

Application ref: 2024/1045/P
Contact: Sarah White
Tel: 020 7974 5213
Email: sarah.white@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

AD Design Concepts
25 Grampian Gardens
London
NW2 1JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

10 A Oakhill Avenue
London
NW3 7RE

Proposal:

Demolition of existing conservatory and roof. Erection of two storey rear and front extension, remodelling of attic / top floor, remodelling of all facades and erection of new basement floor to existing detached family house.

Drawing Nos: 89-000; 89-001; 89-002; 99-000; 99-001; 99-002; 99-003; 99-004; 99-005; 99-006; 99-007; 99-008; 99-009; 99-010; 99-030; 99-031; 99-032; 99-033; 39-200 Rev A; Planning, Design and Heritage Statement (NTA Planning LLP, March 2024); Daylight and Sunlight Report (RICS, 05 March 2024); Basement Impact Assessment (Curtins, 08 March 2024); Cover Letter (AD Design Concepts Ltd, 14 March 2024); Arboricultural Impact Assessment (Landmark Trees, 30 July 2024); Drainage Strategy (Curtins, 08 March 2024).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed development, through insufficient evidence to justify the substantial demolition of the existing building, would result in an unsustainable development that fails to contribute to a low carbon future through efficient use of resources, contrary

to policy CC1 (climate change mitigation) of the Camden Local Plan 2017 and policy SI7 of the London Plan 2021.

- 2 The proposed development, by reason of its scale, height, bulk, form, massing, footprint, design, fenestration pattern and materiality, would result in an incoherent and incongruous form of development which causes harm to character and appearance of the host property, street scene and wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017) and policies SD2 (Redington Froggnal Conservation Area), SD4 (Redington Froggnal Character), SD5 (Dwellings: Extensions and garden development) and SD6 (Retention of architectural details in existing buildings) of the Redington Froggnal Neighbourhood Plan 2021.
- 3 The proposed basement, by reason of its excessive scale and sitting, would fail to achieve subordination to the host property, and in the absence of sufficient information to demonstrate otherwise, the Council cannot be satisfied that the proposed basements would not cause harm to the structural stability of neighbouring properties or avoid cumulative impacts on ground and structural stability or the water environment of the local area, contrary to policy A5 (Basements) of the Camden Local Plan 2017 and policy UD1 (Underground development) of the Redington Froggnal Neighbourhood Plan 2021.
- 4 The proposed development, by reason of excessive on-site parking provision, would fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies CC1 (Climate change mitigation), CC4 (Air Quality), T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the Camden Local Plan 2017.
- 5 The proposed development, by reason of the excessive south facing glazing on the roof extension, and in the absence of sufficient evidence to demonstrate otherwise, would likely result in overheating of the top floor habitable rooms, causing harm to the health and safety of future occupants and creating demand for active cooling leading to excessive energy use, contrary to policy CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the Camden Local Plan 2017 and policies D6 (Housing quality standards) and SI4 (Managing heat risk) of the London Plan 2021.
- 6 In the absence of a legal agreement securing a Construction Management Plan, construction impact bond and an implementation and monitoring fee, the development would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), A4 (Noise and vibration), CC4 (Air quality), T3 (Transport infrastructure), T4 (Sustainable movement of goods and materials), and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 7 In the absence of a legal agreement securing financial contributions towards repaving of the existing vehicle crossovers and an Approval in Principle, the proposal would fail to mitigate the impacts of the development on the public highway, contrary to policies A1 (Managing the impact of development), T3 (Transport infrastructure), and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Without prejudice to any future application or appeal, the applicant is advised that reasons for refusal Nos. 6 and 7 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer