

Application ref: 2020/1697/P  
Contact: Joshua Ogunleye  
Tel: 020 7974 1843  
Email: [Joshua.Ogunleye@camden.gov.uk](mailto:Joshua.Ogunleye@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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Carver Farshi  
37 Alfred Place  
London  
WC1E 7DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Oakhill Avenue**  
**London**  
**NW3 7RE**

#### Proposal:

Conversion of 2 flats into 1 dwellinghouse, erection of replacement single storey rear and side extensions plus reconfigured rear patio terrace, widening of existing west side elevation dormer, installation of replacement double glazed timber windows on all elevations, new and altered windows and conservation rooflights on the rear and side elevations, and installation of new plant enclosure on west side path.

Drawing Nos: 1903\_PL\_010, 1903\_EX\_020, 1903\_EX\_100, 1903\_EX\_101, 1903\_EX\_102, 1903\_EX\_103, 1903\_EX\_200, 1903\_EX\_201, 1903\_EX\_202, 1903\_EX\_203, 1903\_PL\_020, 1903\_PL\_100, 1903\_PL\_101, 1903\_PL\_102, 1903\_PL\_103, 1903\_PL\_200, 1903\_PL\_201, 1903\_PL\_202, 1903\_PL\_203, 1903\_PL\_300; Structural Statement dated 15.4.20, Noise Impact Assessment dated 11.12.19, Arboricultural Impact Assessment report dated 14.4.20, Heritage Statement dated April 2020

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1903\_PL\_010, 1903\_EX\_020, 1903\_EX\_100, 1903\_EX\_101, 1903\_EX\_102, 1903\_EX\_103, 1903\_EX\_200, 1903\_EX\_201, 1903\_EX\_202, 1903\_EX\_203, 1903\_PL\_020, 1903\_PL\_100, 1903\_PL\_101, 1903\_PL\_102, 1903\_PL\_103, 1903\_PL\_200, 1903\_PL\_201, 1903\_PL\_202, 1903\_PL\_203, 1903\_PL\_300; Structural Statement dated 15.4.20, Noise Impact Assessment dated 11.12.19, Arboricultural Impact Assessment report dated 14.4.20, Heritage Statement dated April 2020.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include details of site monitoring and arboricultural supervision by the retained project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
  - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 The flat roof of the single storey ground floor rear extensions hereby approved shall not be used as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Policy H3 of the Camden Local Plan 2017 seeks to resist development that would involve the net loss of two or more homes. The proposed amalgamation of two flats here would be considered acceptable as it would result only in the net loss of one home, and would retain a 3 bedroom dwelling which is identified as a high priority dwelling size. The proposed 6 bedroom dwelling house with a gross floor area of approximately 185sqm would be compliant with the Technical Housing Standards regarding minimum dwelling sizes.

The proposed rear extension would replace an existing full width extension that appears to have been constructed in a piecemeal fashion over time. The

proposed extension would be half the width of the main rear elevation (6m in width) but would have an overall length of 10m - approximately 2.35m longer than the rearmost part of the existing rear extension. Thus the increased depth of the new extension is compensated by the decreased width compared to the existing extension and the overall footprint would be similar within the rear garden area. Its single storey form would be retained visually at ground floor level and would result in revealing the original house's rear elevation, currently obscured by the existing extension, which is welcomed. It is considered the structure's largely glazed form would appear as a lightweight addition and as such would appear subordinate within its context. The proposed rear extension would have an acceptable impact on the host property's character and appearance.

The rear extension's depth, width, siting and footprint is considered acceptable. It would also be inset from the property's main side elevation by 1.23m. As such the addition would be sensitive to the character of the surrounding rear garden areas which accommodate extensions of a similar depth on the northern and southern sides of Oakhill Avenue. Therefore, it is not considered that the extension's scale or mass and would be unsympathetic to the character and appearance host property and the surrounding rear garden area. The new side extension would replace various additions and would tidy up the side elevation. Overall the proposed extensions in form and massing would result in a positive decluttering of the host property's rear and side elevations.

The proposed rear and side roofslopes would not be visible from the public realm. The widened side dormer would maintain the dormer's height and depth and would be sufficiently set back from the front gable to be acceptable within its setting. The proposed timber framed casement windows are acceptable. The installation of new flush rooflights on the side and rear roofslopes are subordinate and appropriate in design, number and location and would not be detrimental to the host property's character and appearance.

Overall the various additions and alterations in terms of location, bulk, materials and design would have not harm the character and appearance of the host property, streetscene and conservation area.

- 2 The proposed air-conditioning plant enclosure would be a minor structure on the side elevation, screened by tall buildings and not visible from the public realm; it would be acceptable in size, design and location. The submitted noise report demonstrates that the noise would comply with Council's noise level standards. Given the use of acoustic screening and distance from nearby windows, the proposed units would not give rise to any nuisance in noise or vibration impact. Conditions are attached to ensure they would have an acceptable impact on residential amenity.

No trees are proposed to be removed in order to facilitate development. The scheme involves a minor incursion into the root protection area of a veteran oak tree in the rear garden of the property. The submitted arboricultural report shows the existing terrace area is highly likely to have influenced this tree's roots and shows the scheme can be implemented with an acceptable level of impact on this tree, provided conditions are attached to require further details of tree protection and foundation design submitted to ensure protection of this

high value tree. The proposed green roof on the extension is welcomed visually and ecologically; details will be secured by condition.

Given the proposed rear extension's length, height and position within the rear garden area, in comparison to that of the existing rear extension, it is considered that the proposed extension would not give rise to adverse loss of light, outlook or privacy on neighbouring properties. A condition is added to prevent the roof of the proposed extension being used as an amenity space.

One objection has been received prior to making this decision. This and the site's planning history was taken into account when determining this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies H3, A1, A2, A3, A4, D1 and D2 of the Camden Local Plan 2017 and policies SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 3 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.
- 4 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.

- 5 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).

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  
Director of Economy, Regeneration and Investment