

27th October 2022

25 Oakhill Avenue, NW3 7RD

COVERING LETTER - PLANNING & LISTED BUILDING APPLICATION

Dear Sir / Madam,

TFF Architects have prepared this Planning and Listed Building submission for the proposed extension, alteration and refurbishment of 25 Oakhill Avenue, Hampstead, NW3 7RD.

Pre-application advice (ref: 2021/6136/PRE) was sought prior to submission of this listed building application and a positive response was received.

The proposals are summarised as follows:

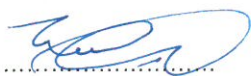
- The amalgamation of the existing two self-contained flats into a single dwelling and returning the listed building to its original use as a semi-detached house (this has been previously approved in 2005, 2011 and 2021, but not implemented).
- Replacing the existing rear extensions with a new extension over ground and lower ground floor levels.
- Internal alterations (which are associated with the amalgamation of the flats and are required to create a practical, accessible and well-balanced family home for modern day living).
- The addition of a loft refurbishment to the current loft storage space to help provide slightly more accommodation as part of creating a long term family home.

Consent was recently granted (ref 2021/3579/P & 2021/4092/L) to change the house from two flats to a single dwelling. These applications did not include any alterations other than removing the partition separating the flats. The applicant wants to carry out more extensive alterations that are clearly needed to make the house suitable as a family home. The consents noted above have not been implemented.

The application includes the following submitted information:

- TFF Architects existing and proposed drawing package.
- TFF Architects Design & Access Statement (which includes the Heritage Statement & Schedule of Works).
- Location & Site Plans.
- Structural Engineers construction method statement, drawings, specifications and calculations.
- Basement Impact Assessment report.
- Services Consultants Energy Statement.
- Services Consultants Overheating Report.
- Noise impact assessment.
- Drainage report.

Yours sincerely,



Tom Wright
(for and on behalf of TFF Architects Ltd)