

Application ref: 2021/3579/P
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Date: 19 October 2021

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

TFF Architects
Quadrant House
250 Kennington Lane
London
SE11 5RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Oakhill Avenue
London
NW3 7RD

Proposal:

Conversion from 2 self-contained units to a single family dwelling.

Drawing Nos: 253 001 Rev. P1; 253 002 Rev. P1; 253 010 Rev. P1; 253 011 Rev. P1;
253 012 Rev. P1; 253 015 Rev. P1; 253 016 Rev. P1; 253 020 Rev. P1; 253 021 Rev.
P1; 253 022 Rev. P1; 253 030 Rev. P1; Design and Access Statement dated 23 July 202

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:
253 001 Rev. P1; 253 002 Rev. P1; 253 010 Rev. P1; 253 011 Rev. P1; 253

012 Rev. P1; 253 015 Rev. P1; 253 016 Rev. P1; 253 020 Rev. P1; 253 021 Rev. P1; 253 022 Rev. P1; 253 030 Rev. P1; Design and Access Statement dated 23 July 2021

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

Informative(s):

1 Reasons for granting permission-

The proposed conversion is considered to be acceptable in land use, transport, heritage and amenity terms. The property was originally used as a single family dwelling, and the loss of one residential unit and conversion to its original use is acceptable in land use terms. The scheme complies with policy H3c of the Local Plan as it does not involve the net loss of 2 or more homes. There would be no further impact on transport and parking conditions due to a reduction in numbers of dwellings. There are no external alterations proposed thus there would be no impact on the appearance of the building or conservation area and no impact on residential amenity. Overall, the works are similar to 2 conversion schemes here previously approved in 2005 and 2011.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

As such, the proposal is in accordance with policies A1, D1, D2 and H3 of the Camden Local Plan, as well as policies SD1, SD2, SD4 and SD6 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer