

**10A OAKHILL AVENUE, LONDON, NW3 7RE**  
**LONDON BOROUGH OF CAMDEN**

HOUSEHOLDER EXTENSIONS

**PLANNING, DESIGN AND HERITAGE STATEMENT**

**NTA PLANNING LLP**  
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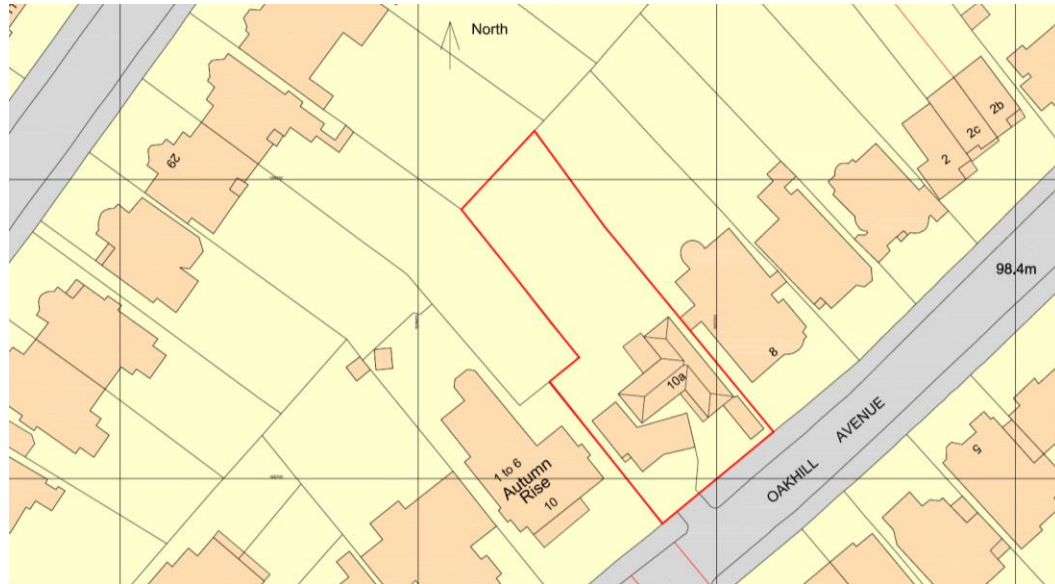
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## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by NTA Planning LLP on behalf of the proprietors of no.10a Oakhill Avenue, London, NW3 7RE (the **Site**). This statement is submitted in support of a householder application for works to extend and improve the property at the Site.
- 1.2 The Site falls within the London Borough of Camden (the **Council**).



SITE LOCATION PLAN

- 1.3 The Site is located to the northern side of Oakhill Avenue, which is a predominantly residential area. The land levels of the Site rise along the street, stepping upwards from the south-west to the north-east.
- 1.4 The Site is occupied by a detached post-war dwelling, built in 1968 in grounds which originally belonged to no.8 Oakhill Avenue. The building is three storeys in height including a lower ground floor level with incorporated garage, the roof area also has habitable floorspace. The property is set within generous grounds and benefits from a large rear garden and area to the front of the property for off street car parking.
- 1.5 The Site is located within the Redington Froggnal Conservation Area, the building is not listed and nor is it considered to make a positive contribution to the conservation area. The existing building is considered to have a neutral to negative impact on the conservation area.
- 1.6 Prior to the submission of this application, the applicants have submitted, and had approved, a number of different applications for the extension and improvement of the property in 2020 and 2021, including in 2014, the comprehensive redevelopment of the Site with a modern replacement comprising 5 flats.
- 1.7 Having regard to the planning history at the Site, the Applicant seeks new proposals which invest in their home as a single dwellinghouse, with improved internal arrangements and some additional floorspace through extensions. The Applicant also seeks to improve the external appearance of their dwellinghouse, remodelling the exterior akin to the modern replacement scheme granted in 2014, which the Council resolved to make a more positive architectural contribution to the character and appearance of the Conservation Area.

### Structure of this Statement

- Section 2 provides a description of the Site and surrounding area
- Section 3 provides relevant planning history for the Site and the surrounding area
- Section 4 describes the development proposals
- Section 5 outlines the relevant planning framework which has informed the proposals
- Section 6 provides our planning assessment of the development proposals against relevant policy and other material considerations
- Finally, section 7 summaries and concludes this statement

- 1.8 The householder planning application is supported by the following technical documents which should be read alongside this Planning, Design and Heritage Statement.

Document	Prepared by
Basement Impact Assessment	Curtins
Drainage Strategy	Curtins
Planning Drawings	AD Design Concepts
Arboricultural Impact Assessment	Landmark Trees
Daylight and Sunlight Report	Rights of Light Consulting

## 2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

### a. Application Site

- 2.1 No. 10a Oakhill Avenue comprises a large two storey house built in the early 1970's. The plot is wider than many of the adjacent plots along Oak Hill Avenue and benefits from two separate vehicle and pedestrian access points with dropped kerbs onto Oakhill Avenue.
- 2.2 The dwelling is made up of two units, one being the annex to the other. The smaller of the two was built as a 'granny annex' and is linked internally on the ground floor. The units benefit from a driveway, garages and off-street parking. The property has integral garaging beneath the living accommodation, cut into the ground to be level with the drive and road. This gives level access parking and storage to the property and provides some basement storage and plant areas.
- 2.3 The front garden has dense and mature planting with mature trees, including one very large oak slightly to the right of centre.
- 2.4 The plot is also very deep and is commensurate with plot sizes along the street, benefiting from a large rear garden laid out with central lawn and edged with mature bushes and shrubs. Beyond the main garden is a further large oak tree, where the ground falls away to the boundary on the north western corner of the Site.



EXISTING SITE PHOTOGRAPHS (FRONT - LEFT; REAR - RIGHT)

- 2.5 Oakhill Avenue is more generally characterised by a mature Oak tree lined street and grass verges. The street contains detached and semi-detached houses of 3-4 storeys. Some have raised ground floors and basement storeys. Properties are mainly constructed of red brick, some with render or tile hanging upper storeys and brick quoins.
- 2.6 More recent additions on both sides towards the top of the road are unremarkable and cause harm through the unsympathetic hard-surfaced access/parking areas.
- 2.7 The street accommodates several listed buildings, including nos. 21 and 23 (Grade II), and nos. 25 and 27 (also Grade II). Oakhill Avenue forms part of the Redington/Frogna Conservation Area. The Conservation Area Character Appraisal and Management Plan, notes that properties 2a, 4-14 (even, excluding Annex to 10a), 3-11 (odd), 15-19 (odd), make a positive contribution to the area. Conversely, nos. 1a-1d and Annex to 10a are noted to be buildings that cause harm.

### 3.0 PLANNING HISTORY

#### a. The Site

- 3.1 The application Site has been subject to several applications over recent years. We provide a summary of the pertinent cases below.

#### E5/8/2/1165

- 3.2 Planning permission granted in 1965 for the erection of a two storey detached dwelling house comprising nine habitable rooms on land adjoining 8 Oakhill Avenue.

#### E5/8/2/1734

- 3.3 Planning permission granted in 1966 for the erection of a detached house with integral garage on the site adjoining No. 8 Oakhill Avenue.

#### 2014/1037/P

- 3.4 In February 2014, planning permission was granted for the demolition of the existing house, allowing the erection of a 3 storey building with lower ground and basement levels to accommodate 2 x 4 bed and 3 x 3 bed units (Class C3) with roof terraces to side elevations, 7 car parking spaces and cycle storage at lower ground floor level and landscaping works.
- 3.5 This consent was later varied under 2015/1628/P, which allowed variation of condition 3, to reconfigure the internal layout, repositioned the parking area in the basement, repositioned the main entrance to lower ground floor level, enlarged rear lightwells, altered the fenestration and changed the material treatment of the setback, top floor level.



APPROVED FRONT ELEVATION (AS REVISED UNDER 2015/1628/P)

- 3.6 In approving the redevelopment of the Site, the officer's report to Committee noted that in certain areas of the conservation area, such as Redington Road, there have been examples of modern infill developments, where the Council has sought low-key and sensitively scaled additions to the streetscape. There is a row of three small houses further to the east at No.2, 2a and 2b which are new build developments, distinctly different from the overall character of the area with part flat and part pitched roofs rather than traditional Quinnell style pitches.

- 3.7 Opposite this there is another relatively modern development at 1a-1d Oakhill Avenue with dual pitches and terraces to the rear. On Redington Road to the east of the application Site and perpendicular to Oakhill Avenue there is a flat roofed development at No.14. All of these properties are within the Redington/Frognaal conservation area, in light of the character of the wider area it was considered that a more contemporary development would not be out of character of the surrounding area.
- 3.8 With regard to the proposed demolition of the building, officers noted that the house is not identified in the Redington/Frognaal Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area. The property was noted as being somewhat out-of-keeping with the established character of the street and the wider conservation area. It was considered that the building makes a neutral contribution.
- 3.9 Officers concluded that the development would appreciably enhance the conservation area. When considering the development within the context of the street, the height of the building took into account the height of properties either side of the development and the slope down Oakhill Avenue.
- 3.10 Concern was raised as to the appropriateness of a flat roof in this location, and although the flat roof would offer a distinctly different appearance to the neighbouring properties No.8 and 10, officers considered that it had taken into account the proportion of these neighbouring buildings to ensure it integrated with the surrounding street in a coherent manner.
- 3.11 The detailed design of the facades and the materials were noted to pick up on the traditional red brick of the conservation area were considered acceptable. The elevations were considered to have been articulated to reflect neighbouring properties and to minimise the building's presence in the streetscape.
- 3.12 It was concluded that the proposed development would be an appropriate addition to the street scene which would be an improvement on the existing building and would preserve and enhance the character and appearance of the Redington/Frognaal Conservation Area.
- 2019/4977/P**
- 3.13 A certificate of lawfulness was granted in October 2019, in relation the erection of a single storey rear extension under permitted development rights.
- 2020/0766/P**
- 3.14 In March 2020, permission was granted for the erection of a part single, part two storey rear extension including alterations to the existing roof.
- 3.15 In approving the development, the officer delegated report noted that given the size of the existing detached dwellinghouse, the proposed rear extensions and roof alterations would be subordinate to the host dwellinghouse in bulk and mass. Although Camden's 'Altering and extending your home' CPG generally advises that rear extensions should remain a storey below eaves level in order to remain subordinate, in this instance, officers considered that the host building was a more modern, standalone design, different in age and architectural character to its more historic neighbours. In this context, the proposed extensions and alterations were deemed not to dominate the host building or streetscene and were therefore approved.
- 2021/4165/P**
- 3.16 Permission was granted in November 2021 for the erection of a part single, part two-storey rear extension including roof and façade alterations.



- 3.17 In approving the development, the officer delegated report noted that the proposed extension matched the approved extension under ref. 2020/0766/P in terms of height, footprint and mass. This proposal however sought to alter the external appearance of the property by replacing the existing grey tiles on the roof and first floor with red tiles and red brick and the walls would be finished with render. The red brick and tile finish with white render was found to match those of other properties along Oakhill Avenue and was considered more in keeping with the prevailing appearance of the conservation area. Alterations to the fenestration were also proposed which dropped the cill levels increasing the glazed area although still respecting the proportions of the overall building.

#### b. The Surrounding Area

- 3.18 Many buildings in the vicinity have been developed in recent years, with a pattern of continuing development being a key characteristic of this part of the Conservation Area. The area is now defined by substantial detached villas and semi-detached properties, many of which have been redeveloped or substantially altered in the last few years. These developments, which have been materially assessed and approved as acceptable development by the Council, have informed the Applicants approach to the development proposals. We provide a summary of the more pertinent examples below.

##### 2020/1697/P

8 Oakhill Avenue London NW3 7RE

- 3.19 Conversion of 2 flats into 1 dwellinghouse, erection of replacement single storey rear and side extensions plus reconfigured rear patio terrace, widening of existing west side elevation dormer, installation of replacement double glazed timber windows on all elevations, new and altered windows and conservation rooflights on the rear and side elevations, and installation of new plant enclosure on west side path.

##### 2022/4672/P and 2022/5556/L

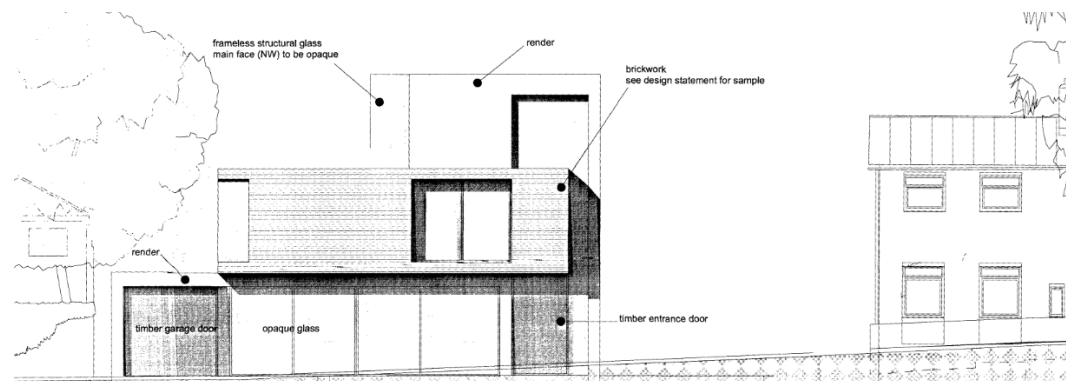
25 Oakhill Avenue London NW3 7RD

- 3.20 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.

##### 2006/4977/P

14A Redington Road London NW3 7RG

- 3.21 Erection of a 3-storey and basement detached dwellinghouse following demolition of existing detached 2 storey dwellinghouse.



APPROVED REDINGTON ROAD ELEVATION

## 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposed development involves the extension and remodelling of the existing building, including front and rear extension three storey extensions, new roof level, and internal and external remodelling. It is also sought to create a basement level of accommodation beneath the extended property.
- 4.2 The extended ground floor will accommodate an entrance hall, formal dining, and lounge kitchen space, together with home office and study areas within the annex. The first floor accommodates 4 double bedrooms, together with kitchen living space within the annex. At second floor level, a further 3 double bedrooms are accommodated, together with sun lounge/winter garden at the front of the property overlooking Oakhill Avenue.
- 4.3 At the lower ground floor level, which currently forms the parking level of the house which sits at street level towards Oakhill Avenue, it is proposed to extend this rearward, essentially creating an area of basement at the rear half of the property. The extended lower ground floor will be replanned to accommodate leisure facilities including playroom, home cinema, pool and changing rooms. Along the eastern side of the plan, two existing parking spaces are preserved, with garage access from Oakhill Avenue.
- 4.4 A new area of basement is also proposed beneath the existing lower ground level/street level fronting Oakhill Avenue. The proposed level of basement will reaccommodate the displaced parking from the existing lower ground level. This level is connected internally by stair, with vehicle access via a car lift within the front driveway, serving three designated bays, and storage.
- 4.5 The rear garden will accommodate new patio areas, including a sunken patio to the rear of the main body of the property, providing light to the extended lower ground/basement level (pool area) to the rear of the property. The garden is otherwise maintained in its landscaped form.
- 4.6 The front garden sees some modification to reflect the rearrange street facing façade and access into the basement parking level, maintains its verdant front boundary and mature tree planting.
- 4.7 The external appearance of the building is altered to provide a higher quality, more modern appearance, akin to the 2014 consented redevelopment of the site. Elevations are proposed in red brick at ground and first floor levels, reflecting the predominant street context. The lower ground/street access level is rendered, again reflecting a dominant material with the street. At the second-floor level, which replaces the existing pitched roof form, a more lightweight and glazed form is proposed over the main body of the property, the annex is served with a more subservient use of metal cladding. The extended property culminates with a flat roof form which allows for the provision of a biodiverse green roof, as well as photovoltaic panels.



## PROPOSED OAKHILL AVENUE ELEVATION



**APPROVED OAKHILL AVENUE ELEVATION (2014/1037/P)**

## 5.0 RELEVANT PLANNING FRAMEWORK

- 5.1 The following policy documents are relevant and have been considered in the preparation of this planning application:

### National

National Planning Policy Framework	2023
National Planning Policy Guidance	

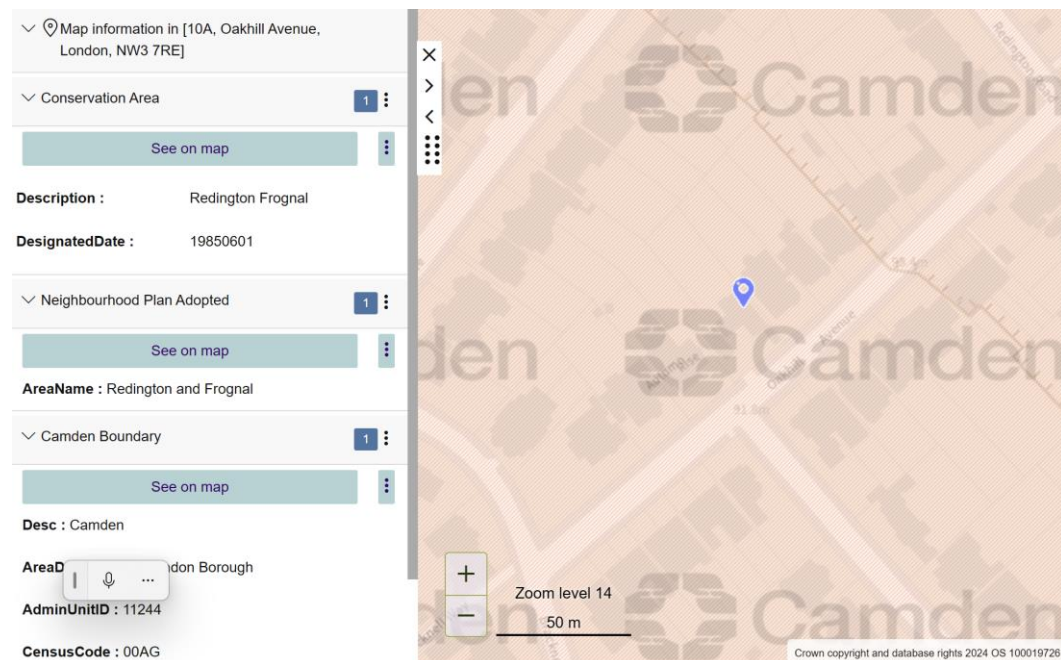
### London

The London Plan	2021
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### Camden

Basements CPG	2021
Design CPG	2021
Trees CPG	2019
Camden Local Plan	2017
Redington and Frognal Neighbourhood Plan	2021
Redington / Frognal Conservation Area Character Appraisal & Management Plan	2022

- 5.2 In accordance with the Council's Local Plan Proposals Map (extract below), the Site falls within the Redington/Frognal Conservation Area, and also falls within the Redington and Frognal Neighbourhood Plan Area.



CAMDEN PROPOSALS MAP EXTRACT (SITE MARKED WITH BLUE PIN)

## 6.0 PLANNING ASSESSMENT

6.1 In this section, the proposal is appraised under the following material planning considerations:

- a. Principle of Development
- b. Design and Heritage
- c. Residential Amenity
- d. Basement Development and Drainage
- e. Trees
- f. Parking and Highways
- g. Energy and Sustainability

### a. Principle of Development

6.2 The Site is in residential use as a dwelling, together with associated granny annex. The proposed development would maintain the existing use but significantly improve the quality and function of the dwellinghouse. Given the use of the land would not change from Class C3, and that the Site falls within a residential area, there should be no objection raised on land use grounds or the principle of development proposed.

### b. Design and Heritage

6.3 Paragraph 131 of the NPPF (2023) states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.4 Paragraph 135 adds that *“developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history, establish a strong sense of place, whilst optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development”*.

6.5 Paragraph 135 also seeks to ensure that developments be visually attractive through good architecture and be sympathetic to local character and history.

6.6 With regard to heritage assets, in this case, the Redington/Frognaal Conversation Area, para 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

6.7 London Plan Policy HC1 (Heritage, Conservation and Growth), adds that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

- 6.8 At a local level, Policy D1 of the Local Plan states that the Council will seek to secure high-quality design in development. The Council will require development to respect local context and character; preserve/ enhance the historic environment; be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; comprise details and materials that are of high quality and complement the local character; and integrate well with the surrounding streets and open spaces. Development should also be inclusive and accessible for all; promote health; be secure and design against crime and antisocial behaviour; incorporate high quality landscape design incorporate outdoor amenity space and provide a high standard of accommodation.
- 6.9 The Site is subject to designation within the Redington/ Frongal Conservation Area. According to the Redington/ Frongal Conservation Area Appraisal and Management Plan (2022), Oakhill Avenue is characterised by a mature Oak-tree lined street which contains detached and semi-detached houses of 3-4 storeys. Some have raised ground floors and basement storeys. Properties are mainly constructed of red brick, some with render or tile hanging upper storeys and brick quoins. The appraisal further notes that more recent additions on both sides towards the top of the road are unremarkable and cause harm through the unsympathetic hard-surfaced access/parking areas.
- 6.10 The street is noted to accommodate several listed buildings, including nos. 21 and 23, and nos. 25 and 27, which are all Grade II listed. Oakhill Avenue forms part of the Redington/Frongal Conservation Area. The Appraisal and Management Plan further notes that properties 2a, 4-14 (even, excluding Annex to 10a), 3-11 (odd), 15-19 (odd), make a positive contribution to the area, whilst conversely, nos. 1a-1d and the Annex to 10a (which forms the application Site) are noted to be buildings that cause harm.
- 6.11 The character and appearance of Oakhill Avenue as a whole, is characterised by substantial detached and semi-detached houses, mostly dating from the late 19th Century. The more distinguished houses in the street are understood to have been designed by architect CHB Quennell. As noted in the conservation appraisal, properties tend to be of two or three storeys, standing in generous, leafy grounds, set back from the road behind a mature landscaped front boundary.
- 6.12 The predominant building materials are red brick, terracotta, and clay tiles. To the west of the Site is a 1990s block of flats known as 1 to 6 Autumn Rise (no.10 Oakhill Avenue). This building takes a pastiche/traditional form with the pitched roof but is a clear later addition to the streetscene. To the east is no.8 Oakhill Avenue which is of a traditional form
- 6.13 As reflected in the committee report under earlier planning permission 2014/0137/P, where a comprehensive redevelopment of the Site was proposed, and its replacement with a modern flat roofed building, it was noted that in certain areas of the conservation area, such as Redington Road, there are examples of modern infill developments. There is a row of houses further to the east at No.2, 2a and 2b, which are also new build developments, distinct from the overall character of the area with part flat and part pitched roofs. Opposite, at 1a-1d Oakhill Avenue, are further modern introductions, with dual pitches and terraces to the rear, although these are noted as negative contributors to the streetscape. On Redington Road to the east of the application site and perpendicular to Oakhill Avenue there is a flat roofed development at No.14.
- 6.14 In light of the established character of the wider area and having regard to the detailed commentary set out within the committee report under permission 2014/0137P at the Site, it is considered that the more modern design proposals sought under the current application, would not be out of character of the surrounding area.

- 6.15 As noted earlier in this report, the annex at no 10a is considered to be a negative contributor to the conservation area. The proposed development will essentially amalgamate the annex into the principal part of the built form on Site and will present a more resolved and unified external appearance, particularly where seen from the streetscene along Oakhill Avenue.
- 6.16 Consistent with the conclusions under application 2014/0137/P, the proposed re-ordering of the external appearance of the building will appreciably enhance the conservation area.
- 6.17 When considering the development within the context of the street, the height of the building takes into account the height of properties either side of the development and the slope down Oakhill Avenue. Furthermore, notwithstanding the proposed extensions to the front of the building, it would remain set back from the front boundary line, the building would continue to be screened by the existing trees to the front garden area which would be retained as part of the development, softening the appearance of the building.
- 6.18 The footprint of the proposed building continues to extend further back from the rear building line of the existing property and that of the immediate neighbours. However, the scale of the building is consistent with the footprint and overall scale of previous consents achieved at the Site, which are hopefully clearly marked on the planning drawings submitted herewith. The proposed extensions would still maintain a sizeable and proportion rear garden, serving the dwelling.
- 6.19 The overall bulk and mass of the building is broken to avoid harm to the character and appearance of the conservation area.
- 6.20 The rectilinear form comprising a flat-roofed storey of accommodation recessed back from the main elevation is again consistent with the 2014 consent, together with the roof terrace at the front. In regard to the roof form, there was some discussion with the appropriateness of this in the 2014 consented scheme. However, it was noted in that case that the form had taken into account the proportion of neighbouring buildings to ensure it integrated with the surrounding street in a coherent manner. Furthermore, it was noted that the existing building does not conform to the design of neighbouring buildings. Ultimately, it was noted that the existing building varies from neighbouring properties, it has a horizontal rather than a vertical emphasis due to the configuration and proportion of its large picture-style windows. The detailed design of the facades and the materials picked up on the traditional red brick of the conservation area and was considered acceptable.
- 6.21 Compared to the previously approved scheme, the proposed overall footprint, height, bulk, scale and mass are broadly consistent. The elevations have also been articulated to reflect that scheme, and the neighbouring properties, and minimise the building's presence in the streetscape. It is considered that the proposed development would be an appropriate addition to the street scene which would be an improvement on the existing building and would preserve and enhance the character and appearance of the Redington/Frognaal Conservation Area.

### c. Residential Amenity

- 6.22 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. This includes privacy, outlook, and implications on daylight and sunlight.
- 6.23 The application has been supported by a daylight and sunlight assessment, prepared by Rights to Light Consulting, which considers the impact on neighbouring properties.

- 6.24 The assessment is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022. The aim of the assessment is to consider the impact of the development on the light receivable by the neighbouring properties at 7, 8, 9, 10 & 11 Oakhill Avenue. The report concludes that all neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. All neighbouring amenity areas also pass the BRE overshadowing to gardens and open spaces test.
- 6.25 In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In their opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.
- 6.26 In terms of privacy, the development would include a terrace to the front at second floor only, given the siting of this in relation to neighbouring windows there would not be an increased opportunity to overlook neighbouring residents.
- 6.27 To the rear elevations there would be terraces at first and second floors, accessed from bedrooms. These terraces are modest in size and are not considered to cause any undue harm to neighbouring residents.
- 6.28 With regard to windows, the principal aspects of the dwelling are front (towards Oakhill Avenue) and rear (over the rear garden). Where windows are proposed in the flank elevations, both east and west, these serve bathrooms/WCs, non-hab spaces, or provide secondary glazing to deeper plan areas. The proposed development does not rely on these windows for outlook and therefore can be obscure glazed wherever deemed necessary. Accordingly, the development would not lead to an increased loss of privacy to neighbouring residents.
- 6.29 The proposed development accords with Local Plan Policy A1 and preserves amenity in terms of daylight, sunlight, outlook, privacy, and overlooking.

#### **d. Basement Development and Drainage**

- 6.30 Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm: (a) to neighbouring properties; (b) the structural, ground, or water conditions of the area; (c) the character and amenity of the area; (d) the architectural character of the building; and (e) the significance of heritage assets.
- 6.31 Basement development should not ordinarily; (f) comprise 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.
- 6.32 The application is supported by a Basement Impact Assessment (BIA) by Curtins, enclosed herewith. The proposed basement complies with Policy A5, as follows;
- (a) the proposed development will not cause harm to neighbouring properties. A fully detailed structural assessment/Basement Impact Assessment (BIA) has been submitted as part of this



planning application, prepared by Curtins. The submitted BIA concludes that, given good workmanship, the proposed basement can be constructed without imposing any damage more than limit sensitivity on adjacent properties. The development is not likely to significantly affect the existing local groundwater regime. It is not considered that the proposed basement would result in a significant change to the groundwater flow regime in the vicinity of the proposal. Also, given limited scope of the scheme and minimal increase in impermeable areas, the scheme is also considered compliant with the surface water management and flood risk elements of NPPF and Camden policy;

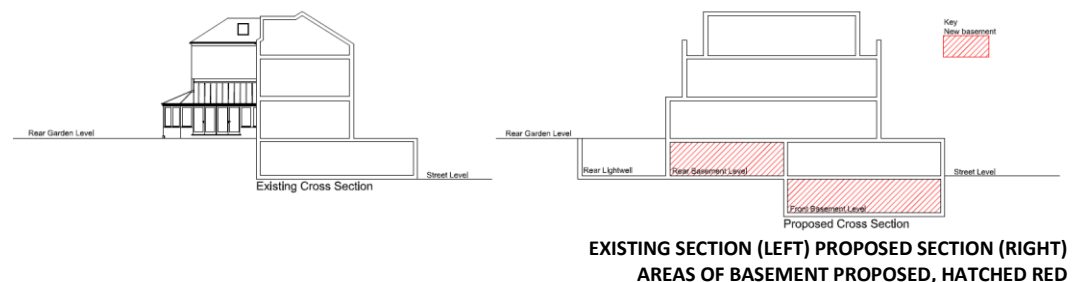
(b) technical reporting has been provided in regard to the structural, ground, and water conditions of the area;

(c) many of the surrounding properties in the area are characterised by basement levels. The proposed development will be consistent with that established character. The proposed basement is not considered to raise any amenity issues for the area;

(d) the proposed basement will have limited external manifestations relating to the basement and therefore will avoid effect on the architectural character of the building. A new lightwell is proposed to serve the rear half of the new basement level created, however this sits along the rear building line and the lightwell is considered commensurate to the overall scale of the host. Given its position, it would not impact on the character of the area; and

(e) This statement includes assessment of heritage and concludes that the proposals will not have any effect on the significance of heritage assets, i.e. the Redington/Frogna Conservation Area, or listed buildings further along Oakhill Avenue.

(f) a single storey basement is proposed, with a restricted height sub-basement for pool and plant. Given the existing split-level arrangement of the site, which is cut into the sloping topography of the plot, the resulting basement level is also split to correspond with these existing levels, as illustrated in the submitted section drawing (drawing 39/200), extract below.;



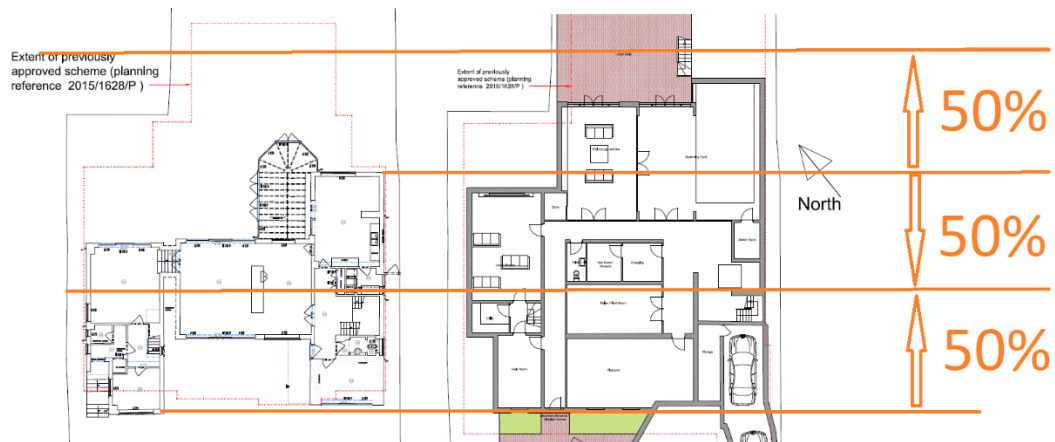
(g) there is no existing basement in the property;

(h) the proposed basement would not exceed 50% of the garden;

(i) the proposed basement would be less than 1.5 times the footprint of the host building;

(j) the proposed basement would not extend into the garden further than 50% of the depth of the host building measured from the principal rear elevation;





EXTENT OF BASEMENT FOOTPRINT INTO REAR GARDEN

- (k) the proposed basement would not extend into or underneath the garden further than 50% of the depth of the garden;
- (l) the proposed basement would be set back from boundaries where extends beyond host building footprint; and
- (m) location of excavation designed to avoid impact with root protection areas and minimal loss to garden area.
- 6.33 The proposed basement is found to comply with Policy A5. The findings from the BIA state that there are no concerns with regard to the effects of the proposed basement on the site and surrounding area. It is considered that the impacts identified in the BIA can be mitigated by appropriate design and standard construction practice.
- 6.34 The Drainage Strategy prepared by Curtins further demonstrates that the proposed development would not lead to an increase in peak runoff rate of storm water runoff leaving the site; volume of runoff leaving the site; pollution to receiving waters from storm water runoff; and flood risk to nearby or neighbouring sites.

#### e. Trees

- 6.35 Policy seeks to protect trees and promote the provision of new trees and vegetation. Trees are important for their aesthetic value, as habitat, in shading, cooling, and filtering the air. All development is expected to consider existing natural features such as trees, and it is acknowledged that development will not be permitted which fails to preserve or is likely to damage trees on a site which makes a significant contribution to the character and amenity of an area.
- 6.36 An Arboricultural Impact Assessment, prepared by Landmark Trees, is submitted as part of the application. The assessment notes that the existing Site benefits from a substantial rear garden containing a number of trees. There are 30 trees on the property and adjoining land outside of the application boundary that are within close proximity to the development which have been assessed. These are judged mostly moderate and low-quality trees, with the exception of 2 poor quality trees.

- 6.37 It is further noted that previous permissions at the Site, particularly 2015/1628/P, have allowed essentially the same footprint as the now proposed. Given the tree constraints have not materially changed in the meantime, it follows that there is no material change in the impacts already consented.
- 6.38 Of the 30 trees surveys, 1 is category A, 11 are category B, 16 are category C, and 2 are category U. The species include English Oak, Leyland cypress, wild cherry, red oak, magnolia, silver birch, western red cedar, sycamore, laurel, beech, Lawson cypress and Norway maple.
- 6.39 The principal impact of the proposal is the removal of T2, and G10, both C grade Leyland Cypress. Further impacts to retained trees comprise encroachment of RPA of the off-site T12-T15 (B grade Western Red Cedar, C grade Silver Birch, U grade Silver Birch, and a B grade Sycamore), although the encroachment is low enough to not affect their future standing, particularly T15.
- 6.40 The report concludes that the trees recommended for felling are of little individual significance, such that their loss will not affect the visual character of the area. There are opportunities to plant replacement specimens in the rear of the plot, where necessary. The proposals will not have any significant impact on either the retain trees of wider landscape, thereby complying with Policies G2 and G7 of the London Plan, and Policies A3, A5, D1 and D2 of the Camden Local Plan.

#### f. Parking and Highways

- 6.41 The application Site is located within an area with a PTAL score of 2 (poor) and is located within a Controlled Parking Zone.
- 6.42 The proposals comprise alterations and extensions to an existing dwellinghouse, no new homes are created.
- 6.43 The Site benefits from no less than five allocated parking spaces located within garages and further space for parking cars off street to the front of the garages. The proposals will displace the parking into the newly created basement level, to the front half of the Site, fronting Oakhill Avenue.
- 6.44 Two of the existing car parking spaces on Site are for use by the occupiers of No.8 and are part of their lease agreement. These are to be re-provided on Site along the eastern boundary of the Site. The remaining parking spaces serving no10a are accessed via a discreet car lift situated within the front drive. The more discreet location of parking within the basement is considered to positively enhance the Site and its conservation area context, by removing vehicles within the front garden.
- 6.45 The relocated parking provision is considered acceptable and in accordance with Policy T2.

#### g. Energy and Sustainability

- 6.46 The existing energy efficiency rating of the property is E, on a rating scale of A-G, (with G being the worst). The dwelling currently produces c22 tonnes of CO2 per annum. The current roof, windows, walls and lighting are considered 'very poor' in terms of their environmental impact. There is therefore significant potential to improve the energy efficiency and sustainability of the building through appropriate investment.
- 6.47 One of the key objectives from the development is to create a home that is substantially better for the environment than the current one. Relevant sustainable design principles have been incorporated into the design of the proposal, in line with the Camden Planning Guidance, and other

- relevant regulations and policy statements. A 'fabric first' approach will be taken to the design and construction of the proposed building. This approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. This can help improve energy efficiency and reduce carbon emissions it can also reduce the need for maintenance during the building's life.
- 6.48 The proposals have been developed to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the energy hierarchy. All services will be renewed and brought to current standards.
- 6.49 The proposal seeks to maximise area of green space through the inclusion of a green roof. This, together with the landscape design proposals shall include considered planting to help improve and add to the biodiversity of the area. Water harvesting is also included. Photovoltaic panels are to be added to the roof, to reduce carbon emissions and improve the use of renewable energy at the site.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 This statement has been prepared by NTA Planning LLP on behalf of the proprietors of no.10a Oakhill Avenue, London, NW3 7RE.
- 7.2 The existing, detached property, which lies within the Redington/Frongal Conservation Area, is considered to be a neutral to negative contributor to the streetscene. The proprietors seek to make a series of extensions and alterations to improve their home and re-occupation.
- 7.3 The statement accompanies a householder planning application submission for works including extensions and improvements to the dwelling, including three storey front and rear extension, a new roof form, together with spit level basement and landscaping.
- 7.4 The design has had regard to the planning history of the Site where a number of recent permissions have been granted for either the substantial extension and improvement of the host building, or, in the case of a 2014 permission, its comprehensive redevelopment with a modern replacement.
- 7.5 The extensions and façade alterations accord with, and respect, the local context, and would enhance the Conservation Area. The proposal is to be constructed using materials to respect the surrounding dwellings.
- 7.6 This statement has provided an assessment against material local and national planning policy, and local guidance set out within supplementary planning documents, and is found to be compliant.
- 7.7 For the reasons set out in this statement, and the accompanying technical reports, we respectfully request that planning permission is granted.