

Application ref: 2024/0831/P
Contact: Daren Zuk
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Date: 12 June 2024

Development Management
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Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Lyndhurst Gardens
London
NW3 5NU

Proposal:

Details to discharge Condition 4 (Brickwork Sample) of planning permission ref. 2019/6151/P dated 29/09/2021 for "Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works".

Drawing Nos: Covering Letter (prepared by Lichfields dated 27/02/2024), Comparative Photo 1, Comparative Photo 2, Brick Sample Picture, Sample Panel Picture

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 4 requires a sample panel sample panel of the boundary wall brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site. The applicant has provided sample materials and

sample panel of the proposed brick with running bond and lime mortar. Photographs have been provided against the original brickwork.

The proposed brickwork and mortar are considered a suitable choice for use on the boundary wall and would ensure high quality design is secured throughout the development, as such it is recommended that Condition 4 is discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the streetscene or this part of the Conservation Area or on neighbouring amenity.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are in general accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 9 (landscaping details), 11 (green roof details), and 15 (Thames Water approval) of planning permission 2019/6151/P granted 29/09/2021 are outstanding and require details to be submitted for approval.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer