

2024/2210/P 11A Lyndhurst Road

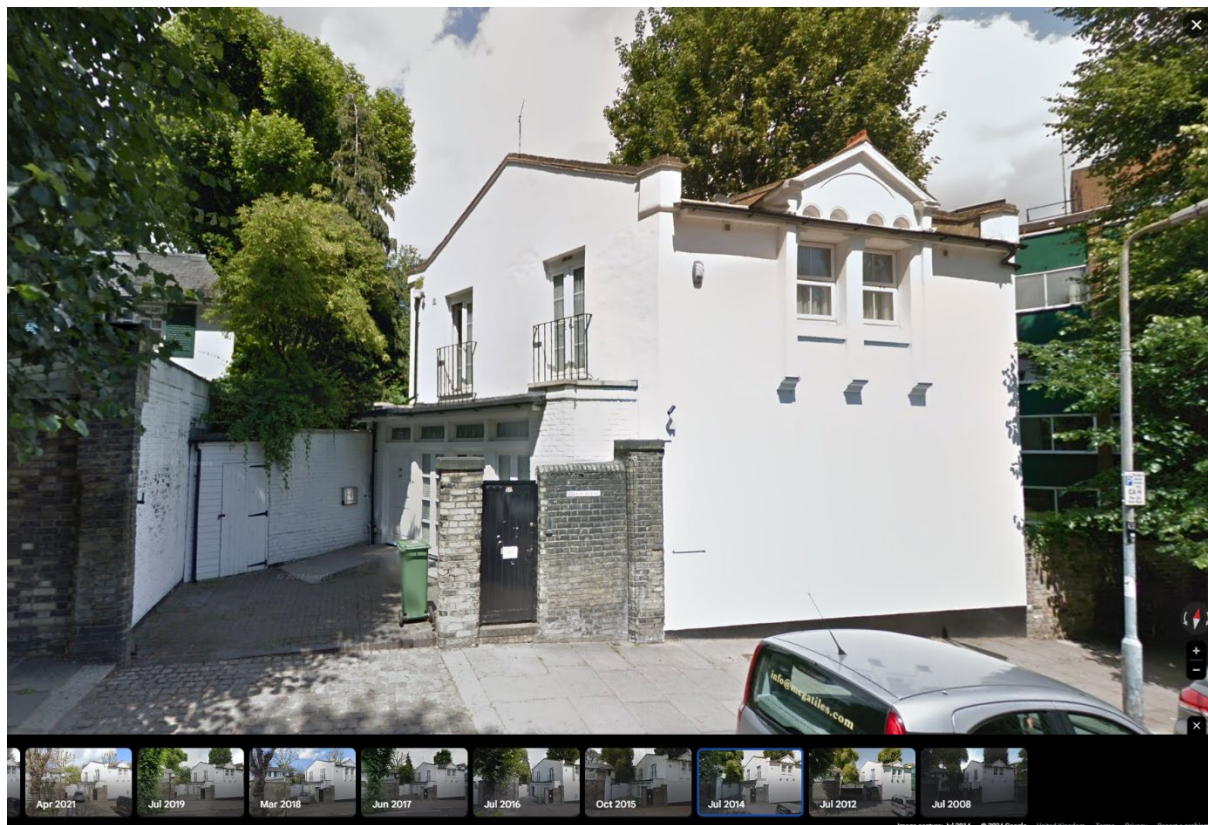


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Google Streetview Images



July 2012



July 2014



1. Photos from first floor of neighbouring property



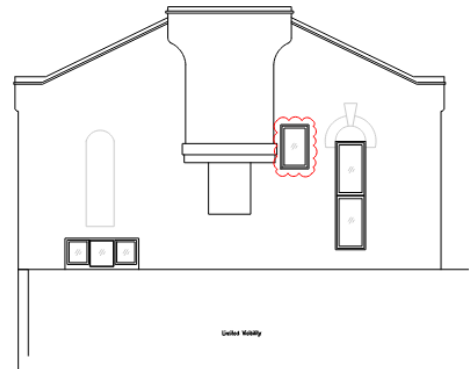
Elevation A-A
1:50@A1



Elevation B-B
1:50@A1



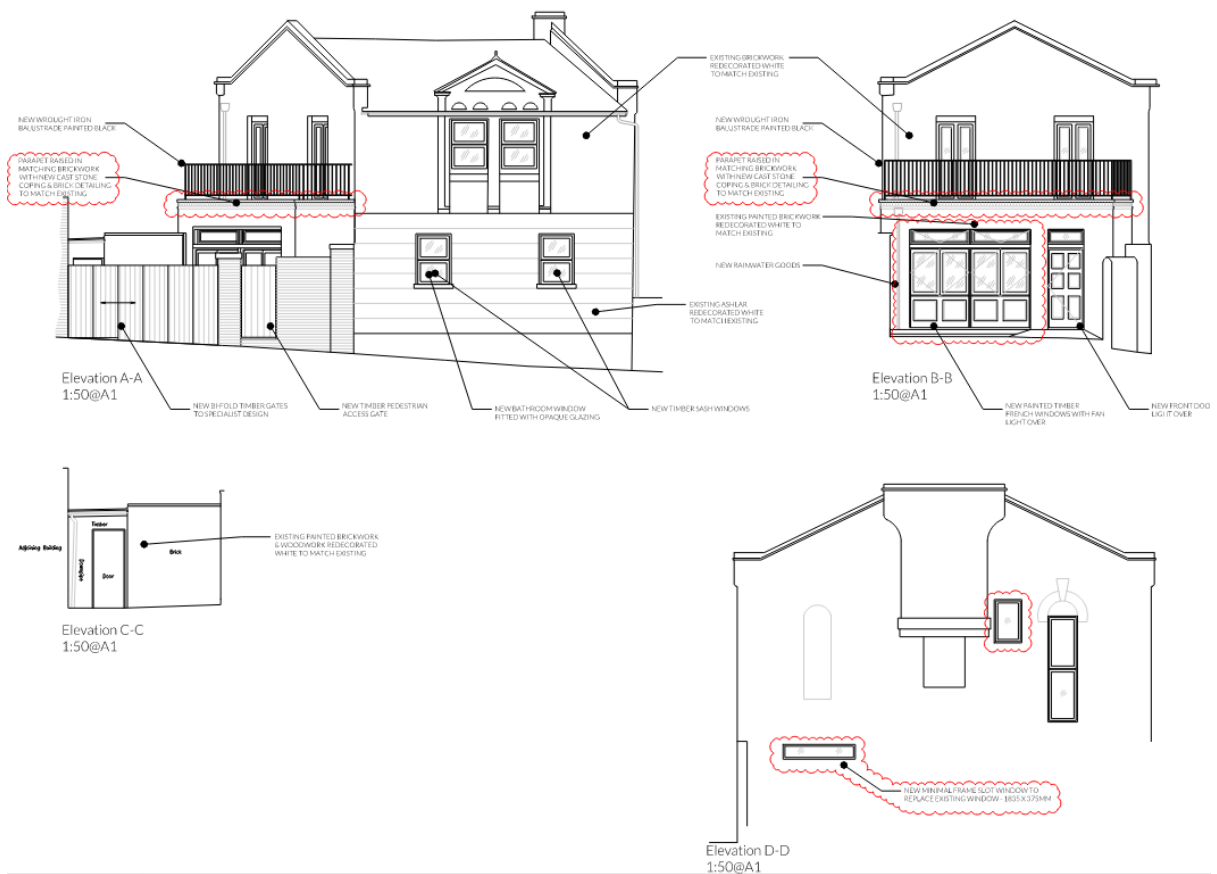
Elevation C-C
1:50@A1



Elevation D-D
1:50@A1

REVISIONS

1. Existing elevations



2. Proposed elevations



3. Close up of proposed elevation AA



4. Existing floor plans on the left and proposed on the right

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		29/07/2024	
		N/A		Consultation Expiry Date:		07/07/2024	
Officer				Application Number(s)			
Josh Lawlor				2024/2210/P			
Application Address				Drawing Numbers			
11A Lyndhurst Road London NW3 5PX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External alterations to single dwelling house including 2 x new ground floor windows, larger balcony and vehicular gate.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Householder planning application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>One site notice was displayed outside the site on 07/06/2024 (expiring 01/07/2024). The application was also publicised in the local press from 13/06/2024 (expiring 07/07/2024).</p> <p>Two objections were received and are summarised below:</p> <ol style="list-style-type: none"> 1. The new balcony area is close to the 11B Lyndhurst Road (less than 10 yards at the closest point), which reduces privacy. 2. Noise and disturbance coming from the balcony area, concerns about lighting and music 3. Visual impact. The proposed large balustrade is disproportionate to the property and will change the overall appearance of the period property and be visually unattractive. There is no balcony there currently. 4. Applicant can park the car in the street and use amenity space at ground floor 5. Question the need for a balcony at the site 6. Incorrect statements and assertions made by the agent/architect saying that the development will only be visible in front of the property or within its grounds. (Planning and Heritage Statement 3.1) 					

	<p><i>Officer response:</i></p> <p><i>Regarding points 1 and 2, please see the amenity section of the report for a response. The balcony faces away from 11B Lyndhurst Road and the terrace serves a first floor bedroom for a single-dwelling house, so it is unlikely to give rise to significant overlooking issues. Similarly, noise and light spillages are likely to be insignificant.</i></p> <p><i>The applicant is entitled to apply for a terrace in this location, and the Local Authority does not assess its need or other locations for amenity space.</i></p> <p><i>The visual impact of a balcony in this location would be minor, and the proposals have been reviewed by the Council's Conservation Team, who did not object.</i></p> <p><i>The agent's comments regarding the balustrade's visibility do not change the recommendation. The balcony has been assessed and would not appear out of place or visually harmful to the character of the building and the conservation area.</i></p>
Cllr Stephen Stark	<p>My concern relates to the proposed new large balcony across the whole width of the property. The existing property just have Juliette railings. The proposed balcony is at the front of the property and is overlooking 11b Lyndhurst Road. The use of the balcony will create noise and disturbance and there will certainly be a loss of privacy and overlooking of the neighbouring properties including 11b Lyndhurst Road. The increased noise and disturbance will not only affect neighbouring properties but also the public at the front of the property. There is also the negative visual impact the balcony will have.</p> <p><i>Officer response: Please see the residential amenity and design and heritage section of this report.</i></p>
Hampstead Conservation Advisory Committee	No response was received to the consultation letter.
Hampstead Neighbourhood Forum	The Forum did not comment on the application.

Site Description

The site comprises a two-storey dwelling fronting onto Lyndhurst Road. The properties in this area are typically 3-4 storeys, set back from the road, and originally detached or semi-detached. Some of these gaps have since been filled with smaller subservient buildings extending the original dwellings or forming new ones, such as 11A.

Several properties along these roads, including 11A Lyndhurst Road, are identified as making a positive contribution to the character and appearance of the Fitzjohns and Netherhall Conservation Area. The predominant character of Lyndhurst Road and Lyndhurst Gardens is described in the Fitzjohns and Netherhall Conservation Area Appraisal and Management Strategy as Queen Anne Houses. There are examples of Gothic Revival at the junction and along Lyndhurst Terrace.

The property is also located within the area covered by the Hampstead Neighbourhood Plan

Relevant History

None relevant.

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the Impact of Development

D1 Design

D2 Heritage

Hampstead Neighbourhood Plan 2018

DH1 Design

DH2 Conservation areas and listed buildings

Camden Planning Guidance (CPG)

- [Amenity](#) - January 2021
- [Design](#) - January 2021
- [Home improvements](#) - January 2021

[Fitzjohns/ Netherhall Conservation Area Appraisal 2022](#)

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

- 1.1. The proposal is for external alterations, including 2 x new ground-floor windows facing Lyndhurst Road, an enlarged balcony over the front projection and new vehicular gates. There would be two new ground-floor windows and a door on the front elevation, and the parapet of the front projection would be raised.

2. Revisions:

- 2.1. The following revisions and detailed drawings were sought to improve the design:

- Proposed Ground Floor Plan – The size of the slot window to the kitchen was reduced.
- Proposed Elevation A-A – Brick detailing added to parapet.
- Proposed Elevation B-B - Brick detailing added to parapet. Glazing bars simplified to French windows and fan lights.
- Proposed Elevation D-D – The kitchen slot window was reduced, and the existing bathroom window was added.
- Proposed Details – Sash window details included.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

4. Design and Heritage

- 4.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 requires development to either preserve or enhance the character and setting of Camden's conservation areas.

- 4.2. The new timber windows will match the existing style and material of the sash windows on the first floor and are sympathetic to the existing buildings; they have been laid out symmetrically on either side of the existing first-floor openings. The existing French windows have been reconfigured to include fixed lower solid panels. The existing window (serving the current ground-floor bathroom) will be replaced with a new frame slot window.
- 4.3. The proposed balcony above the flat roof of the front ground floor projection is acceptable in terms of design and appearance. The wrought iron balustrade is sympathetic to the building's age and appearance and would not appear out of place. The new sash windows on the front/side elevation are acceptable in terms of location, materials, and detailed design.
- 4.4. The timber pedestrian access gate will be replaced, and a vehicular gate will be installed in the property's driveway opening. The proposed gates will both be made of timber to match the existing gate, and the vehicular gate will have a bespoke bi-fold design to ensure that it can be opened without obstructing the pavement. The Council's Conservation Team was consulted and raised no objection. They welcomed the revisions to the scheme, which improved its appearance. There would be no harm to the character or appearance of the conservation area.
- 4.5. Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013, special attention has been paid to the desirability of preserving or enhancing the conservation area's character or appearance.
- 4.6. As such, the proposed development is generally in accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposal also accords with policy DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

5. Residential Amenity

- 5.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, and impacts caused by the construction phase of development.
- 5.2. Due to the siting of trees to the north and west of the site and also noting the orientation of the surrounding homes, the proposed balcony arrangement will not significantly increase overlooking potential or result in loss of privacy to neighbouring residents. Officers have visited the neighbouring property, 11B Lyndhurst Road to confirm that there would be no harmful overlooking. It is noted that the first-floor room closest to the terrace is a bathroom, and even for this room, there would not be harmful overlooking. Potential overlooking is considered minimal, and neighbouring residents would not experience a harmful loss of privacy.
- 5.3. The level of potential noise and disturbance that would arise from the terrace is considered minimal, and it is noted that such terraces adjacent to bedroom areas are usually used infrequently.
- 5.4. As such, the proposal preserves the residential amenity of surrounding occupiers.

6. Conclusion

- 6.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.
- 6.2. Therefore, it is recommended that planning permission is granted subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th September 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/2210/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 29 July 2024

Development Management
Regeneration and Planning
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WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Rob Blakemore Architectural Services
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Evesham
Worcestershire
WR11 2ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11A Lyndhurst Road
London
NW3 5PX

Proposal:
External alterations to single dwelling house including 2 x new ground floor windows, larger balcony and vehicular gate.

DECISION

Drawing Nos: 037-001-02, 037-100-03, 037-200-02, 037-201-02, 037-300

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 037-001-02, 037-100-03, 037-200-02, 037-201-02, 037-300

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 3 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION