

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Date: 28 March 2023
Our ref: 60656/01/NG/JW0/26059074v1
Your ref: PP-11727715 and PP-11921668

Dear Laura Dorbeck

Application for a Non Material Amendment under Section 96a of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990

On behalf of Jaga Developments (London) Ltd, please find enclosed an application for a Non Material Amendment (NMA). This application seeks permission for amendments to the approved scheme design under planning permission Ref:2019/6151/P and listed building consent Ref:2019/6305/L.

We have submitted via the Planning Portal (Ref: PP-11727715 and PP-11921668) an electronic copy of the following information:

- 1 Completed planning application and listed building consent application forms and relevant certificates;
- 2 A completed CIL additional information form;
- 3 Application Drawings prepared by Bowker Sadler. A drawing schedule is attached in Appendix 1.
- 4 Heritage Impact Assessment prepared by Lichfields (forming part of this letter).

The planning application fee has been paid via the Planning Portal. A corresponding submission has also been made via Section 19 of Listed Buildings and Conservation Areas) Act 1990 to secure the amendments to the Listed Building Consent Ref:2019/6305/L.

The Site

The wider site is known as The Hoo and is located at 17 Lyndhurst Gardens, NW3 5NU in the London Borough of Camden. The Hoo is a grade II listed building and is located within Fitzjohns Netherhall Conservation Area. The building was designed by Horace Field and built in 1889-90 in the Arts and Crafts style, constructed in red brick with a tile hung upper storey.

17 Lyndhurst Gardens is situated on the west side of Lyndhurst Gardens, with its principal 'garden front' facing south and a secondary elevation facing east, set back from the street behind a boundary wall and hedges.

The site is in flood zone 1 (i.e., land least likely to flood) and has a Public Transport Access Level (PTAL) of 3 on a scale of 0-6, with level 6 representing the most accessible sites.

Relevant Planning History

A planning and listed building consent application was submitted to London Borough of Camden in November 2019 for the conversion of the existing building to residential use. Full planning permission (Ref:2019/6151/P) was granted on 29 September 2021 for:

“Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works.”

Listed building consent was also granted on 29 September 2021 (Ref:2019/6305/L) for:

“Internal alterations associated with the change of use to 3 x residential dwellings, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including a summer house with internal cycling parking, a bin store, a cycle store and other associated works.”

Planning permission and Listed Building Consent was granted on 18 January 2023 (Ref: 2022/5064/P and Ref:2022/5448/L) for:

“Removal of the existing canopy and erection of replacement porch on the eastern elevation.”

A planning and listed building consent application has also recently been submitted to the Council for the replacement of the southern boundary wall (2023/0033/P and 2023/0084/L) and is awaiting determination.

Proposed Works

We set out below the proposed works being to be approved under the Non Material Amendment application in each location of the scheme. For completeness, we list out all amendments required to the listed building. A corresponding application has been submitted to vary the listed building consent (Ref: 2019/6305/L). The applicant met with the Council to discuss the proposed changes in June 2022, and it was agreed as part of these discussions that a non material amendment submission would be an appropriate mechanism to secure these changes.

Annexe Building

- Lower Ground and Ground Floors- additional areas of demolition of the walls and floors than previously shown.

- Lower Ground Floor. Proposed plan alteration to amend kitchenette to a comms room and the proposed store is enlarged. The lobby between entrance hall (ALG.01) and dining room (ALG.07) is omitted.
- Above Ground Floor. Truss rafters are adjusted to accommodate new roof lights to provide natural light into Bedroom 2 (AO.12) and Bedroom 3 (AO.15).
- Above Ground Floor on the flat roof. The number and location of roof lights are adjusted.
- South Elevation. Existing openings are enlarged further than shown on the Approved Drawings. Windows ALG.W02, ALG.W03 are altered to become French doors, AO.W02 and AO.W03 are widened.

Link Building

- Entrance to Lower Ground Floor. Dedicated garden storage is omitted. External steps are widened as a result.
- Entrance to Lower Ground Floor. Dedicated store for bicycles is omitted. Secure cycle storage is retained.
- Above Entrance to Lower Ground Floor. Open voids are removed, spaces are filled to form continuous ceiling. Natural light is delivered through walk on roof lights positioned above.
- Lower Ground Floor. Access into plant room below Main House omitted in favour of existing access from the ground floor of Main House.
- Lower ground Floor. Comms room shown on the Approved Plans becomes a kitchen. (LiLG.06)
- Lower ground Floor. Kitchen (LiLG.06) and Bar area (LiLG.04) are slightly enlarged, north wall moves further north.
- Lower Ground Floor. Static glass wall is proposed to be a sliding folding screen. (LiLG.ND01).
- Lower Ground Floor. Reconfiguration of cycle storage.
- Ground Floor. North Elevation is remodelled to create protruding glass box. The adjacent walk on roof lights is narrowed to accommodate this change.
- Ground Floor. Level of terrace Li0.01 is increased by 150mm to afford minimal head height to courtyard below. One step is proposed to be removed from stairs leading to the home office (Li0.02). One step is added to the stairs leading down to the terrace in front of the sitting room.
- Above Ground Floor. Walk on roof light above the dining area (Li0.04) is removed.
- Above Ground Floor. Main entrance into the Link includes a glass canopy for shelter. (Above Li0.ND01)
- Roof Terrace Level. Box roof light that provided access onto the terrace is omitted in favour of an opening glass hatch with a lower profile. (Li0NW03). Design includes glass barriers as fall protection into the stairwell.
- Roof Terrace Level. Glass gates and guarding are introduced to replace low solid walls, allowing maintenance access onto flat roof to the west and east of the glass lantern.

- Above Roof Terrace Level. Design of the framework supporting the awning has evolved. Framework is composed of rectangular hollow sections and includes cross bracing for stability. Frame length is reduced by 900mm from the north. Frame height is lifted by 300mm to ensure sufficient headroom below parked awnings and to improve visibility from west facing first floor rooms in the Main House.

Main House

- Ground Floor. An original pocket door was discovered during the course of our investigations. Door will be retained and refurbished. (Mo.D20)
- Ground Floor. Former opening between sitting room in Main House (Mo.04) and home office in Link (Lio.02) is widened further.

Lodge

- East Elevation. Rainwater pipe is re-routed. Lower sections are removed, upper sections and original hopper are retained.
- 2nd Floor. Cylinder cupboard is relocated.

Generally

- All new service positions, including flues, vents, extracts etc are identified, including colours and materials.

Planning Policy

In accordance with paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004, regard should be given to the development plan for the determination of planning applications, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF, 2021) sets out the Government's planning policies for England.

The statutory development plan for the application site comprises:

- The London Plan 2021
- Camden Local Plan 2017.

The heritage statutory tests for the proposal are s.16 (2), s.66 (1) and s.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act').

Planning and Heritage Assessment

This heritage assessment is for the non-material amendments to planning permission 2019/6151/P and a Section 19 amendment to Condition 2 under Ref:2019/6305/L. This briefing note should be read in conjunction with the Heritage Impact Assessment submitted in 2019 as part of the original applications and the revised HIA as submitted in 2020.

Summary of Significance

The Hoo is a grade II listed building constructed between 1889-90 by Horace Field. Its significance primarily derives from the associated historical and architectural interest of the building.

The building's historical interest relates to illustrative value associated with the development of Hampstead as a leafy suburb of North London during the 19th century. Additionally, it has associative value with the architect Horace Field who designed the Hoo and many other buildings in the area and for working in the historical revival styles. Further associative value comes from the previous owner of the Hoo Sir Thomas Lipton, tea merchant and yachtsman.

Architecturally, the Hoo is of interest due to the adopted Domestic Revival style which was popular during the later stages of the 19th century. The Domestic Revival style is synonymous with architectural elements such as leaded windows, tile hanging, tall chimney stack - seeking to adopt vernacular traditions. Whilst the Hoo exemplifies this style it differs to the buildings in the surrounding area due to its proximity to Rosslyn House. The design of the Hoo was in response to its location in the setting of Rosslyn House which meant a more restrained design.

The setting of the Hoo contributes to its significance. The garden located to the south of the house dictated the orientation the house was laid in, with main elevation facing south and the eastern elevation to the road subservient in decorative elements. The setting of the house is also the wider Fitzjohns/Netherhall Conservation Area which consists of large residential dwellings which started to be developed towards the mid- to late-19th century. These properties make a positive contribution towards the significance of the Hoo.

Proposed Amendments

As part of the ongoing works at The Hoo it has become necessary to alter some of the elements of the approved planning permission 2019/6151/P and Listed Building Consent 2019/6305/L. These largely relate to the Annexe and Link buildings which were constructed in the 1980s and do not contribute to the special interest of the building.

These changes are shown within the relevant drawings produced by Bowker Sadler Architecture which are submitted alongside this application for non-material amendments.

Assessment of Effects

As mentioned above, the amendments largely relate to the link and annexe building on the site which were both constructed in the 1980s and do not contribute to the significance of the Hoo. Considering this, the internal alterations to those buildings where they would have no effect on the external appearance or main house have not been assessed. Within the Heritage Impact Assessment produced in 2020, it was concluded that the interior and exterior of the c.1989 western extension and link do not contribute to the significance of the Hoo. This conclusion remains the same after considering the proposed amendments.

The impact of the amendments on the main house and lodge will be assessed below, along with those amendments which would alter the external appearance of the Annexe and Link buildings. The assessment below will take the separate buildings in turn.

Annexe

The amendments to the annexe building partly consist of alterations to the internal arrangement of the building which do not contribute to the significance of the building. Two aspects which will be assessed due to their location on the building are the number and location of the roof lights on the flat roof and the enlargement of the openings on the southern elevation of the Annexe building facing the gardens.

Drawing no. 1124 (revision F) shows the new location of the rooflights on the annexe building. These are necessary to allow a greater amount of light into the interior spaces. Their new location would have no effect on the significance of the listed building or conservation area. The rooflights to the flat roof, by the nature of the roof, would not be visible from the main house or gardens. Similarly, the roof lights to the northern section of the annexe roof would remain screened within views towards the house from within the gardens and Lyndhurst Gardens to the east.

Drawing no.1140 (revision F) shows the enlargement of the proposed openings to the southern elevation of the Annexe building. The new openings exist in the same location, however, are now wider allowing more light into the interior spaces. The new openings are aligned on ground and first floor, they do not compete visually with the main building and due to the clear glazing proposed the design is subservient to the main building. This amendment would therefore have no effect on the significance of the listed building or conservation area.

Overall, the special interest and significance of the Hoo would be preserved in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990. The proposed amendments to the Annexe would preserve the character and appearance of the Fitzjohn/Netherhall Conservation Area in line with section 72(1) of the 1990 Act. The significance of the Conservation Area would be preserved.

Link Building

The majority of the amendments proposed to the link building consist of rearrangements to the internal spaces, however there are a number of external alterations which will be assessed below.

Drawing 1140 (revision F) shows the proposed glass canopy which is now to be installed above the entrance to the Link building. The use of glass allows for the canopy to appear as a lightweight structure which has been designed with the main entrance in mind, with its size subservient to that of the main shell hood which tops the southern primary entrance of the house. Despite the addition of the glass shelter, the link building will still be set back from the southern elevation of the Hoo, therefore not disturbing the primacy of this elevation, and preserving the setting of the main building.

Further amendments to the approved link building are shown on drawing 1140 and drawing 1141 (revision F) which relate to the roof terrace level of the building. These consist of the steel structure which contains the awnings over the link building being raised by 300mm and set further to the south by 900mm. The justification for these amendments relates to the visibility from the bedrooms in the main house which face west, along with allowing sufficient headspace when the awnings are fully extended. The new structure would remain set back from the main house, therefore preserving the setting of the building, and not disturbing the primacy of the Hoo from views within the associated gardens.

Amendments to the link building at roof level relate to the maintenance of this space. The revised drawing 1140 and 1141 (revision F) show the omission of the proposed box roof light which would have been rendered in white. This is being replaced with a low-profile glass hatch which will be less visually intrusive due to the removal of visual clutter from this section of the building. This can be appreciated when viewing the building from the west on drawing 1141 (revision F). This element would be an improvement on the consented scheme.

To the northern elevation of the link building the proposed flat glass elevation at the rear is to be omitted in favour of a protruding glass box with glass lid. The addition of this element is accompanied by the recessing of the brickwork side wall. These amendments can be seen on drawing 1141 (revision F). This is a small design change relating to other alterations on the link building and would have the same effect on the Hoo as the consented scheme. Visibility of the northern elevation is limited from the gardens and surrounding site. This alteration would not cause harm to the significance of the building.

In summary the proposed changes to the Link building are primarily focused on the internal areas of the building which have not been assessed here. Externally, there are minor alterations to the roof of the link building to improve the maintenance of this space and to allow for the views out of the western elevation of the main house to be improved. The link building would remain subservient to the main house and would not interrupt views towards the house from the gardens. On balance the proposal would therefore preserve the special interest and significance of the Hoo in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. The minor changes would also preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area in line with Section 72(1) of the 1990 Act. The significance of the Conservation Area would not be harmed.

Main House

There is one minor amendment to the approved drawings to the main house which consists of the widening of the opening between the home office LiO.02 and the sitting room MO.04. The approved drawings allowed for the widening of this door (MO.ND23) which is now proposed to be widened further as seen on drawing 1121 (revision F).

The amendment would still preserve the historic spatial character of the room as a nib of the wall would be retained as part of the revised works. This would mean when viewing the space from the east and west (within the link building) you would be able to appreciate that the sitting room and home office located within the link building were historically not one room.

Further amendments to the ground floor main house relate to the discovery of an original pocket door shown on drawing 1121 at door MO.D20. This door is to be retained and refurbished as part of the works.

Overall, the amendments to the approved drawings for the main house would cause no harm to significance of the Hoo. The discovery and retention of an original pocket door would enhance the significance. On balance the proposal would therefore preserve the special interest and significance of the Hoo in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Lodge

Two minor amendments are proposed for the lodge building which relate to second floor and eastern elevation. Firstly, it is proposed to re-route the rainwater pipe to this elevation which would necessitate the removal of the lower section with the upper section and the original hopper retained. This is shown on drawing 1140 (revision F) and is now positioned away from the entrance to Lodge. This revision would not cause harm to the significance of the Hoo and its effect would be the same as the original location of the pipe.

Secondly, a cylinder cupboard located within bathroom L2.04 on the second floor of the lodge building is to be relocated. This minor change would have no effect on the significance of the Hoo.

Overall, the two minor changes to the Lodge building would preserve the special interest and significance of the Hoo in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF and the statutory development plan.

Services on All Buildings

All the service positions, including flues, vents, extracts are identified on the drawings now which include the material and colour of the adopted fittings. The service penetrations to the façade and roof of the Hoo are necessary for the functioning of the building and the location of them has been carefully considered in order to minimise the visual effect. Where these relate to the main house they are coloured in black and are located where they would not be visually intrusive on any elevation. There are no vents located to the primary southern elevation with the majority of these being located to the northern and western elevation and lodge.

The proposed changes to the consented scheme are necessary to deliver the proposed scheme at the Hoo. Overall, the effect of these revisions is no different to the previous scheme.

Summary of Effects

The proposed amendments to the consented scheme are necessary and during pre-application discussions with the Local Authority there were no objections raised to proposed changes. The works described above would not cause harm to the significance of the Hoo, as set out above.

The consented scheme and the proposed amendments would preserve the significance and special interest of the listed building and the character and appearance of the conservation area. As such the proposals accord with planning and heritage policies contained within the NPPF and the statutory development plan policies and section 16(2), 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 can be met.

Concluding remarks

Overall, the proposals comply with the local and regional planning policy requirements. The proposals are minor in nature and will result in non material changes to the extant planning permission. We therefore request that Condition 2 of planning permission Ref: 2019/6151/P is amended to reflect the updated drawing references listed in Appendix 1 of this letter. In addition, Condition 2 of 2019/6305/L should also be updated in line with these drawing changes (covered by separate submission).

We trust that you have sufficient information to validate and determine this application within the statutory timescales and will contact you shortly to confirm this. In the meantime, should you require any further information, please do not hesitate to contact me or my colleague Neil Goldsmith.

Yours sincerely

A handwritten signature in blue ink that reads "J Woods". The signature is written in a cursive, flowing style.

Jennifer Woods
Associate Director



Appendix 1- Drawing Schedule