

Application ref: 2023/2539/L
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Lichfields
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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: Stabilising works to the northern boundary wall and associated works.

Drawing Nos: 1004 rev A, 1021 rev D, 1041 rev D, 1042 rev A, 1051 rev C, 1421 rev A, 1441 rev A, 1451 rev B, 1142 rev A, cover letter dated 15 June 2023, Heritage Impact Assessment ref. 60656/01/NG/HMa dated June 2023, Design and Access Statement rev A dated April 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: 1004 rev A, 1021 rev D, 1041 rev D, 1042 rev A, 1051 rev C, 1421 rev A, 1441 rev A, 1451 rev B, 1142 rev A, cover letter dated 15 June

2023, Heritage Impact Assessment ref. 60656/01/NG/HMa dated June 2023, Design and Access Statement rev A dated April 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

Listed building consent is sought for stabilisation works to the northern boundary wall after it has become dilapidated due to tree growth. The wall in question is a tall retaining boundary wall along the side of 17 Lyndhurst Gardens which is Grade II listed.

The site is of architectural interest and aesthetic significance as a late 19th century Domestic Revival structure in an eclectic style. Its significance is also derived from the building's bespoke design resulting from 19th century attempts to preserve the setting of Rosslyn House. Although its traditional materials of red brick and tile accord with the streetscape, its appearance is decidedly different to the Queen Anne Revival style houses by Willett elsewhere on Lyndhurst Gardens, as a result of the plot being purchased by Charles Woodd.

The site also derives historical interest from its role in the development of Hampstead as a leafy suburb of north London during the late 19th century. The building also derives historical significance from its association with its architect, Horace Field, and from its former owners, including Sir Thomas Lipton, tea merchant and yachtsman.

The northern boundary wall has historically been braced against the side of the house with girders which are now affecting the northern elevation of the listed building. The works would involve the addition of 10 ground anchors, the repair and repointing of the wall and removal of the existing steel struts.

The machine necessary to drill the cores for these anchors is too large to be operable within the alley. Consequently, it will be necessary to remove parts of the wall of the listed house in order to deploy the drill from within its rooms. Two of the proposed holes are at the position of two consented new windows and four holes can be drilled from outside the listed building, thus creating four holes through the house's wall. These will be reinstated like for like once the anchor holes have been drilled, using bricks removed from the consented new window openings. The retaining wall too will be remediated like for like, with the anchors terminating in patress plates.

The proposals have been assessed by the Council's Conservation Officer who has confirmed that the development is acceptable. The existing situation is damaging

the listed structures, and the proposed remedial works are sensitive and conservative, ensuring the long term preservation and retention of the listed building and wall without necessitating the complete demolition and reconstruction of the very substantial retaining wall. The works would repair the wall and northern elevation of the building on a like for like basis, thereby ensuring there was no impact to the visual appearance of these structures.

The proposal is therefore acceptable and would preserve and enhance the appearance of the wall and the listed building, preserving its significance and special interest.

Two comments were received prior to the determination of this application which have been assessed as part of the associated application for planning permission.

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.

- 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 You are advised that this approval relates only to works to the northern boundary wall at the site, and associated alterations to the northern elevation of no.17. It does not include previously approved development to no.17 itself as shown on proposed drawings 1421 rev A, 1441 rev A, 1451 rev B, 1142 rev A.

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



Daniel Pope
Chief Planning Officer