

Heritage statement

**FLAT-2, 9 OAKHILL AVENUE,
LONDON. NW3 7RD**

PROPOSED SINGLE-STOREY REAR
EXTENSION



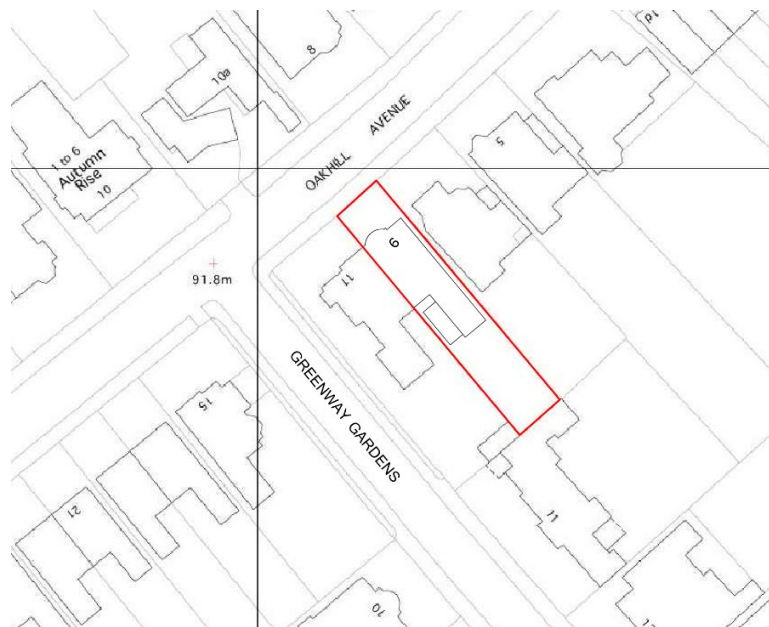
INTRODUCTION

This application relates to minor work to convert an existing balcony with the construction of a conservatory to the rear ground floor Flat-2 of 9 Oakhill Avenue London. NW3 7RD is a semi-detached dwelling house comprises of 4 no. of self-contained flats.

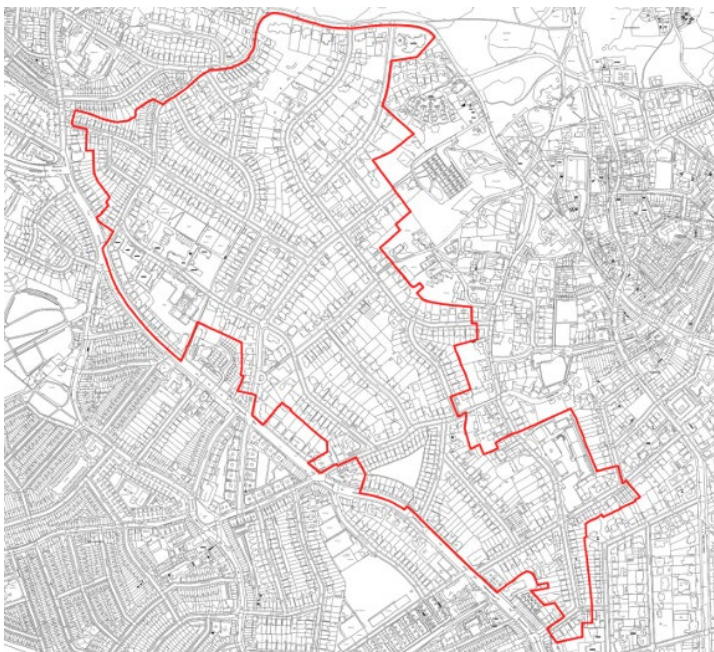
This document demonstrates that the works have been carefully considered in relation to the property's setting within the Redington and Frognal Conservation Area and that there would be no conflict with the development plan for Camden Council Conservation/Heritage policy or NPPF.

THE SITE & ITS SURROUNDINGS

The property is located on the Southeastern side of Oakhill Avenue. It comprises of 4 self-contained flats and the proposal relates to Flat 2 on the ground floor.



Redington/Frognal Conservation Area Character Appraisal & Management Plan



Housing in Oakhill Avenue. The properties include a range of materials, including red brick, tile hanging and render. Trees and hedges are a key part of the character.

Oakhill Avenue

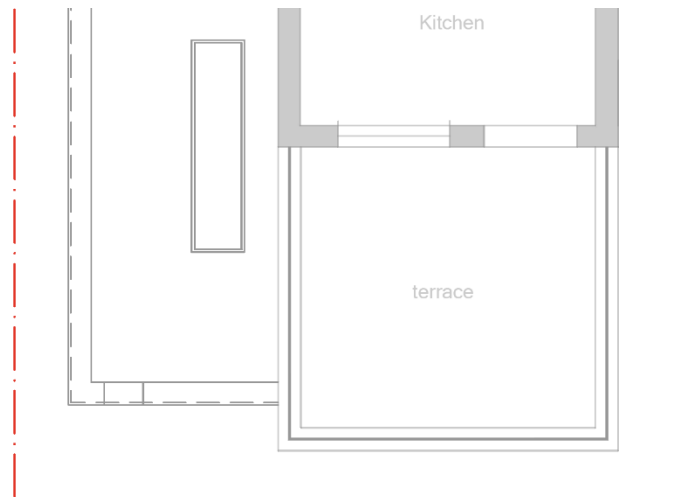
Oakhill Avenue is lined with mature Oak street trees and the grass verges have been inset with red brick. The street contains detached and semi-detached houses of 3-4 storeys. Some have raised ground floors and basement storeys. Properties mainly of red brick, some with render or tile hanging upper storeys and brick quoins.

THE PROPOSAL

The extension is to the rear of the property on an existing terrace looking out to mature landscaped rear gardens. To the northeast the side boundary is well landscaped and screened to the neighbouring property (no.7) to the Southwest due to the ground topography there is no screening and there are views across to no. 11 Oakhill Avenue. (see photos in document NA24056-Design and Access Statement)

The extension will be constructed on the existing rear terrace area and will effectively enclose the space with a roof and perimeter windows.

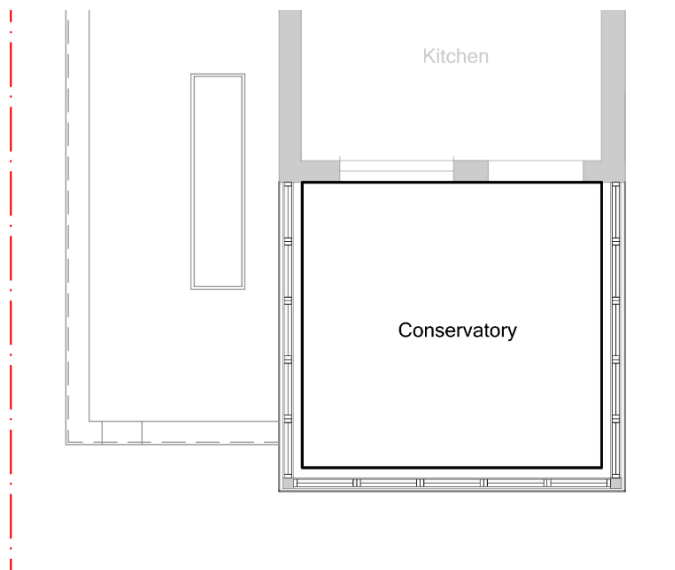
The proposal reflects a similar design consented and built at no. 11 Oakhill Avenue (2005/1982/P) which can be observed from the property and photo above and in the document NA24056-Design and Access Statement.



Existing Floor Plan

Flat-2 Floor Plan

1:100



Proposed Floor Plan

Flat-2 Floor Plan

1:100

The extension is 4.3m x 4.8m and 3m max high the perimeter walls will sit upon the existing parapet walls to the terrace the eaves will be at 2.1m or 1.75m above the existing parapet walls.



Proposed Rear Elevation



The extension is designed in an orangery style, hardwood in white finish with Corner post pilaster detailing, dentil moulding at eaves, and cresting and finials to the roof ridge.

The roof will be pitched Sarnafil with Alpha profile seams in grey and there will be a small flat roof crown with a flat lantern roof light.

The proposed extension is to the rear of the property which is clearly subsidiary to the host building and will not be visible from any public viewpoint, thus, will not affect the street scene or overall feeling of the Conservation Area.

CONCLUSION

Section 69, 71 & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The proposed works are all either internal or to the rear of the property. There is no visible change to the appearance of No: 9 Oakhill Avenue within the street scene, which will be unaffected. The extension to the host property will be seen as a modest, well-articulated addition.

The proposed extension will be constructed with high quality materials and details to match the recognized attributes of the Conservation Area and, therefore, will serve to preserve and enhance it.

The application proposal offers an opportunity to improve the living conditions of a family home without any identified harm or conflict with the development plan. In this regard it would represent a sustainable form of development for which there is a presumption in favour provided by paragraph 14 of the National Planning Policy Framework. Planning permission can therefore be granted.