

London Borough of Camden
Planning and Building Development
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE
Via planning portal

Dear Sir / Madam

Reference: 10a Oakhill Avenue, London NW3 – Householder Planning Application for Demolition / Extension in Conservation Area

Please find attached Householder Planning Application for demolition / extension in Conservation Area. The proposed works include demolition of existing conservatory and roof and erection of double storey rear and front extensions, remodelling of attic / top floor, remodelling of all facades and erection of new basement floor to existing detached family house. Please note that the application package includes the following information;

- Ordnance Survey Map extract / Location Plan.
- A set of relevant drawings / existing and proposed.
- CIL form completed and signed.
- Arboriculture Impact Assessment by Landmark Trees.
- Basement Impact Assessment by Curtins, chartered structural engineers.
- Planning, Design and Heritage Statement by NTA Planning, planning consultancy.
- Drainage Strategy Report by Curtins, chartered structural engineers
- Daylight and Sunlight Report by Right of Light Consulting, chartered surveyors.

Please also note that fee required for this application was paid via Planning Portal web site.

It is perhaps relevant to point out that the Council has in the past approved an application for a large building on this site. This application was for erection of new built residential block containing 5 apartments and associated car park. The planning reference for this application is 2014/1037/P dated 27th August 2014 and subsequent approval of Variation of Condition 3 (approved plans) with reference 2015/1628/P dated 16th March 2016. More recently the Council has also approved Certificate of Lawfulness application for erection of 4m deep single storey rear extension (planning reference 2019/4977/P and subsequent Householder application for erection of a part single, part two storey rear extension including alterations to the existing roof (planning reference 2020/0766/P).

The proposal put forward includes various extensions to the existing house, remodelling of existing attic floor and erection of new basement floor to relocate the existing parking / garages. Aesthetically the house would be remodelled in a contemporary style. The main building body would be re-clad in brick. Remodelled top floor would be set back from the main building edges and expressed in lightweight fashion using glass and metal cladding. It is considered that updated house appearance would positively contribute to the existing street scene and Conservation Area in general.

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Most importantly, enlarged house would have no adverse impact onto the neighbouring properties in terms of daylight and sunlight, privacy and overlooking, outlook and other relevant aspects. Please refer to enclosed documents for further information in this respect.

We trust the enclosed information will enable you to validate / register the application and to proceed with your considerations. In the meantime, please do not hesitate to contact us should you require any further information / clarification.

We look forward to hearing from you.

Your Faithfully,



Almas Bavic, Dip Arch RIBA
On behalf of AD Design Concepts

London 14th March 2024