

Application ref: 2024/4489/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: Edward.Hodgson@camden.gov.uk  
Date: 11 March 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Beech Architects  
Church Farm Barn  
The Street  
Thorndon  
IP23 7JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**15 Lyndhurst Terrace**  
**London**  
**NW3 5QA**

Proposal:

Details of materials and windows (condition 3) and landscaping (condition 4) of planning permission 2023/1341/P dated 20/12/2023 for: (Excavation of basement with front and rear lightwells; single storey front extension including repositioning of front door; alteration to existing front projection, including insertion of bi-fold doors within curved wall and decking above new lightwell; enlargement and painting black of stairwell enclosure; ground and first floor rear extension; alterations to fenestration; landscaping to front and rear)

Drawing Nos:

643 30, 643 31 Rev A, 643 07 L, 2206-414-PP2, 2206-412-PP1, 2206-202-Hard landscaping, 2206-201-Hard Landscaping

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

Informative(s):

- 1 Reasons for granting consent:

This application seeks to discharge Conditions 3 and 4 of planning permission ref. 2023/1341/P.

Condition 3 relates to the materials and windows of the approved extensions and fenestration. The original scheme approved triple glazed windows, and details have been submitted showing that the frames would be as slimline as possible and are appropriate for the character and location of the building within the Fitzjohns Netherhall Conservation Area. The facing materials would be of a sufficient quality and are appropriate for the host building and surrounding context. The details have been reviewed by the Council's Conservation Team who deem them to be acceptable.

Condition 4 relates to the hard and soft landscaping, including details of the bin and garden store. The Council's Landscaping Team have reviewed the details of the landscaping and deem them to be acceptable. The bin store has been revised and would now feature timber cladding with steel doors, to provide safe and secure storage while also appearing as sympathetic to a garden location.

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 host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies NE2, BA1 and DH1 of the Hampstead Neighbourhood Plan 2018.

- 2 You are reminded that condition 6 (details of basement engineer) of planning permission granted on 20/12/2023 under ref. 2023/1341/P is outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer