**

6.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

6.2. The proposed rear extension would not protrude any further than the existing rear extension and would be roughly in line with the depth of the existing extensions to adjoining properties at nos.23 and 27. Therefore, there would not be any additional sense of enclosure or loss of light

to no.23. Whilst there is a slight increase in width compared to the existing extension and glazed conservatory, being set slightly closer to the boundary with no.27, owing to the depth of their extension, there would not be any increase in sense of enclosure or loss of light to no.27. the roof lights atop the proposed extension would not result in any loss of privacy or unacceptable light splay.

6.3. The proposed ASHP will be located along the rear property boundary, providing significant distance from any neighbouring dwelling. In terms of impact on neighbouring amenity, a Noise Assessment has been submitted and assessed by Environmental Health Officers, which confirmed that the plant equipment would not result in harmful noise or vibration subject to two compliance conditions to be attached on the decision notice.

6.4. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

## **7. Basement Impact**

7.1. Policy A5 requires basements, by way of their siting, location, scale, and design to have minimal impact on and be subordinate to a host property. A number of criteria is set out in the policy which advise that basements should:

- f. Not comprise of more than one storey;*
- g. Not be built under an existing basement;*
- h. Not exceed 50% of each garden within the property;*
- i. Be less than 1.5 times the footprint of the host building in area;*
- j. Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*
- k. Not extend into or underneath the garden further than 50% of the depth of the garden;*
- l. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and*
- m. Avoid the loss of garden space or trees of townscape or amenity value.*

7.2. The proposed basement complies with all points in relation to the policy requirements. It is mainly located underneath the proposed rear extension (with a small portion underneath the existing closet wing), set in from neighbouring boundaries, avoids loss of garden space as it does not extend beyond the rear wall of the existing rear extension, and comprises of only one storey.

7.3. Furthermore, the application is supported by a Basement Impact Assessment (BIA). This was subjected to an independent audit by Campbell Reith (CR). Following their assessment, CR confirmed that the proposed basement complies with Policy A5 and the CPG Basements document. Compliance to the approved BIA will be secured by condition.

## **8. Energy and Sustainability**

8.1. Local Plan Policy CC1 requires all developments make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainability urban drainage. Policies CC2 and CC3 are also relevant with regards to sustainability and climate change.



8.2. One air source heat pump (ASHP) unit is proposed within the rear garden and a plant room at basement level; the applicant intends to use them for heating and cooling. As the application is for active cooling, as per Policy CC2 and Energy Efficiency and Adaptation CPG, schemes are required to demonstrate that other adequate measures have been considered and modelled before active cooling. In accordance with Policy CC2 of the Local Plan, the Council discourages active cooling. Using active cooling systems increases energy consumption and carbon emissions contrary to the aims and objectives of Policy CC1. As a result, air-conditioning units are only permitted where thermal modelling demonstrates that there is a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. In addition, passive measures should be considered first. If active cooling is unavoidable, applicants need to identify the cooling requirements and provide details of the efficiency of the system.

8.3. In relation to sustainability, the proposal includes the use of ASHPs for active cooling and heating. The application is also supported by thermal modelling and a cooling hierarchy statement which has been assessed by our sustainability officer. The documents have satisfied the process in relation to the cooling hierarchy and demonstrated that overheating occurs in the building which justifies the need for active cooling. Because of this the incorporated active cooling within this proposal is considered acceptable, in this particular case.

8.4. Solar panels are proposed to be installed on the roof of the replacement rear extension. This is considered acceptable as the panels will be located at the rear of the property, away from any public views. Thus, the character and appearance of the Grade II listed building and wider conservation area will be preserved.

## **9. Trees and Biodiversity**

9.1. Policy A3 aims to protect and enhance sites of nature conservation and biodiversity. The Council will do this through protecting and designating conservation sites, assessing development against the ability to improve biodiversity and its impact upon and secure management plans where appropriate. This policy also promotes the protection of trees, and the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological, or cultural value but also promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, the relevant documents should be provided.

9.2. Redington/Frognaal Neighbourhood Plan also has biodiversity policies that are relevant for this application namely BGI1 and BGI2. These focus on the retention of green infrastructure in the area including trees and hedges but also original walls and improving soft landscaping. UD1 also requires that medium and large trees are not significantly impacted upon.

9.3. The rear garden of the subject site contains very little vegetation, aside from large trees located at the rear on neighbouring properties and is dominated by a large grassy area and hardstanding around the existing rear extensions. There are no medium or large trees close enough to the proposed rear extension that would be impacted by the development.

9.4. Officers suggested that a green roof be installed on the roof of the replacement rear extension, however, this was not possible due to the proposed solar panels being located on the same roof. This is considered acceptable as the installation of solar panels comply with other

policies, namely CC1, CC2, and CC3 of the Local Plan, and will help mitigate the effects of climate change.

9.5. Further, the proposed basement will be located wholly underneath the proposed replacement rear extension, which follows the same footprint as the existing rear extensions. Therefore, no additional portion of the rear garden will be lost as a result of the proposed works. The proposal is therefore considered to comply with Policy A3 of the Local Plan and Policy BGI1 of the Redington Froggnal Neighbourhood Plan.

## **10. Conclusion and Recommendations**

10.1. In conclusion, the proposed works would preserve the significance and setting of the listed building and the character and appearance of this part of the Redington Froggnal Conservation Area. The proposals are considered to accord with the requirements of Policies A1, A3, A4, A5, CC1, CC2, CC3, D1, D2, and H3 of the Camden Local Plan and Policies SD1, SD2, SD4, SD5, SD6 BGI1, UD1, and UD2 of the Redington Froggnal Neighbourhood Plan. It is therefore recommended that planning permission and listed building consent are granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th July 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/4672/P  
Contact: Daren Zuk  
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Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 5 July 2023

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WC1H 9JE

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Quadrant House  
250 Kennington Lane  
London  
SE11 5RD

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**25 Oakhill Avenue  
London  
NW3 7RD**

# DECISION

Proposal:

Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations.

Drawing Nos: Existing: (Prefix 253) 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123

Proposed: (Prefix 253) 041 Rev P2, 049 Rev P2, 050 Rev P3, 051 Rev P3, 052 Rev P3, 053 Rev P2, 054 Rev P2, 060 Rev P2, 061 Rev P3, 062 Rev P3, 063 Rev P2, 070 Rev P3, 071 Rev P3, 072 Rev P3, 073 Rev P3, 074 Rev P3, 080 Rev P2, 081 Rev P3, 082 Rev P2, 083, 084, 091, 092, 093, 095 Rev P3, 096 Rev P2, 110 Rev P3, 111 Rev P3, 112 Rev P3, 113 Rev P3, 114 Rev P3, 115 Rev P3, MBP/8536/100 Rev P2, MBP/8536/101 Rev P2, MBP/8536/102 Rev P2, MBP/8536/103 Rev P2, MBP/8536/104 Rev P2, MBP/8536/105 Rev P2, MBP/8536/200 Rev P2, MBP/8536/210 Rev P2, MBP/8536/211 Rev P2

Supporting Documents: Covering Letter, Design & Access Statement (March 2023), Noise Impact Assessment, Structural Engineer's Specification (March 2023), Structural Engineer's Construction Method Statement for Planning (March 2023), Structural Engineer's Desk Study Report (March 2023), Structural Engineer's Calculations for Planning, Overheating Report, Energy Statement, Campbell Reith Basement Impact Assessment Audit (May 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:

Existing: (Prefix 253) 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123

Proposed: (Prefix 253) 041 Rev P2, 049 Rev P2, 050 Rev P3, 051 Rev P3, 052 Rev P3, 053 Rev P2, 054 Rev P2, 060 Rev P2, 061 Rev P3, 062 Rev P3, 063 Rev P2, 070 Rev P3, 071 Rev P3, 072 Rev P3, 073 Rev P3, 074 Rev P3, 080 Rev P2, 081 Rev P3, 082 Rev P2, 083, 084, 091, 092, 093, 095 Rev P3, 096 Rev P2, 110 Rev P3, 111 Rev P3, 112 Rev P3, 113 Rev P3, 114 Rev P3, 115 Rev P3, MBP/8536/100 Rev P2, MBP/8536/101 Rev P2, MBP/8536/102 Rev P2, MBP/8536/103 Rev P2, MBP/8536/104 Rev P2, MBP/8536/105 Rev P2, MBP/8536/200 Rev P2, MBP/8536/210 Rev P2, MBP/8536/211 Rev P2

Supporting Documents: Covering Letter, Design & Access Statement (March 2023), Noise Impact Assessment, Structural Engineer's Specification (March 2023), Structural Engineer's Construction Method Statement for Planning (March 2023), Structural Engineer's Desk Study Report (March 2023), Structural Engineer's Calculations for Planning, Overheating Report, Energy Statement, Campbell Reith Basement Impact Assessment Audit (May 2023)

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 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (Rev F1, dated 09/05/2023) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 8 The roofs of the extension hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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](http://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.

**DRAFT**  
**DECISION**

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>.

Yours faithfully

Chief Planning Officer

Application ref: 2022/5556/L  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 15 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

TFF Architect Ltd.  
Quadrant House  
250 Kennington Lane  
London  
SE11 5RD

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**25 Oakhill Avenue**  
**London**  
**NW3 7RD**

# DECISION

#### Proposal:

Amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations.

Drawing Nos: Existing: (Prefix 253) 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123

Proposed: (Prefix 253) 041 Rev P2, 049 Rev P2, 050 Rev P3, 051 Rev P3, 052 Rev P3, 053 Rev P2, 054 Rev P2, 060 Rev P2, 061 Rev P3, 062 Rev P3, 063 Rev P2, 070 Rev P3, 071 Rev P3, 072 Rev P3, 073 Rev P3, 074 Rev P3, 080 Rev P2, 081 Rev P3, 082 Rev P2, 083, 084, 091, 092, 093, 095 Rev P3, 096 Rev P2, 110 Rev P3, 111 Rev P3, 112 Rev P3, 113 Rev P3, 114 Rev P3, 115 Rev P3, MBP/8536/100 Rev P2, MBP/8536/101 Rev P2, MBP/8536/102 Rev P2, MBP/8536/103 Rev P2, MBP/8536/104 Rev P2, MBP/8536/105 Rev P2, MBP/8536/200 Rev P2, MBP/8536/210 Rev P2, MBP/8536/211 Rev P2

Supporting Documents: Covering Letter, Design & Access Statement (March 2023), Noise Impact Assessment, Structural Engineer's Specification (March 2023), Structural Engineer's Construction Method Statement for Planning (March 2023), Structural Engineer's Desk Study Report (March 2023), Structural Engineer's Calculations for

Planning, Overheating Report, Energy Statement, Campbell Reith Basement Impact Assessment Audit (May 2023)

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: (Prefix 253) 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023, 030, 031, 032, 033, 034, 035, 100, 101, 102, 103, 104, 105, 106, 120, 121, 122, 123

Proposed: (Prefix 253) 041 Rev P2, 049 Rev P2, 050 Rev P3, 051 Rev P3, 052 Rev P3, 053 Rev P2, 054 Rev P2, 060 Rev P2, 061 Rev P3, 062 Rev P3, 063 Rev P2, 070 Rev P3, 071 Rev P3, 072 Rev P3, 073 Rev P3, 074 Rev P3, 080 Rev P2, 081 Rev P3, 082 Rev P2, 083, 084, 091, 092, 093, 095 Rev P3, 096 Rev P2, 110 Rev P3, 111 Rev P3, 112 Rev P3, 113 Rev P3, 114 Rev P3, 115 Rev P3, MBP/8536/100 Rev P2, MBP/8536/101 Rev P2, MBP/8536/102 Rev P2, MBP/8536/103 Rev P2, MBP/8536/104 Rev P2, MBP/8536/105 Rev P2, MBP/8536/200 Rev P2, MBP/8536/210 Rev P2, MBP/8536/211 Rev P2

Supporting Documents: Covering Letter, Design & Access Statement (March 2023), Noise Impact Assessment, Structural Engineer's Specification (March 2023), Structural Engineer's Construction Method Statement for Planning (March 2023), Structural Engineer's Desk Study Report (March 2023), Structural Engineer's Calculations for Planning, Overheating Report, Energy Statement, Campbell Reith Basement Impact Assessment Audit (May 2023)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire



Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**