

Application ref: 2023/0625/P  
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Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**17 Lyndhurst Gardens  
London  
NW3 5NU**

Proposal: Amendments (Changes to windows, rooflights, internal layout and areas of demolition within the Annexe; changes to the structure of the Link building and its roof pergola, addition of a canopy and rearrangement of internal spaces; widened internal openings in the main house; re-routing and partial removal of rainwater pipe to east elevation of the Lodge and relocation of internal cylinder cupboard; minor changes to services; and other minor changes) to planning permission 2019/6151/P granted 29/09/2021 for the 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.

Drawing Nos:

Superseded drawings:

1120 rev C, 1121 rev C, 1122 rev C, 1123 rev C, 1124 rev C, 1140 rev C, 1141 rev C, 1150 rev C, 1151 rev C.

Amended drawings:

1120 rev F, 1121 rev G, 1122 rev F, 1123 rev F, 1124 rev F, 1140 rev F, 1141 rev F, 1150 rev F, 1151 rev F.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2019/6151/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

1120 rev F, 1121 rev G, 1122 rev F, 1123 rev F, 1124 rev F, 1140 rev F, 1141 rev F, 1150 rev F, 1151 rev F, 3601 rev C, 3602 rev C, 3605 rev C, 3607 rev C, Landscape masterplan ref: 2568-11-P01C, 8000 L102 rev A, 8000 L008 rev A, 8000 L003 rev A, 8000 L002 rev A, 3011 rev B, 3012 rev B, 3013 rev B, 3014 rev B, 4500 rev B, 4501 rev B, 4502 rev B, 4503 rev B.

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

#### Informative(s):

##### 1 Reason for granting approval

Permission is sought for the following amendments to the previously approved scheme:

##### External alterations

- New rooflights to annexe building and changes to the number and location of roof lights.
- Enlargement of existing openings to south elevation of annexe.
- Widening of external steps to link and omission of garden store.
- Alterations to link building terrace and access.
- Re-located drainpipe to east elevation.

##### Internal alterations

- Additional areas of demolition to annexe building
- Alterations to internal layout of annexe building at lower ground floor
- Retention of discovered pocket door in main house and increased widening of opening between sitting room in main house and home office in link structure.
- Relocation of cylinder cupboard in the lodge.

The proposed alterations affect mainly the 80s annexe building and the modern link structure connecting the annexe to the original house. Within the annexe, the alterations include additional areas of demolition of the walls and floors; changes to the layout to amend the kitchenette to a comms rooms, the enlargement of the proposed store room and the omission of the lobby; changes to the location and number of the approved rooflights; and enlargement of the existing openings to the south elevation. The annexe building is a modern 80s addition which, as noted in the original committee report, is a poorly executed and detailed interpretation of the existing building that detracts from the original building's significance. The

approved alterations included a number of internal changes to the layout and the re-cladding of the external façade with a more contemporary design. The proposed alterations would be minor in comparison to the approvals and would not impact the significance of the building which derives predominantly from the historic, architectural and aesthetic significance of the original building.

The approved link building is a predominantly glass structure linking the annexe to the original building. The approved scheme included the demolition of the existing link structure and the erection of a new larger structure. The proposed amendments include changes to the internal layout as well as external changes to the façade and roof. There is no objection to and no impact from the internal changes as these are entirely modern and as such would not impact the historic plan form. The proposed external changes would include predominantly the widening of the steps from the link into the garden, changes to the roof terrace and the access to it, and changes to the access into the link. The proposed amendments would ensure the link building remained a lightweight steel and glass structure whose overall bulk is similar to what was existing. It would remain clearly differentiated from the original building as per the original approval, and would have no additional impact on the character or significance of the original building.

To the main house, the proposed amendments include the retention and refurbishment of an original pocket door which was discovered during site investigations, and additional widening of the former opening between the sitting room in the main house and the office in the link building. To the lodge, the rainwater pipe to the east elevation would be re-routed with the removal of the lower sections, and an internal cylinder cupboard would be relocated. The Council's Conservation Officer has reviewed these amendments and carried out a site visit and confirmed they are minor changes that would not impact the significance of the building.

- 2 The proposed amendments are considered to be non-material as they do not change the nature or description of development; do not change the application site area, increase the height of the approved building or increase its footprint; do not result in changes to external details that would materially compromise the overall design of the building or materially impact on the character and appearance of the Conservation Area or the significance of the listed building; do not change windows or doors in any elevation facing any neighbour which may raise issues of greater visual intrusion, loss of light or feeling of enclosure; and do not materially impact any neighbours or other statutory and non-statutory bodies.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken.

No responses were received prior to determination and the site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the approved scheme 2019/6151/P granted on 29/09/2021.

- 3 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 29/09/2021 under reference number 2019/6151/P and is bound by all the conditions and obligations attached to that

permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer

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