

Application ref: 2025/1297/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 20 May 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

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Refused

Address:

Flat 2
16 Lyndhurst Gardens
London
NW3 5NR

Proposal: Extension and alterations to existing side conservatory and ground floor terrace, including the installation of an external staircase with black metal railings and balustrade, replacement of conservatory windows and doors, installation of rooflights on side conservatory, and fenestration alterations to front/side elevation.

Drawing Nos: EX-00 rev P-00, EX-01 rev P-00, EX-02 rev P-00, EX-03 rev P-00, EX-04 rev P-00, EX-05 rev P-00, EX-06 rev P-00, EX-07 rev P-00, EX-08 rev P-00, PA-00 rev P-00, PA-01 rev P-00, PA-02 rev P-00, PA-03 rev P-00, PA-04 rev P-00, PA-05 rev P-00, PA-06 rev P-00, PA-07 rev P-00, PA-08 rev P-00, Heritage Statement by Cogent Heritage dated 14 February 2025, Supplementary Information Materials Schedule by XUL Architecture dated February 2025.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed side extension alterations and front windows, by reason of their size and detailed design, would have a detrimental impact on the special historic and architectural interest of the Grade II Listed building and the character and appearance of the Fitzjohns Netherhall Conservation Area contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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:

<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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer