

Application ref: 2019/1796/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 20 June 2019

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

SJC Group Limited
10 Warwick Street
London
W1B 5LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
9 Oakhill Avenue
London
NW3 7RD

Proposal:

Erection of a single storey rear extension to basement flat.

Drawing Nos: WK/2190/05, WK/2190/10, WK/2190/11, WK/2190/15, WK/2190/16,
WK/2190/20, WK/2190/100, WK/2190/101, WK/2190/116, WK/2190/121, WK/2190/122

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans WK/2190/05, WK/2190/10, WK/2190/11, WK/2190/15, WK/2190/16, WK/2190/20, WK/2190/100, WK/2190/101,

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application property relates the semi-detached Edwardian property on South Eastern side of Oakhill Avenue. The property is comprised of four self-contained flats. This application relates to flat 1 on the lower ground floor level. The property benefits from a Part 3/2/ and single storey rear projection. Although officers are unable to confirm if these are original. The roof of the single storey extension is currently in use as a roof terrace by the ground floor flat. The property sits within the Redington and Frognal Conservation Area.

The proposed single storey extension would sit within a side return space flanked by the existing rear projection and the boundary wall of No.11. In this location the proposed extension would project off the existing rear projection's side wall with a width of 2.9m and have a depth of 6.6m. The 2.4m deep courtyard would separate the proposed extension from the host property's main rear wall.

The proposed extension with its height of 3.1m would be visually set down below the existing single storey rear extension. Furthermore the extension' part flat/part pitched roof design, with a eaves height of 2.6m would have a 0.7m set back from its boundary wall with No.11. Officers consider the proposed extension would appear subordinate within its context, and would comprise an acceptable visual bulk and massing. The use of matching red London stock bricks and large aluminium glazing panels would allow the extension to appear as a complementary addition within its setting.

The proposed extension includes no side facing openings, therefore it is not considered that it would give rise to adverse overlooking or loss of privacy impact.

The proposed extension's eaves height of 2.6m would have a 0.7m set back from a 2m high boundary wall with No.11. Officers consider the proposed extension would not result in adverse overbearing impact or increased sense of enclosure.

Given that the proposed extension would sit within a south easterly facing rear

garden, it is not considered that it would result in harmful loss of light impact or increased overshadowing on the property at No. 11.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application. It was considered that the scheme being considered is similar to a previously approved scheme 2014/2338/P (12 June 2014).

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can

be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer