

Application ref: 2023/0554/P
Contact: Fast Track TY
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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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
16 Lyndhurst Gardens
London
NW3 5NR

Proposal:

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 a door.

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 planning permission:

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

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 permission; 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 permission, 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 works 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 permission, the proposals 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.

Overall, therefore, the proposals are considered to be acceptable in terms of their design, size, location, colour and materials used. and would preserve the character and appearance of the host property and wider Fitzjohns Netherhall Conservation Area. The alterations are also considered to be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting.

There are no amenity concerns as a result of this proposal given the minor nature of the alterations to an existing side conservatory and terrace.

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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 the same legislation.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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.

- 4 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer