

London Office:

80-83 Long Lane

London, EC1A 9ET

5 March 2025

Via email only

Dear Sir/Madam,

PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 & LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990

16 LYNDHURST GARDENS, LONDON, NW3 5NR

Please accept this covering letter as an accompaniment to this planning application and listed building application for proposed works at 16 Lyndhurst Gardens NW3 5NR ('the site'). This letter provides a summary of the site and the proposed development.

It is important to note that planning permission (2021/2825/P) and listed building consent (2021/3462/L) was granted previously granted (please refer to planning history), whereby this application is a resubmission of those approved works.

The Site & Surroundings:

The site contains a large four storey Grade II listed detached property located on the eastern side of Lyndhurst Gardens. The site is located within the Fitzjohns/Netherall Conservation Area (Sub Area Two – Rosslyn). The property is subdivided into four flats. The immediate surroundings are largely characterised by residential development and the neighbouring properties (Nos 4 to 14) are grade II listed.

Relevant Planning History:

On the 23rd May 2022, planning permission (ref: 2021/2825/P) and listed building consent (ref: 2021/3462/L) was granted for the Installation of metal balustrade to existing front boundary wall with new metal entrance gate, erection of timber bin and cycle stores, replacement York stone paving slabs to front garden and new external surface lighting.

Proposal:

This proposal seeks planning permission and listed building consent for the works previously granted planning permission (2021/2825/P) and listed building consent (2021/3462/L) for the:

Installation of metal balustrade to existing front boundary wall with new metal entrance gate, erection of timber bin and cycle stores, replacement York stone paving slabs to front garden and new external surface lighting.

The permission is still extant but has to be commenced before 22nd May 2025. This application therefore effectively seeks a new grant of planning permission and listed building consent to give the applicant an extended time period to be able to implement the works.

Please refer to the submitted plans and elevations for further detail regarding the proposed development.

Legislation, Policy & Guidance:

Legislation:

Section 38(6) of the Planning & Compulsory Purchase Act provides that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Planning Policy:

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

The following sections of the NPPF are most relevant to the consideration of this application:

- Section 12 (Achieving well-designed and beautiful places)
- Section 16 (Conserving and enhancing the historic environment)

Local Planning Policy:

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021) and the Camden Local Plan (2017).

Camden's Planning Guidance (CPG's) and Conservation Area Appraisals provide advice and information on how the council will apply the development plan policies and manage development within conservation areas, which can be material considerations in planning decisions.

The London plan (2021)

- D4: Delivering good design
- D6: Housing quality and standards
- HC1: Heritage Conservation and growth

Camden Local Plan (2017)

- A1: Managing the impact of development
- A3: Biodiversity
- D1: Design
- D2: Heritage

Camden's Planning Guidance (CPG's)

- Fitzjohn's/Netherall Conservation Area Character Appraisal & Management Plan (2022)
- Amenity (2021)
- Design (2021)

Planning Assessment:

Design & Heritage:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is further reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

Furthermore, CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

Proposed balustrade and gate to front boundary wall

The Fitzjohn's Netherall Conservation Area Character Appraisal identifies that *"Boundary treatments should complement existing streetscape character and be informed by historic fencing adjacent. Concrete or timber panel fences would not be in character. The materials used in buildings may be reflected in the choice of materials for boundary treatments."*

The Fitzjohns/Netherall Conservation Area Statement further states that traditional boundary treatments include low brick walls and hedges with walls and gate piers which often echo the architecture detailing of the main building(s) behind. Although the walls and their special details vary from street to street, and in some streets from house to house, the palette of materials, repeated details and underlying design conventions give a remarkable consistency. The existing brick boundary wall is to be retained which is a positive and distinctive characteristic of the site and the surrounding area. One original element missing almost entirely from these walls is the ironwork of railings and gates, of which only traces and the odd example remains. The proposed black metal balustrade above the existing wall would seek to reinstate an original feature to this wall whilst also replicating other examples within the street, including those railings to no.20 Lyndhurst Gardens. The proposed balustrade has been designed with decorative traditional finials and is proposed at a height whereby they are set down from the top of the brickwork piers. The existing landscaping set behind the wall is considered to have a positive visual impact and is to be retained. For these reasons, the resulting impact of the retained brick boundary wall with the reinstatement of a black metal balustrade would enhance the appearance of the existing wall and have a positive impact on the setting of the Conservation Area and the listed building.

The proposed replacement gate has a more traditional and decorative finish than the existing gate with finials proposed to the top to match the height and design of those proposed to the balustrade. A dog rail with finials is proposed to the lower third of the gate which is also a traditional feature. The proposed gate will be finished in black painted metal. Overall, the replacement gate is in keeping with the original Victorian style of the property and the examples of traditional style gates in the surrounding area.

Bin and Cycle Storage

The existing site currently has no formal storage areas for bins and bicycles. Bins for the existing flats within the property are therefore stored in a haphazard fashion within the existing front garden whereby they are unsightly and detract from the character and appearance of the property. The proposed development will improve this arrangement whereby bikes and bins will be neatly and securely housed in the proposed storage. The proposed storage units have been located immediately to the rear of the existing boundary wall which by virtue of their height and the existing landscaping will be screened from the street scene and public view. The proposed storage units are to be finished in timber slats which is considered an attractive, high-quality material which will integrate with the landscaping within the front garden.

Repurpose/Replacement paving slabs to front garden

The proposed development seeks to replace the existing paving slabs to the front garden with York stone paving slabs. The proposed works seeks to maintain the appearance of the existing front garden paving, and as a result will not detract from the character and appearance of the property or conservation area.

For the reasons outlined above, the proposal represents a high-quality development which is sympathetic to the existing character and appearance of the existing listed building and the conservation area. It is considered that the proposed works will enhance the appearance of the existing property and consequently the townscape quality of the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPGs, and the aims of the Fitzjohns/Netherall Conservation Area Statement (2001).

Neighbour Amenity:

CLP Policy A1 states that the council will seek to protect the quality of life of occupiers and neighbours by granting permission for development unless it causes unacceptable harm to amenity. Development should be designed to benefit the immediate and surrounding location, whereby new developments should not interfere with the daylight/sunlight, openness, biodiversity or overlooking prospects for current or future neighbouring properties.

By virtue of the size, scale and nature of the proposed works the development will have no overbearing impacts or result in a loss of daylight/sunlight or privacy to neighbours. Concealed bin storage will improve the outlook from neighbouring residents, including those flats within the building at 16 Lyndhurst Gardens, whilst also helping to mitigate odour arising from the bins. Overall, the proposed works are considered to have an acceptable impact on neighbouring amenity.

Tree Impacts:

Policy A3 of the Camden Local Plan sets out that the Council will protect and seek to secure additional trees and vegetation. It further requires trees and vegetation which are to be retained to be satisfactorily protected during the construction phase of development.

The mature tree which is established upon the north-western front elevation is sought to be retained following the development. The tree provides the host dwelling with fundamental enclosure and privacy from neighbouring properties, as well as being a fundamental aspect of the streetscape. The attached AMS provides further detail on the tree protection measures that will be taken during the course of the proposed development. It sets out that all tree works to tree no. H.1 and tree no. H.2 will be undertaken in accordance with British Standards BS3998:2010 – Tree Works – Recommendations. Furthermore, details are set out for the protection of Beech T1 and provides assurance that a special tree protection design is in place, involving hessian wrap and a wooden box frame, as well as the relevant tree protection notices.

The scheme has been designed to limit impacts on trees and to avoid potential encroachment into the root protection areas of trees and it is therefore considered that there will be no detrimental impacts to any trees of significance on site. As such the proposal complies with Local Plan Policy A3. Please see the attached AMS for further details regarding tree protection measures on site.

Summary:

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the listed building, the Conservation Area and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Ian Pickup
Associate
SM Planning