

Application ref: 2021/4092/L
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Date: 19 October 2021

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TFF Architects
Quadrant House
250 Kennington Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Oakhill Avenue
London
NW3 7RD

Proposal:

Internal alterations in association with 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 2021

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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; 253 040 Rev. P1; Design and Access Statement dated 23 July 2021

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The proposed development is considered to be acceptable in design and heritage terms. The internal alterations to remove non-original partitions and fixtures such as ensuite bathrooms would not have a negative impact on the historic interest and fabric of this listed property. There are no external alterations proposed. Overall, the works are similar to those previously approved in 2005 and 2011.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest under s.16 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 policy D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer