

Application ref: 2023/1186/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 26 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2

16 Lyndhurst Gardens

London

NW3 5NR

Proposal:

External alterations in connection with extension and alterations to existing side conservatory and ground floor terrace, including the installation of an external staircase with black metal railings and balustrade, replacement of conservatory windows and doors, and alterations at front/side elevation to provide single glazed replacement and new windows and door. Internal alterations, including reconfiguration of existing staircase at ground/lower ground floor levels and lower ground floor layout, and insertion of new lintel to ground floor landing opening.

Drawing Nos: All drawings dated 19/12/2022 except where stated otherwise - (00-PA-)01, 02 (both dated 11/05/2021); (000-PA-)001 rev A, 002, 003 rev A; (010-PA-)011, 012; 013; (020-PA-)021, 022, 023; (4-PA-)401, 402 (dated 04/10/2022), 403, 411, 412, 413, 421, 422 (section BB), 422 (section CC); (1-PA-)101, 102, 103; (2-PA-)201, 202, 203, 204, 205 rev C; (3-PA-)301, 302, 303; Cover Letter from SM Planning dated 27/01/2023; Heritage Statement from Cogent Heritage (ref. 0454) dated 24/01/2023; Design Review document from KSR Architects & Interior Designers dated December 2022.

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: All drawings dated 19/12/2022 except where stated otherwise - (00-PA-)01, 02 (both dated 11/05/2021); (000-PA-)001 rev A, 002, 003 rev A; (010-PA-)011, 012; 013; (020-PA-)021, 022, 023; (4-PA-)401, 402 (dated 04/10/2022), 403, 411, 412, 413, 421, 422 (section BB), 422 (section CC); (1-PA-)101, 102, 103; (2-PA-)201, 202, 203, 204, 205 rev C; (3-PA-)301, 302, 303; Cover Letter from SM Planning dated 27/01/2023; Heritage Statement from Cogent Heritage (ref. 0454) dated 24/01/2023; Design Review document from KSR Architects & Interior Designers dated December 2022.

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) Plan, elevation and section drawings of all new or replacement windows (at the side/rear of property) at a scale of 1:10 (including jambs, head, cill and glazing bar details as appropriate at scale 1:1).

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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is

the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

It is firstly noted that there is an extant listed building consent ref. 2021/3468/L granted 17/07/2022 at the application site for similar works (and an associated extant planning permission ref. 2021/2824/P).

Additionally, it is noted that the existing side conservatory extension and terrace are contemporary to the main building and have no historic merit. They are also not considered to contribute to the significance of the main listed building.

The current application comprises similar proposals to the works approved under the extant consent; however, it differs in so far as it includes an increase in the depth of the lower ground floor part of the extension and ground floor terrace by a further 400 mm. The ground floor part of the extension is also proposed to increase in depth by an additional 1600 mm. As with the extant consent, other proposed works include a reconfigured roof above and a new external rear staircase to access the garden with black metal railings and balustrade.

As a result of the proposed alterations, the side extension and ground floor terrace would not appear noticeably different than existing in design terms and would align closely with the brick structure/extension on the opposite side of the rear bay window. Importantly, the proposals would continue to allow an appreciation of the rear bay window given that the lower ground floor and ground floor terrace would stop short of the canted corner of the window. The proposed ground floor extension would also continue to be set back from this feature in its proposed extended form, so minimising the possibility of any harmful impact.

The proposed extension would, therefore, remain subservient in appearance to the main listed building and would not involve in any material change in the relationship between both. It is also noted that the rear of the property is not widely visible except from within restricted private views.

Finally, as with the extant consent, the remainder of the external alterations also involve the addition of a new 'Queen Anne' style, timber framed, single glazed window to the street frontage of the extension at ground floor level, replacement of a side window with a timber framed door at lower ground floor level and the insertion of a new timber framed, single glazed window above. The alterations would not involve any loss or harm to any historic features or fabric of the building, and would be in keeping with the general appearance of fenestration at the property.

In regard to proposed internal alterations, it is noted that refurbishment works undertaken in the 1990s appear to have resulted in a significant loss of historic features within Flat 2 and a highly altered plan form. As a result, proposals for the interior of the building involve changes to modern, non-original fabric and recently altered areas. Given the history of intervention within the property, therefore, and given the detailed historic assessment of the interior carried out and included in the submission, the internal alterations are not considered to

further or additionally harm any architectural or historic significance of the listed building.

Overall therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting in terms of the design, size, location, colour and materials used, and are considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

- 2 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 proposals are in general accordance with policy D2 of the Camden Local Plan 2017, 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.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours

Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer