

Application ref: 2023/1133/L  
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Date: 20 July 2023

**Development Management**  
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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 to existing windows on rear/side elevations at lower ground floor and ground floor levels to create door openings, including addition of Juliet balcony at ground floor level.

Drawing Nos: (00-PA-)01, 02; (0000W-PA-)001-EX, 002-EX, 011-EX, 013-EX, 021-EX, 022-EX; (1W-PA-)101-PRO, 102-PRO; (2W-PA-)201-PRO, 203-PRO; (3W-PA-)301-PRO, 302-PRO; (4W-PA-)401-Demo, 402-Demo, 411-Demo, 413-Demo, 421-Demo, 422-Demo; Cover Letter from SM Planning dated 27/02/2023; Heritage Statement from Cogent Heritage (ref. 0454) dated 24/02/2023.

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: (00-PA-)01, 02; (0000W-PA-)001-EX, 002-EX, 011-EX, 013-EX, 021-EX, 022-EX; (1W-PA-)101-PRO, 102-PRO; (2W-PA-)201-PRO, 203-PRO; (3W-PA-)301-PRO, 302-PRO; (4W-PA-)401-Demo, 402-Demo, 411-Demo, 413-Demo, 421-Demo, 422-Demo; Cover Letter from SM Planning dated 27/02/2023; Heritage Statement from Cogent Heritage (ref. 0454) dated 24/02/2023.

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.

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 the proposed alterations relate to the side elevation of an existing tall bay window at the rear of the host property which is a non-original and contemporary addition to the main listed building. As such, while the bay window is considered to form an integral part of the architectural composition of the house as a whole, in terms of its design, style and appearance, it does not directly contribute to the historic significance of the main listed building.

The proposed works would create a door opening with a Juliet balcony railing at ground floor level to the living room area of Flat 2 and another door opening at lower ground floor level to provide direct access from the master bedroom into the rear garden. The cills of two window openings would be lowered for this purpose, involving the removal of small sections of brickwork.

The applicant has confirmed that both doors would be timber framed, double-glazed units, sympathetic in detailing and appearance to the traditional appearance of the bay window and rear of the building generally. An existing top-light/leaded light above the ground floor level casement window has also been confirmed as being retained. The proposed Juliet balcony railing would be metal in material and black powder coated, appropriate to the architectural style of the house. Conditions will be attached to an associated planning approval requiring details to be provided and approved in writing for the proposed doors and railing.

Overall, therefore, subject to additional details provided by condition, the alterations would appear to be in keeping with the general appearance of fenestration at the rear of the property and would continue to allow an appreciation of the existing rear bay window. It is also noted that the ground and lower ground floor positions of the proposed works at the rear of the property are not widely visible, except from within restricted private views.

There would be no loss or harm to any historic features or fabric of the building as a result of the proposal and no material change in the relationship between the rear of the property and the main listed building. As such, 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 (subject to additional details provided by condition) 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 following statutory consultation.

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.

- 2 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.
- 3 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).
- 4 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.
- 5 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](http://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