

Application ref: 2022/4672/P  
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Date: 12 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

#### 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.

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