

Application ref: 2020/0766/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 10 July 2020

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

AD Design Concepts
25 Grampian Gardens
London
NW2 1JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10A Oakhill Avenue
London
NW3 7RE

Proposal: Erection of a part single, part two storey rear extension including alterations to the existing roof.

Drawing Nos: 89-001, 89-002, 89-003, 109-001, 109-002, 109-003, 109-004, 109-005, 109-006, 109-007 Rev A, 109-008, 109-030, 109-031 (side elevations), 109-031 (rear elevation)

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 policy 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 89-001, 89-002, 89-003, 109-001, 109-002, 109-003, 109-004, 109-005, 109-006, 109-007 Rev A, 109-008, 109-030, 109-031 (side elevations), 109-031 (rear elevation)

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

Informative(s):

- 1 Reasons for granting permission:

Given the size of the existing detached dwellinghouse, the proposed rear extensions and roof alterations would be subordinate to the host dwellinghouse in bulk and mass. Although Camden's 'Altering and extending your home' CPG generally advises that rear extensions should remain a storey below eaves level in order to remain subordinate, in this instance, the host building is a more modern, standalone design, different in age and architectural character to its more historic neighbours. In this context, the proposed extensions and alteration would not dominate the host building or streetscene. The development would be located to the rear of the property and would not be visible from the public realm. The proposed development would appropriately be made up of materials which match the existing property and would incorporate windows which respect the established hierarchy of fenestration.

Given the size and siting of the development in relation to neighbouring habitable windows, it would not result in an undue loss of light or outlook to any neighbouring properties. No new views would be afforded beyond what has been established by existing fenestration. The proposed development would not involve the removal of any existing trees and would not be sited in close enough proximity to cause harm to the health of the existing trees.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan intended to publish (2019) and National Planning Policy Framework (2019).

- 2 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).

- 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.

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



Daniel Pope
Director of Economy, Regeneration and Investment