

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 and remodelling / recladding of existing facades. Please note that the application package includes an Ordnance Survey Map extract / Location Plan and set of relevant drawings / existing and proposed, Arboriculture Statement and completed CIL form. It is worth noting that the submitted Arboriculture Statement was produced in the course of a similar application from 2020. Since there were no changes in this respect since this statement was produced it is considered that it is still accurate.

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 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). However, perhaps the most relevant recent approval was for "Erection of a part single, part two storey rear extension including alterations to the existing roof." This application was approved on 10th July 2020 under the reference 2020/0766/P. For your convenience we attach Decision Notice and a set of approved drawings relating to the July 2020 approval.

This proposal is entirely identical to the aforementioned approval from July 2020 in terms of footprint, height, mass and bulk etc. The only difference between the approved scheme and this proposal is the external appearance of the house. Essentially, this proposal seeks approval to refresh the house exterior by replacing existing grey tiles on the roof and first floor levels with more sympathetic red tiles and brick. Also some render elements are introduced at ground floor level. It also involves changes to the existing fenestration elements (mostly enlargements of those) in order to facilitate more generous daylight penetration to the interior and more open views into the rear garden.

Most of all, it is considered that refreshing the house facades will enhance the overall building appearance and therefore positively contribute to the street scene and the Conservation Area in general, but also improve the interior aspects of the house.

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,

A handwritten signature in dark ink, appearing to read 'Almas Bavicic', written over a light grey rectangular background.

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

London 20th August 2021