

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>19/05/2011</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>05/05/2011</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Charles Rose			2011/1379/P / 2011/1386/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
10 Lyndhurst Gardens London NW3 5NR			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Alterations to rear lower ground floor elevation including new doors to replace existing windows to flat (Class C3).					
<b>Recommendation(s):</b>		Grant planning permission and approve listed building consent			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site notice: no response Press notice: no response					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Belsize Residents Association: Objection</p> <ul style="list-style-type: none"> <li>- The Decision to permit the existing aluminium and glass extension was the worst decision made by Camden. How could it have been thought that this pathetic decision was worthy of this house? It would add insult to injury by permitting these doors would make mockery of conservation policies.</li> </ul> <p><i>Office response: The previous application (ref: 2009/3358/P) sought to replace an existing extension in the same place with an overtly modern design to provide distinction between the new extension and historic property. This application for new doors in the historic fabric has been considered on its own merits. Please refer to body of the report.</i></p> <ul style="list-style-type: none"> <li>- If doors are needed in these position let them be design in joinery to compliment the architecture of the house</li> </ul> <p><i>Office response: The doors have been redesigned during the course of the application at the request of Council Officers. The doors would now be timber to match the architectural style of the house and retaining the internal timber spandrel panel</i></p>					

## Site Description

The detached property is located on the south side of Lyndhurst Gardens and contains six residential flats. The Grade II Listed property dates from 1886 by Harry B Measures and is within the Fitzjohns/Netherhall Conservation Area.

## Relevant History

2009/3358/P / 2009/3359/: Erection of single storey rear extension to ground floor flat (Class C3).  
Granted 23/11/2009

2007/4851/P & 2007/6047/L: Internal and external alterations including erection of single storey rear extension to ground floor flat. Granted 28/01/2008.

CTP/F7/11/11/31046: The erection of a single storey rear extension and the formation of a new staircase and dustbin store at the front in connection with the use of the basement as a single self-contained flat. Granted 03/11/1980.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14: Promoting high quality places and conserving our heritage

DP24: Securing high quality design (Securing high quality design

DP25: Conserving Camden's heritage

## **Assessment**

### 1.0 The proposal

- 1.1 This detached residential building, containing six flats is located on the south side of Lyndhurst Gardens. It is a Grade II Listed property dating from 1886 and is within the Fitzjohns/Netherhall Conservation Area.
- 1.2 The proposal is to replace the 2 existing windows, located in the centre of the canted bay at lower ground floor level, with timber doors to provide direct access from the kitchen to the garden.
- 1.3 This proposed door design is a result of a number of amendments requested by the Council during the course of the application. The new doors were originally to be slimline aluminium with a single pane of full height glass. The doors are now to be white painted timber to match the existing adjoining windows, with integral glazing bars and a solid bottom panel which aligns with the cill of the adjoining windows. Internally the bottom panel would be a raised and fielded panel to match the moulding to the existing adjoining window spandrels.

### 2.0 Design and appearance

- 2.1 The existing windows and the masonry below the windows appear to be original. This fabric would be removed as part of the works. The loss of the small amount of masonry is not considered to harm the special interest of the building given its size and scale.
- 2.2 The original windows date from late 19<sup>th</sup> Century and are standard one of one design. The design is common place and the age of the timber is not in itself of particular historic value given the quantity of housing stock of this period which still exists in the area and nationally. In this regard the windows are not considered to be of particularly significance to the special interest of the listed building and their replacement is considered acceptable in principle.
- 2.3 The form and proportion of the canted bay, which extends four storeys, is considered to be an architectural feature of significance to the property. The window head and cill height provide continuity to the lower ground floor façade of the bay and the masonry below the window helps 'ground' the bay. The rear façade has had number of additions over the years including replacement of windows; however all of the windows are white painted timber.
- 2.4 The proposed design seeks to preserve to coherence and continuity of the bay by installation timber doors within the existing opening and with a solid bottom panel that aligns with the cill of the existing adjoining windows. This is considered to preserve the aspects of the bay and rear façade which are important to the historic character and appearance of the building.
- 2.5 Internally the existing windows within the bay include timber architraves and raised and fielded spandrel panels. The proposed design would retain the architraves and match the existing adjoining spandrels. This would preserve the historic character and appearance of the property from within the kitchen.

### 3.0 Amenity

- 3.1 There would be not be any significant overlooking, loss of privacy or loss of daylight to neighbouring properties which would result from the replacement of the windows to create doors.

### **Recommendation:**

For the reasons outline above the works would not harm the special architectural or historic interest of the grade II listed building or character and appearance Fitzjohns/Netherhall Conservation Area in compliance with policies CS14, DP24 and DP25. It is therefore recommended that the application for planning permission be granted and the application for listed building consent be approved.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 16<sup>th</sup> May 2011.**

**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>