

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 of existing conservatory (non-original) and erection part single storey, part double storey rear extension including alteration to the existing roof. Please note that the application package includes an Ordnance Survey Map extract / Location Plan and set of relevant drawings / existing and proposed. Please also note that fee required for this application was paid via Planning Portal web site. No 10a Oakhill Avenue is large detached house.

It is perhaps relevant to point out that the Council has in the past approved an application for much larger 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 27<sup>th</sup> August 2014 and subsequent approval of Variation of Condition 3 (approved plans) with reference 2015/1628/P dated 16<sup>th</sup> 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).

In that context, we trust that the proposed enlargement will have no adverse impact onto neighbouring properties in terms of amenity, daylight, overlooking, privacy etc. whilst it will allow the applicants to create the house for their needs and to bring it back into use as it has been empty for a few years now. The proposed materials and architectural style will match / follow existing. There are no changes proposed to the front / street elevation although, if this proposal happens to be considered acceptable, the whole building, including the front elevation and garden areas will be refreshed, upgrades and redecorated.

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 Bavicic, Dip Arch RIBA  
On behalf of AD Design Concepts

London 16<sup>th</sup> February 2020