

Planning and Heritage Statement

In support of planning application for:

External Alterations to Dwelling including 2 new ground floor windows,
larger balcony and vehicular gate.

At:

11A Lyndhurst Road, Camden, London NW3 5PX



This Planning and Heritage Statement supplements the Full Planning Application for External Alterations to dwelling including 2 new ground floor windows, replacement balcony and vehicular gate at 11A Lyndhurst Road, Camden.

1.0 Introduction

1.1 Site Assessment

11A Lyndhurst Road is located within the Borough of Camden, London.

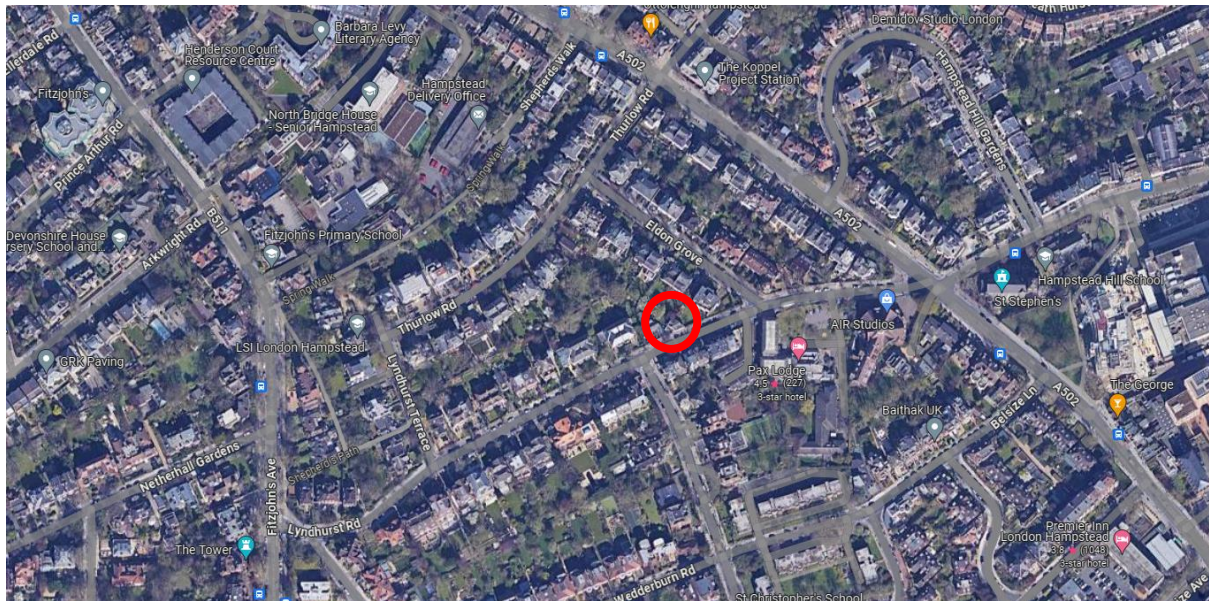


Figure 1: Site Location

1.2 Planning History

There is no planning history for this site.

1.3 Flood Risk

The property is located within Flood Zone 1 (low probability) and is not vulnerable to flooding. It is less than 1 hectare in size and is not within a Critical Drainage Area (CDA) as defined by the London Borough of Camden Surface Water Management Plan.

2.0 Statement of Significance

2.1 Heritage Assets

The **Application Site**, 11A Lyndhurst Road, is not listed and there are no listed buildings in direct proximity to the property.

The closest listed building is '**Numbers 19, 20 and 21 And Walls, Gate Piers and Former Lodge**' which is located further down Lyndhurst Road on the opposite side of the road. Due to its proximity, we have assessed the potential harm of the proposed scheme to the significance of the asset.

The Listed **Asset** is currently in use as 3 terraced houses.

The **List Entry** States:

798-1/38/1831 LYNDHURST ROAD 11-JAN-1999 (South side) Numbers 19, 20 and 21 and walls, gate piers and former lodge (Formerly listed as: LYNDHURST ROAD (South side) NUMBERS 19, 20 AND 21 AND WALLS, RAILINGS, GATE PIERS AND FORMER LODGE

GV II NGR: TQ 26810 85308

Group of 3 houses, with former lodge to Rosslyn House attached at north-east corner. The houses 1897-8 by Horace Field; the former lodge 1865 attributed to SS Teulon. Houses of red brick, some stone dressings, timber windows and eaves cornice, Westmorland slate gambrelled roofs. Symmetrical composition in Neo-Georgian style.

EXTERIOR: 2 main storeys with dormers in roof. Front with deeply projecting wings and centre of nine windows' width, the central 5 windows belonging to No.20 and having stone hood in middle over entrance, stone dressings round first-floor window above and wooden pediment over eaves cornice. Regular sash windows; cast-iron downpipes and gutter-head with date '1898'; eyebrow dormers in roof. The wings with deep hipped gables and irregular flank elevations east and west. Tall brick chimneys, some rising from ridge, others from flanks. The former lodge (now used as a garage to no 19) attached at north-east corner, in plain Tudor style with date plaque 1865. Brick garden wall to front with tall square brick piers capped with stone and later wooden fence and gate.

INTERIOR: Nos 20 and 21 not inspected. No 19 retains its original floor plan with the service wing located at the front of the house. Complete interior includes main balustraded staircase, winder service staircase with dumb waiter, veneered two panelled doors with original ironmongery, virtually all fireplaces, original wooden dresser and original WC compartments with original fittings and green glazed tiles, sinks and original bath on feet supported on lead tray.

HISTORICAL NOTE: Rosslyn House, an old Hampstead house, lay to the south of the present Lyndhurst Road. Its grounds were curtailed when Lyndhurst Road was laid out in the 1860s; a new lodge was then built. Rosslyn House itself was demolished in 1896. Nos 19-21 Lyndhurst Road form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens (qv). *SOURCE: [Pevsner BOE "London 4: North" 1998 Revised 1999 p.238.]*

The **Extent of the Asset** which is affected by the application proposals is negligible as the proposed alterations are to a property located on the opposite side of Lyndhurst Road with no historic or physical connection to the asset.

The **Significance of the Asset** is largely determined by its listing. 19, 20 & 21 Lyndhurst Road is Grade II listed.

The **Proposed Works** are for minor external alterations to 11A Lyndhurst Road which is not physically or historically connected to the listed asset. It is located within the setting of the listed building, and there are intermittent views from windows at 19 Lyndhurst Road, therefore this has been considered when designing the external alterations.

The **Impact on the Asset** is considered to be negligible and limited as the alterations are not to the listed building itself but rather to a building on the opposite side of the road with only intermittent views from some angles. There is no reference to 11A in the listed building description, and it is not considered to be part of the curtilage of the listed building. Therefore, no significant features of historical merit and interest will be harmed by the proposals.

2.2 Designation Areas

The property is located within the Fitzjohn / Netherhall Conservation Area (FNCA). There is an Article 4 Directive in the area that removes the right for permitted development.

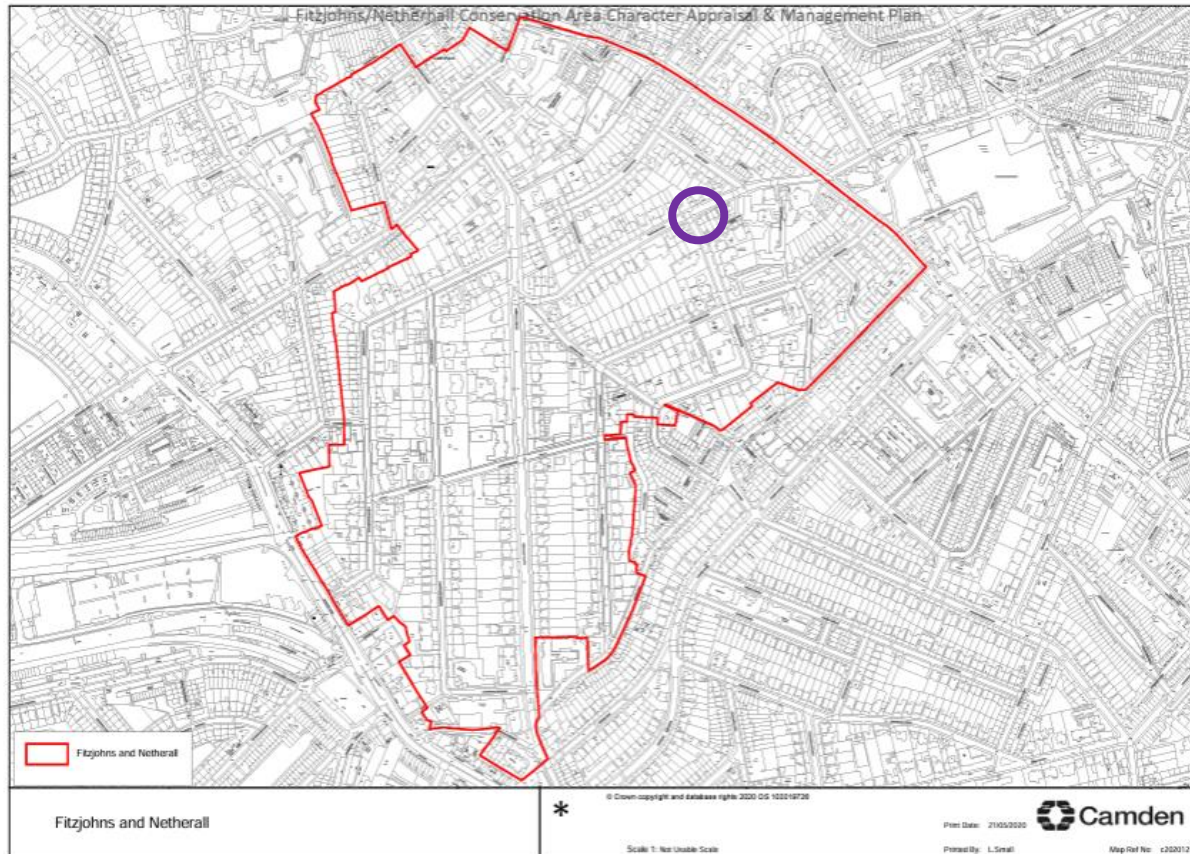


Figure 2: Fitzjohn and Netherhall Conservation Area

The updated Fitzjohn/Netherhall Conservation Area Character Appraisal and Management Strategy was adopted on the 19th of December 2022. The Conservation Area character appraisal describes the street as follows: *‘Lyndhurst Road runs east-to-west, following a gently rising contour between Haverstock Hill and Fitzjohns Avenue and is lined with mature pollarded street trees. Properties are predominantly three-to-four storeys, with red brick on the south side, yellow on the north side and also poly chromatic brickwork detailing. Some have prominent gables, including Dutch gables. To the west, the buildings are set back behind front gardens with narrow gaps between properties. The eastern section is more varied.’* Extracted from: Fitzjohn / Netherhall Conservation Area Character Appraisal & Management Plan 2022.

As part of the NFCA’s Conservation Strategy it is acknowledge that the Conservation Area will continue to change and adapt. Rapid change in the late 19th and early 20th century, together with continuing change and development over the 20th century, created the diverse character of the area. The Management Strategy accepts that good conservation is not about preventing change, but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm. The key principle is **to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context.** This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character.

The property is listed In the Appraisal & Management Plan as a building that makes a positive contribution to the character of the area. Therefore, the proposed external changes have been designed and considered to ensure that they contribute to the special architecture and historic interest of the area whilst also being appropriate to their context. As shown in Section 2.3 of the accompanying Design and Access Statement, design cues and architectural features from the surrounding buildings have been utilised as the inspiration for the development.

The proposed development has been sympathetically designed and is not visible from the wider Conservation Area, and so does not constitute substantial harm to the designated asset. Care has been taken to ensure that effects to any part of the designated heritage asset including its setting, whether significant or not, are minimal.

In conclusion the proposal will not harm the character, setting or appearance of the Conservation Area.

3.0 Policy Considerations

3.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework requires that a positive strategy is employed to halt the decline of heritage assets. The impacts of the proposal on an asset should be taken into

account when considering the proposals and weight should be given to the asset's conservation.

Paragraphs 195 and 200. Heritage assets should be conserved by the LPA in a manner that is appropriate to their significance.

Care has been taken to ensure that effects on any part of the heritage assets (Conservation Area and Listed Buildings), whether significant or not, are minimal.

Paragraphs 201 and 205. The significance of the heritage asset should be taken into account when designing planning applications.

The proposal has been specifically designed to minimise physical impact on the heritage assets and their settings.

As the works to the front elevation of 11A are minimal and in keeping with the style of the existing dwelling, there is no negative visual impact on the wider Heritage Asset or the Conservation Area and its setting.

Paragraph 206. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

As the alterations are to a building that is not listed itself the proposal has negligible physical impact on any listed buildings in proximity to the site. The wider Conservation Area will not be affected due to the presence of tree screening along Lyndhurst Road which restricts wider views, the development will only be visible from in front of the property or within its grounds.

3.2 Camden Local Plan

The Camden Local Plan was adopted on the 3rd of July 2017 and replaced the Core Strategy and Camden Development Policies.

Policy D1 Design. The Council seeks to secure high quality design in development. The proposed development integrates well with the surrounding streets and open spaces and respects the local context and character of its locality. The proposed materials match those of the original building and will complement and enhance the building.

Policy D2 Heritage. The scheme does not result in the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area. The proposed works will not negatively impact any listed buildings or non-designated heritage assets.

Policy H7 Large and Small Homes. The proposed alteration works will not alter the existing dwelling size and it will not affect the Dwelling Size Properties Table.

3.3 Camden Planning Guidance- Amenity (adopted January 2021)

The proposed scheme will not result in increased overlooking or loss of privacy for the occupiers of 11A or the surrounding dwellings.

The additional windows on Elevation A-A and the rearrangement of the French windows on Elevation B-B will ensure that more daylight and sunlight is able to enter the living areas of the property.

3.4 Camden Planning Guidance- Design (adopted January 2021)

The proposed scheme will contribute to the rich architectural heritage of Camden and will enhance this building which already contributes positively to the Conservation Area, in accordance with the provisions in the FNCA Appraisal and Management Strategy.

3.5 Camden Planning Guidance- Home Improvements (adopted January 2021)

The Council accepts that balconies can provide valuable amenity space when there is little or no private exterior space for the property. The modest size of the balcony area will ensure that the intensity of use will be minimal and will not generate harmful noise disturbances to neighbours when in use.

The proposed balcony area has considered space for planters for screening and enhancement.

The new proposed windows have been designed and composed of materials and finishes which are sympathetic to the original windows and doors to the building.

4.0 Conclusions

In conclusion, the proposed scheme is policy compliant and will enable the occupier to achieve their needs through adaptation and alteration to the existing dwelling.

The design is in keeping with the surrounding buildings and will not negatively affect the setting of the Conservation Area.

We respectfully request that the Planning Officer looks upon this application in a favourable manner.