

Mrs Stephanie Dale
3144 Architects
Unit 102, E1 Studios
7 Whitechapel Road
London
E1 1DU

Application Ref: **2016/0370/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

21 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
22 Lyndhurst Gardens
London
NW3 5NN

Proposal:

Single storey rear extension with lantern rooflight, following demolition of existing single storey rear extension; alterations to existing lantern features on side elevation; various internal alterations

Drawing Nos: Site Location Plan at 1:1250; 44/1509 PL 001 rev. D; 44/1509 PL 002 rev. B; 44/1509 PL 003 rev. A; 44/1509 PL 004 rev. A; 44/1509 PL 101 rev. A; 44/1509 PL 102; 44/1509 PL 103; 44/1509 PL 104; Revised Design and Access Statement (dated 12/05/2016); Revised Heritage Statement (dated 12/05/2016).

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 this consent.



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: Site Location Plan at 1:1250; 44/1509 PL 001 rev. D; 44/1509 PL 002 rev. B; 44/1509 PL 003 rev. A; 44/1509 PL 004 rev. A; 44/1509 PL 101 rev. A; 44/1509 PL 102; 44/1509 PL 103; 44/1509 PL 104; Revised Design and Access Statement (dated 12/05/2016); Revised Heritage Statement (dated 12/05/2016).

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

- 3 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Samples of materials, 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) timber frame
 - b) infill panels

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The brick finish of the original exterior wall of the house within the side and rear extension shall remain exposed and shall not be rendered or clad with any material.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent

22 Lyndhurst Gardens is a large detached red-brick house of the 1880s built by Harry Measures for William Willett and Son. It is proposed to rebuild an existing late-twentieth-century conservatory to the rear and side of the house with an enlarged footprint. It is also proposed to replace existing rooflight lanterns to the side infill extension, and to carry out refurbishment and alteration of partitions and structures within the basement flat.

Within the basement rooms at the front of the house and in the smaller functional rooms and circulation spaces on its northern side and rear, a series of alterations in the late twentieth century connected with the conversion of the house into flats has removed much original or historically interesting fabric and introduced other new structures of no interest. Changes proposed will be concentrated in these areas, and so will do no harm to the special interest of the listed building, or will partially restore historic volumes and arrangements, such as by reintroduction of an original external door into the northern side-return wall. The lantern rooflights in the infill side extension are of recent date, and their proposed replacements will be of high quality and in keeping with the building's architectural interest. The proposed rear extension is to be constructed with detailing sympathetic to the rear elevation of main house and in high-quality oak, which will allow a thermal performance better than that of the existing structure but will also ensure that it continues to read as a lightweight extension. It will not harm the special interest of the listed building and conserve the character and appearance of the Conservation Area.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

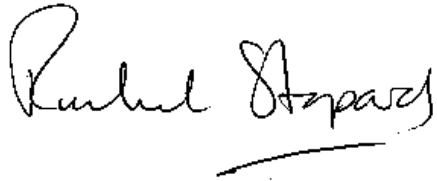
The proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015; and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Supporting Communities