

Application ref: 2021/2830/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)

**CARVERFARSHI**  
37 Alfred Place  
London  
WC1E 7DP

Dear Sir/Madam

### **maDECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

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

Proposal: Installation of replacement front gate together with landscaping to the front garden area and the formation of new access steps.

Drawing Nos: 1903\_DAS, Arboricultural Impact Assessment Report (Landmark Trees, 24/05/2021), Arboricultural Method Statement dated 29/11/2021, 1903\_EX\_100 Rev A, 1903\_EX\_200 Rev A, 1903\_EX\_302, 1903\_PL\_010, 1903\_PL\_302 (received, 10/06/2021), 1903\_PL\_100 Rev B, 1903\_PL\_200 Rev C (received, 29/09/2021)

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 and policies SD4 and SD5 of the Redington and Frognal Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1903\_DAS, Arboricultural Impact Assessment Report (Landmark Trees, 24/05/2021), Arboricultural Method Statement dated 29/11/2021, 1903\_EX\_100 Rev A, 1903\_EX\_200 Rev A, 1903\_EX\_302, 1903\_PL\_010, 1903\_PL\_302 (received, 10/06/2021), 1903\_PL\_100 Rev B, 1903\_PL\_200 Rev C (received, 29/09/2021).

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement by Landmark Trees Ltd ref. CVFS/8OKH/AMS/02a dated 29th October 2021. 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 BS5837:2012 and with the approved protection details. The development shall be monitored in accordance with the method statement.

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 Camden Local Plan.

#### Informative(s):

- 1 Reasons for granting permission.

This application relates to the replacement of a section of the front boundary wall, alteration to the front garden steps and the formation of a front garden bins enclosure. Officers consider the proposed alterations would be of a modest scale and comprise materials sympathetic to the character and appearance of the surrounding front garden area. The replacement steps and front boundary gate, would contribute to reinstating lost features on the host property's front elevation. Other works include the installation of a wall intercom system.

The proposed gate would comprise iron railing and the boundary wall would be infilled with matching bricks using existing bonding. The replacement materials would preserve the character and appearance of the Redington Frognal Conservation Area.

The front garden hosts a mature Oak tree. No tree removal is proposed in order to facilitate the development. The scheme involves alterations to large, deep planters or "islands" which contain trees. Officers consider the T2, a

mature oak tree is potentially at risk due to its sensitive nature. Officers note that, no excavation is proposed and the enlargement of available rooting area could be of benefit to the tree. The applicant has submitted an Arboricultural Method Statement. The tree protection details are considered sufficient to demonstrate that the trees will be adequately protected throughout development and would be secured via condition

No objections were received from neighbouring properties. The site's planning history was taken into account when determining this application.

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

As such, the proposed development is in general accordance with policies A1, A3, 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 2021; and the provisions of the National Planning Policy Framework 2021.

- 2 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.
- 3 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).
- 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](http://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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer