

Application ref: 2023/0605/L
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Lichfields
The Minster Building
21 Mincing Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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 listed building consent 2019/6305/L granted 29/09/2021 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.

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Superseded drawings: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 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 the original consent reference 2019/6305/L granted 29/09/2021.

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: 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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (eg. 1x1m);
- b) Typical details of new railings (including infills to existing railings) at a scale of 1:10, including materials, finish and method of fixing.
- c) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- d) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- e) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.
- g) Detailed drawings of glass link structure showing joins with historic building at a scale of 1:20 or 1:50.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting listed building consent

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 Overall, the proposed amendments would still ensure the development would preserve the special architectural and historic interest of the listed building, which resides largely in its historical interest from its association with the architect Horace Field and former owner Sir Thomas Lipton, and its architectural and aesthetic significance as a late 19th Century Domestic Revival structure in an eclectic style. The areas of additional demolition and changes to the external façade are largely within the more modern elements which do not contribute towards the building's significance.

No objections were received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer