

Application ref: 2024/0634/P
Contact: Maya Elmi
Tel: 020 7974 1017
Email: maya.elmi2@camden.gov.uk
Date: 2 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Owen Loyd Architects LLP
74 South Street
Dorking
RH4 2HD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 Lyndhurst Road
London
NW3 5NL**

Proposal:

New pedestrian access from public pavement to an external refuse storage area following partial demolition of a boundary wall fronting a highway.

Drawing Nos:

Design and Access Statement produced by Owen Loyd Architects LLP (Page 1 to 16), A22012 A(S3)01, A22012 A(S3)02, A22012 A(S3)03, A22012 A(S3)04 and A22012 A(S3)05.

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: Design and Access Statement produced by Owen Loyd Architects LLP (Page 1 to 16), A22012 A(S3)01, A22012 A(S3)02, A22012 A(S3)03, A22012 A(S3)04 and A22012 A(S3)05.

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.

- 4 The proposed gate shall only be painted in black.

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 Reasons for granting permission.

The application site comprises a four storied dwelling located on the southern side of Lyndhurst Road. The site is within the Fitzjohns Netherhall Conservation Area, and no listed buildings are affected.

The proposal is for the partial demolition of the front boundary brick wall for the installation of a new gate, to create a new access point to the refuse bin/storage area at the front of the property. The new gate would open outwardly and have a 1m width and 0.9m height. The height of the proposed gate would match the height of the existing wall and there is already a similar opening for a gate in the front boundary of the adjacent house which forms an opposite pair with the application property. Furthermore, the existing boundary treatment is not in its original form, it looks to have been largely rebuilt, therefore a proposal to partially demolish and add a new gate is considered acceptable. A condition requiring gate to be painted black has been imposed, following consultation with conservation officer, who has no objection to the proposal.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature and scale of proposed works, it is not considered that the proposal would cause any adverse impacts on the amenity of adjoining occupiers in terms of privacy, loss of daylight, sunlight or outlook.

No objections were received prior to making this decision. The planning history

of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 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:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer