

Application ref: 2023/1424/L
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Date: 14 December 2023

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Lichfields
The Minster Building
21 Mincing Lane
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EC3R 7AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 Lyndhurst Gardens
London
NW3 5NU

Proposal:

Variation of condition 2 (approved drawings) of 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; namely, addition of two dormers to roof of Annexe building.

Drawing Nos: 1000 rev A, 1062, 1120 rev F, 1121 rev G, 1122 rev F1, 1123 rev F1, 1124 rev F1, 1140 rev F, 1141 rev F1, 1150 rev F1, 1151 rev F1, Noise Impact Assessment revision 02 dated 09/02/2022, and Design and Access Statement revision A.

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 on

21/06/2023.

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 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, 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 New work to match original

All new work and work of making good to the historic fabric 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 Approval of details

Detailed drawings / samples

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

Listed building consent was previously granted 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 the basement level, hard and soft landscaping including a summer house with internal cycling parking, a bin store, a cycle store and other associated works.

Permission is now sought for a minor amendment to the approved scheme in the form of two dormer windows to the roof of the annexe building. The proposed amendment is considered a minor change that would have limited impact on the overall design of the approved scheme and would not impact the significance of the building.

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 original building that detracts from its significance. The proposals included the re-cladding of the building, changes to the façade to provide a more contemporary, modern design that is clearly differentiated from the materiality and design of the original historic building and the addition of rooflights. The new dormers would be constructed of materials that match the approved design.

The annex is located to the far west of the site where it is shielded from views from Lyndhurst Gardens and neighbouring properties. Given the dual pitched roof of the annexe, the dormers also would not be visible from the garden of the property which sit to the south of the house, and the appearance of the principal southern façade of the annexe would remain as approved.

The Council's Conservation Officer has reviewed these amendments and carried out a site visit and confirmed that it would be a minor change that would not impact the significance of the building.

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.

No objections were received prior to the determination of this application and the planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 policies 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.

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 2023.

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