

Ms Eleni Makri
Conservation PD (Planning + Design)
114-118 Parkway
London
NW1 7AN

Application Ref: **2014/7048/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

16 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29-30 Lyndhurst Road
London
NW3 5PB

Proposal:
Replacement of windows to front and rear facades, alterations to existing rear dormer windows. Retention of doorways and roof terrace at rear lower ground floor level and retaining wall at rear garden level.
Drawing Nos: D500, D1000, D1100, D1110, D1111, D1120, D1130, D2100, D2110, D2111, D2120, D2130.
Design and Access statement dated November 2014

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: D500, D1000, D1100, D1110, D1111, D1120, D1130, D2100, D2110, D2111, D2120, D2130.
Design and Access statement dated November 2014

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The reduction in size of the upper dormer windows is considered to be acceptable and appropriate for the context and the age and style of the building. The replacement dormers would have less of a visual impact on the character and appearance of the host building and conservation area than those installed. The changes to the fenestration are considered to have a positive impact on the character and appearance of the host building. The details comply with the Council's policies and guidance for conservation areas and securing high quality design.

The details as submitted would not have an adverse impact on the character and appearance of the host building, street scene, or the Fitzjohns/Netherhall Conservation Area, nor would they impact on the amenities of adjoining occupiers.

The neighbouring occupiers were consulted on the application. No objections have been received and the planning and appeal history of the site was taken into account in coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that there is an outstanding enforcement notice (EN12/0993) on this site which must be complied with by 4th February 2015.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment