

Planning Department
London Borough of Camden
5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Sir/Madam

4 Oak Hill Park, London NW3 7LG: Planning Application for Replacement of Existing House

On behalf of our clients, Mr and Mrs Althasen, we are pleased to submit a planning application for the demolition of the existing house and the construction of a new family home at no. 4 Oak Hill Park, Hampstead.

Planning permission is sought for:

Demolition of the existing house and construction of a new family home.

Below we set out details of the site and proposed scheme and the information provided to support this planning application.

The Application Site

No. 4 Oak Hill Park is a two storey house located within the Hampstead Conservation Area, within an existing mature landscape and is accessed from Oak Hill Park. Oak Hill Park was originally developed around 1850 with an informal layout of Italianate villas, which were replaced during the 1960's by a group of flats of between three and seven storeys. Number 4 Oak Hill Park is a 1970's detached residence, with a two storey brick side extension and a setback third floor with pitched roof and is clad in red coloured metal sheet. At the west side of the building is a double garage with first and second floor accommodation above. The house is located to the north of the site, with an extensive mature garden area to the south. The existing house at 4 Oak Hill Park has been added to over the years and is dated and in need of refurbishment.

Pre-Application Advice

Proposals to partially demolish the house and extend it were considered at a pre-application meeting with Camden officers in January 2022, and formal pre-application advice was provided by letter dated 16 March 2022. This confirmed that the proposed rear and side extension were acceptable, subject to further detail being provided and that the proposed redesign of the elevations including the material and fenestration were considered an improvement and would not harm the character of the application site or the conservation area.

Proposed Scheme

It is proposed to demolish the existing house, whilst retaining the walls of the existing garage to the north and west, in order to create a contemporary energy efficient home, which respects the site context. The new house will have a broadly similar form and layout to the existing house, with a patio and

landscaped gardens to the south. It will be sited in a similar location to the existing property and has been designed to minimise any potential impact on the residential amenity of adjoining properties, Access will remain as existing. The overall floorspace will increase from 471 sqm (gia) to 571 sqm (gia).

The existing property is not identified as making a positive contribution to this part of the Hampstead Conservation Area, which is very mixed in terms of scale, typology and age. The choice of materials and overall appearance of the new house has been carefully considered to respond to the overall character of the area and surrounding properties and it is considered that the proposal will preserve and enhance the general character of the Conservation Area.

The proposed scheme has been designed to be sustainable and energy efficient, with improved heat and sound insulation. The proposed scheme will also result in a better internal layout and provide additional living space, making better use of the existing site. Enhancements are also proposed to the garden to increase the biodiversity.

A pre-demolition audit and Whole Life Carbon Assessment Overall has been undertaken. This concludes that the emissions from the construction and running of the new proposed development will be less than emissions from the continued running of the building in its current state well within the 60 year period.

Supporting Information

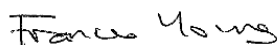
In support of this planning application, we enclose the following information:

- Location Plan at 1:1250;
- Completed planning application forms and CIL information forms;
- Existing floor plans, roof plan, elevations and sections;
- Proposed floor plans, roof plan, elevations and sections;
- Design and Access Statement (including Schedule of Accommodation) prepared by BLDA;
- Structural Report prepared by John Simes and Associates;
- Planning and Heritage Statement prepared by DLP Planning (this report);
- Daylight/Sunlight Assessment prepared by BLDA Consultancy;
- Pre-Demolition Audit and Life Cycle Carbon Assessment prepared by JAW Sustainability;
- Noise Assessment prepared by Environmental Equipment Corporation Ltd;
- Ecological Assessment and Biodiversity Net Gain Assessment prepared by TSA Ecology;
- Arboricultural Impact Assessment prepared by Cantia Arboricultural Services;
- Landscape Strategy prepared by Stephen Woodhams Design Ltd; and
- Draft Construction Management Plan (pro forma) prepared by Sentinel 7 UK Ltd and consultation with Amirilian Contractors.

The required Planning Application fee of £462 plus £32.20 admin fee will be paid direct by the applicant.

We trust that you have all the necessary information to validate the application. Should you have any queries please do get in touch.

Yours faithfully



Frances Young
Director
Enc.