

Application ref: 2024/1476/L
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Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Bell Cornwell LLP
164-180 Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 4

16 Lyndhurst Gardens

London

NW3 5NR

Proposal:

Installation of waste pipe on rear elevation and associated internal works including replacement and new bathrooms at second floor level with new openings and replacement kitchen at third floor level .

Drawing Nos: Prefix 23022 - 001; 021; 022; 023; 024; 121; 122; 123; 124; and Prefix RW-877-102; 200.1; 200.2; 200.3; 300.1; 300.2; 300.3 and East elevation soil vent pipe Rev 1 (dated 05/06/2024)

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:

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans Prefix 23022 - 001; 021; 022; 023; 024; 121; 122; 123; 124; and Prefix RW-877-102; 200.1; 200.2; 200.3; 300.1; 300.2; 300.3 and East elevation soil vent pipe Rev 1 (dated 05/06/2024)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The site contains a Grade II listed late-19th century detached dwelling comprising three storeys plus basement, located on the eastern side Lyndhurst Gardens. The application site is located within the Fitzjohns Netherhall Conservation Area. The property was subdivided into four flats during the mid-20th century. The application relates to the flat located across the second and third floor.

The applicant proposes to make various internal alterations (requiring listed building consent) and pipework to rear (requiring listed building consent and planning permission which is being considered as part of the associated planning application ref 2024/0550/P).

At third floor level, the only changes proposed are a replacement kitchen. At second floor level the existing ensuite bathroom to the second bedroom and the main bathroom for the flat are being replaced, which do not result in any additional harm to historic fabric, character or planform. They are therefore acceptable as they preserve the significance of the listed building.

In addition, a storage room is proposed to be converted to an ensuite bathroom for the first bedroom. The works include closing up an existing doorway between the hall and room and making a new opening between bedroom one and the former storage room. The hallway door will be retained and sealed shut with the frontage left facing the hallway, but the room side will be plastered over. The door itself is not 19th Century but it is of appropriate appearance and in the correct historic location for a door. The legibility of the original planform would be preserved on the hallway side which is considered acceptable given this is not the principal floor of the listed building as a whole.

The creation of a new doorway between the bathroom and bedroom is acceptable on the basis that it does not involve the loss of historic skirting or lath and plaster (subject wall re-boarded in plasterboard), and it is of a scale and proportion which does not compete with the historic doorways in terms of hierarchy.

It was proposed to remove what appears to be an original historic chimneypiece in the new ensuite bathroom. This will now be retained in situ, which preserves the historic fabric in its original context.

Various options were explored for the location of the soil pipe connected to this new bathroom to avoid an undue proliferation of pipework on the exterior of the listed building. However, connection to the existing soil stacks through the building would result in the alteration of historic joists and it is not considered that an additional pipe on the rear and partially on the side elevation is entirely out of character for a 19th Century property which was originally built with bathrooms. Therefore, the impact of this is considered to be proportionate to the works and enables the significance of the listed building and its contribution to the character and appearance of the conservation area to be preserved.

The application site's planning history has been taken into account when coming to this decision.

There are no amenity issues raised in relation to the proposals. No objections have been received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 4 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) 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', written in a cursive style.

Daniel Pope
Chief Planning Officer