

Application ref: 2025/1331/L
Contact: Miriam Baptist
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Date: 20 May 2025

Development Management
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam,

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, and fenestration alterations to front/side elevation. Internal alterations including the reconfiguration of existing staircase at lower ground/ground floor levels, and insertion of new lintel to ground floor landing opening.

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** listed building consent for the following reason(s):

Reason(s) for Refusal

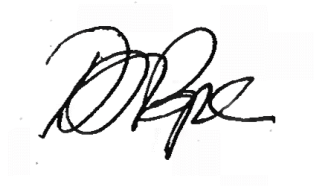
- 1 The proposed side extension alterations and front windows, by reason of their size and detailed design, would have a detrimental impact on the special historic and architectural interest of the Grade II Listed building and the character and appearance of the Fitzjohns Netherhall Conservation Area 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:

<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 grey rectangular background.

Daniel Pope
Chief Planning Officer