

Application ref: 2025/0908/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 24 April 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
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**16 Lyndhurst Gardens
London
NW3 5NR**

Proposal:

Alterations in connection with 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 the front garden and new external surface lighting.

Drawing Nos: 00-PA-01, 02; Drawings pack (Rev. C) received 14/04/2022; (5-PA-)501 rev C, 502 rev A, 511 rev B, 512 rev B; Cover Letter (including Design & Heritage Statement) from SM Planning dated 05/03/2025; Photograph (Yorkshire stone sample); Statements from Apex Environmental Ltd. - Arboricultural Covering Statement dated 11/02/2025, Arboricultural Impact Assessment (ref. AEL-18129-AIA rev C) dated 18/01/2022 and Arboricultural Method Statement (ref. AEL-18477-AMS rev A) dated 26/04/2022; Tree Protection Plan (ref. AEL-18477-A) dated 26/04/2022; Tree Constraints Plan (ref. AEL-18129-TCP-B) dated 04/01/2022; Tree Constraints New Layout Plan (ref. AEL-18129-TCNLP-B) dated 05/01/2022.

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: 00-PA-01, 02; Drawings pack (Rev. C) received 14/04/2022; (5-PA-)501 rev C, 502 rev A, 511 rev B, 512 rev B; Cover Letter (including Design & Heritage Statement) from SM Planning dated 05/03/2025; Photograph (Yorkshire stone sample); Statements from Apex Environmental Ltd. - Arboricultural Covering Statement dated 11/02/2025, Arboricultural Impact Assessment (ref. AEL-18129-AIA rev C) dated 18/01/2022 and Arboricultural Method Statement (ref. AEL-18477-AMS rev A) dated 26/04/2022; Tree Protection Plan (ref. AEL-18477-A) dated 26/04/2022; Tree Constraints Plan (ref. AEL-18129-TCP-B) dated 04/01/2022; Tree Constraints New Layout Plan (ref. AEL-18129-TCNLP-B) dated 05/01/2022.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

It is firstly noted that listed building consent (2021/3462/L) was granted on 23/05/2022 for the same proposed works. While the consent is still extant, it must be commenced before 22/05/2025 which the applicant is not able to do. This application therefore seeks a new grant of listed building consent (and associated planning permission) to allow the applicant time to implement the works.

As previously proposed, a black metal balustrade or railing would be fixed above an existing, and otherwise unaltered, low front boundary wall with retained soft landscaping / mature hedgerow behind and a black metal replacement entrance gate. Traditional style finials would be suitably set down below the height of the existing, decorative brick entrance piers so as not to detract from their appearance. The proposal would be in keeping with and maintain the general green and leafy appearance of front boundaries within the wider streetscape.

The proposed timber-slat bin and cycle stores would be situated in corner locations inside the existing front garden wall and would be fully screened in these positions from public view by virtue of their relative heights and existing mature planting. Their proposed size and concealed positions, along with the design and timber material, would ensure that both stores would integrate well within the existing front garden space and setting of the listed building, as well as, allow for a more appropriate means of movement and storage of bins and bicycles within the property.

The replacement of concrete hard surface areas at the front of the property with natural York Stone would be sympathetic to the character and appearance of the property and streetscene. Existing steps and surface levels would be maintained. Some concealed external surface lighting would be introduced which on Council advice has been reduced in number and directed towards steps in order to minimise any vertical light spill and impact on the special significance of the listed building.

Overall, the proposal is acceptable in terms of its design, size, location, colour and materials used and would not have any harmful impact on any historic fabric, and would preserve the special architectural and historic interest of the Grade II listed building and is therefore considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special regard has been attached to the desirability of preserving the listed building 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 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).
- 4 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.

- 5 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer