

Application ref: 2023/0084/L
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Date: 22 May 2023

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Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**17 Lyndhurst Gardens
London
NW3 5NU**

Proposal:

Dismantling and rebuilding of southern boundary wall to match the existing like-for-like.
Drawing Nos: 1128, 1129 rev B, 1130 rev C, Design and Access Statement dated March 2023, Heritage impact assessment dated November 2022 ref. 60656/01/NG/LAy, Cover letter dated 4 January 2023, and Arboricultural Impact Assessment Report ref. JDL/17LDG/AIA/03a.

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: 1128, 1129 rev B, 1130 rev C, Design and Access

Statement dated March 2023; Heritage impact assessment dated November 2022 ref. 60656/01/NG/LAy, Cover letter dated 4 January 2023, and Arboricultural Impact Assessment Report ref. JDL/17LDG/AIA/03a.

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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork and coping demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 The wall shall be rebuilt like-for-like replicating the existing brick bond arrangements, and the existing brickwork and copings shall be re-used in the rebuilding of the wall.

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 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer