

Application ref: 2024/5064/L
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Date: 14 May 2025

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Lichfields
The Minster Building
21 Mincing Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 Lyndhurst Gardens
London
NW3 5NU

Proposal: Variation of condition 2 (approved drawings) of 2023/0605/L granted 21/06/2023 (which amended 2019/6305/L granted 29/09/2021) for internal alterations associated with the change of use to 3 x residential dwellings, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including a summer house with internal cycling parking, a bin store, a cycle store and other associated works; namely, the retention and refurbishment of existing link structure rather than demolition and rebuilding and associated reduction in demolition, excavation and alterations to main house and Annexe, reduction in internal and external alterations to Annexe, and minor changes to landscaping.

Drawing Nos: 1120 rev M, 1121 rev L, 1122 rev L, 1123 rev L, 1124 rev L, 1140 rev L, 1141 rev L, 1150 rev L, 1151 rev L, 3601 rev C03, 3602 rev C03, 3605 rev C03, Landscape masterplan ref: 2568-11-01-PL04, 9000 L1.02 rev C02, 9000 L0.08 rev C01, 9000 L0.03 rev C02, 9000 L0.02 rev C02, 3011 rev F, 3012 rev F, 3013 rev F, 3014 rev F, 5243-SP-MH-00-DR-P-410 rev C04, TFS-RS-10057-0L002 rev A09, TFS-RS-10057-0L012 rev A09.

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 the original consent reference 2019/6305/L granted 29/09/2021

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:

1120 rev M, 1121 rev L, 1122 rev L, 1123 rev L, 1124 rev L, 1140 rev L, 1141 rev L, 1150 rev L, 1151 rev L, 3601 rev C03, 3602 rev C03, 3605 rev C03, Landscape masterplan ref: 2568-11-01-PL04, 9000 L1.02 rev C02, 9000 L0.08 rev C01, 9000 L0.03 rev C02, 9000 L0.02 rev C02, 3011 rev F, 3012 rev F, 3013 rev F, 3014 rev F, 5243-SP-MH-00-DR-P-410 rev C04, TFS-RS-10057-0L002 rev A09, TFS-RS-10057-0L012 rev A09.

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.

- 4 The following details shall be installed in accordance with details already approved under the following reference numbers:

- a) Facing materials shall be installed in accordance with the details approved under reference 2023/3565/L on 01/12/2023
- b) New railings (including infills to existing railings) shall be installed in accordance with details approved under reference 2023/4249/L on 01/12/2023
- c) New doors shall be installed in accordance with details approved under reference 2023/3565/L & 2023/4249/L on 01/12/2023
- d) New window and door openings shall be installed in accordance with details approved under reference - 2023/3565/L & 2023/4249/L on 01/12/2023
- e) New windows shall be installed in accordance with details approved under reference 2023/3565/L & 2023/4249/L on 01/12/2023

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Manufacturer's specification details of ventilation tiles and replacement roof tiles (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (eg. 1x1m).
 - b) Manufacturer's specification details and plan, elevation and section drawing at a scale of 1:10 for the Link glazing and aluminium frame, including the final colour.
 - c) Plan, elevation and section drawing of replacement ground floor window to main house at a scale of 1:10 with typical glazing bar details at 1:1.
 - d) Method statement for the removal, storage and replacement of roof tiles to main house.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 listed building consent

Listed building consent was previously granted for internal alterations associated with the change of use to 3 x residential dwellings, external alterations including a new glass link element and lowering of the basement level, hard and soft landscaping including a summer house with internal cycling parking, a bin store, a cycle store and other associated works.

Permission is now sought for the following amendments to the approved scheme:

- Retention and refurbishment of existing link structure rather than demolition and rebuilding and associated reductions in demolition and excavation.
- Minor alterations to internal openings and ventilation within the main house, retention of a bay window previously proposed to be demolished, and alteration of an existing ground floor window.
- Minor internal and external changes to the annex including omission of green roof.
- Landscaping changes.

The changes to the link structure have come about following a review of the development's finances and the need to reduce costs. The proposals now include the retention and upgrade of the existing link structure retaining the existing ground levels rather than demolition and rebuild and excavation of the ground level. The overall massing and design would be similar to the existing,

but upgraded with higher quality and more sustainable materials. The simplified design is considered to provide a more muted development adjacent to the original listed building which is welcomed. The existing footprint and ground levels would be retained rather than extending further to the rear and into the basement which would also provide sustainability improvements compared to the approved scheme. The description of development has already been amended by non material amendment application ref. 2024/5098/P to reflect the reduced extent of the works to the link structure.

The changes to the main house generally involve a reduction in the extent of alterations previously approved. An existing bay window was proposed to be removed to make way for the new link structure, which will now be retained. An existing ground floor window which has previously been unsympathetically altered will be replaced with a historically accurate casement window that also provides a required fire escape. There are minor alterations to a modern internal partition and additional discreet ventilation tiles are proposed to be added at roof level. Finally, the opening into the link will now be retained at its existing width rather than being widened. The Council's Conservation Officer has confirmed that the proposed amendments are acceptable and on the whole, represent a reduction in the extent of alterations to the listed building. Conditions have been imposed on the associated listed building consent requiring details and samples of the ventilation tiles and replacement window.

The proposed amendments to the Annex include minor internal changes; a reduction in the extent of proposed excavations; removal of new rooftop dormers previously proposed to house plant; removal of the green roof; retention and refurbishment of existing tiling to the rear; omission of glass guarding to the perimeter; and remodelling of the gable end to accommodate reductions in the size of the link structure. The overall aesthetic of the approved scheme will be retained, but the less visible elements will be pared back and focus will be on retaining and refurbishing the existing structure. Although the approved green roof will be removed, this was not a policy requirement of the approved scheme, and there will be limited impact on the site's biodiversity given the large garden and the reductions in hardstanding and replacement with soft landscaping elsewhere across the site. As such, it is proposed to remove condition 11 which required additional details of the green roof.

- 2 The proposed landscaping changes are largely proposed to take account of the changes to the link structure. These include the modification and simplification of the terrace and staircase to the link structure which is welcomed. Other changes include the change from hard surfacing to soft landscaping in the south west corner of the Annex garden and next to the eastern visitor entrance, redirection of the footpath to the link structure, additional pleached tree screening to the southern boundary, and realignment of the lodge garden. These would all be fairly minor changes in the context of the approved scheme and full details would still be secured by condition 9.

The Council's Conservation Officer has reviewed these amendments and confirmed that they would be a minor change that would not impact the significance of the building.

Overall, the proposed amendments would still ensure the development would preserve the special architectural and historic interest of the listed building, which resides largely in its historical interest from its association with the architect Horace Field and former owner Sir Thomas Lipton, and its architectural and aesthetic significance as a late 19th Century Domestic Revival structure in an eclectic style.

No objections were received prior to the determination of this application and the planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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.

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