

Date: 25 October 2016
Our Ref: 2016/3866/PRE
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Ms Virginia Newman
KSR Architects LLP

BY E-MAIL

Dear Ms Newman,

Re: Oak Hill House, Oak Hill Park, London NW3 7LP

Proposed development: Replacement roof to accommodate new 3 x bed apartment at roof level with associated lift shaft and minor alterations to the side elevation of building

You have submitted a design document with attached drawings of your proposal for the above site which includes a proposal for a roof extension to accommodate a new residential unit and associated alterations to include a new lift shaft.

I have assessed your proposal. In this letter I aim to advise you on the key issues regarding your proposal and on key consultation channels.

This document represents the Council's initial view of your proposals based on the information available to us at this stage. Please be aware that addressing these matters does not necessarily mean that the application will be approved and is without prejudice to the assessment of any future application and the final decision of the Council.

The site:

The application site is an Italianate Villa divided into flats within the Hampstead Conservation Area (CA). It is identified as making a positive contribution in the Hampstead Conservation Area Statement. The Villa has a shallow roof with chimneys that is characteristic to this type of style and is mirrored in another such villa, at no. 1 Oak Hill Park. The remainder of such previous existing villas were replaced over the years by modern development. The villa is surrounded by gardens and a low level residential extension to its rear, which is not visible from Oak Hill Way.

The site lies within an Archaeological Priority Area, is surrounded by trees with TPOs, , underground development constraints (such as flooding and slope stability) and is predominantly residential in character.

Relevant Planning history

2013/3812/P Planning permission was granted on 08/10/2013 for the erection of a single storey building to the rear of Oak Hill House to accommodate a 4 bedroom dwelling (Class use C3), including communal roof garden for use by occupants of Oak Hill House, together with provision of new communal bin store, cycle storage for two cycles, one additional car parking space and landscaping works.

2012/2031/P Planning permission was granted on 13/08/2012 for the installation of timber entrance gates to Oak Hill House (Class C3).

The main issues under consideration with this proposal are design & conservation, standards of accommodation, amenity and transport as follows:

Design & conservation

The proposed raising of the roof in the manner proposed is considered out of keeping with the original style of the architecture in which the villa was built. Considering the villa is identified as a positive contributor to the CA and it is one of the last remaining such villas in the area, it would be considered detrimental to the building and the area to alter the roof in the manner proposed.

The dormers are also considered uncharacteristic to this building and whilst a lift shaft to replace the single storey structure to the site would improve the standards of accommodation; its depth is considered bulky and incongruous in the context of the building's elegant profile. The other proposed minor alterations to the fenestration may be considered acceptable.

Accordingly, the proposal is considered contrary to policies DP24 and DP25.

Standards of accommodation

The proposed 3-bed unit comprises 160sqm at 3rd floor level/ roof. Were the proposed extension considered acceptable, the residential accommodation would comfortably exceed the required floor area for this size of dwelling, in terms of the [National Housing Standards](#). The residential unit would have to comply with Building Regulations Part M4(2) to address layout and access.

Amenity

The proposal is not considered to raise apparent significant amenity issues, however, were the principle of the extension considered acceptable, it would be recommended to submit a daylight & sunlight assessment to consider the impact on the garden of the new unit to the rear and surrounding buildings. The dormers to the west may have been recommended to be part obscured to avoid overlooking into existing adjoining residential windows at the adjoining (also labelled as) Oak Hill House.

Transport

Should a development proposal be considered acceptable, a Construction Management Plan (CMP) will be required to be secured via a legal agreement, in order to control vehicle movement during construction and in order to manage and protect the amenity of surrounding occupiers. Recently, a fee has become applicable for the assessment of CMPs; more information is provided on our website ([here](#)).

The new unit would also have to be secured as car-free via legal agreement and a highway contribution towards the remediation of the public highway may be applicable.

Summary

Whilst the proposed residential accommodation is generous in size and would add to the supply of housing in the borough I consider that the proposed development is unacceptable in principle for reasons of visual impact on the host building and the Hampstead Conservation Area, and thereby contrary to policies DP24 and DP25.

Building Control Service

For further information about this separate process and any implication it may have the configuration of the project in planning terms please contact Nassar Rad on 020 7974 2387 or Nasser.Rad@camden.gov.uk

Supporting information

Please be aware it is your responsibility to compile the necessary documentation in accordance with the requirements of the national and local list. Details are available at:

<http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

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Please be aware that if your application were recommended for approval you would be required to enter into a planning agreement to address the following issues:

- Public highway works (financial contribution); depending on the proposed construction plan
- CMP plus associated fee
- Car-free development

CIL

This application would be liable for both the Mayoral and Camden CIL as the proposal results in the creation of a new dwelling or 100sqm of additional floorspace. The Camden CIL will apply to all applications that are granted planning permission. For further information please visit the CIL pages of the [website \(link\)](#). Please submit details of the existing and proposed floor areas and the CIL Form.

Consultation channels:

The applicant is strongly encouraged to engage locally prior to a planning application being submitted. The list below is a recommendation for local groups that you may wish to notify or consult on your proposals in advance of submitting your application.

Local groups: Hampstead Conservation Area Advisory Committee, Heath & Hampstead Society local residents association

Further pre-app advice:

If you have any queries about the above letter or the attached document please do not hesitate to contact **Tania Skelli-Yaoz** on **020 7974 6829**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Tania Skelli-Yaoz
Senior Planning Officer (Tue-Thur)

Telephone: 020 7974 6829