

Mrs Stephanie Dale  
3144 Architects  
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7 Whitechapel Road  
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Application Ref: **2015/7173/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

21 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**

**22 Lyndhurst Gardens**

**London**

**NW3 5NN**

Proposal:

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

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 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: 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 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.

- 4 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: 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 Reasons for granting permission

The proposed replacement conservatory would be larger than the existing, but it is considered that the new structure would be secondary to the host building in terms of location, form, scale, proportions, dimensions and detailing; and it is considered that it would respect and preserve the original design and proportions of the host building, including its architectural period and style.

The plans have been revised during the course of the application, in order to make the conservatory more lightweight in appearance, to limit the impact on the character and appearance of the listed building. The high-quality oak will allow improved thermal performance but will also ensure that the structure continues to read as a lightweight extension to the original building.

The replacement rooflights in the side infill extension are considered to be acceptable, especially because they would be simpler in design and would project upwards from the roof surface by a lesser amount than the existing. The rooflights are still considered to be in keeping with the building's architectural interest.

There is unlikely to be a harmful impact on neighbouring properties as a result of the proposed works, particularly because a row of garages abuts the southern boundary of the application site.

No objections have been raised in relation to the works. The application 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 or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns Netherhall Conservation Area, under and s.72 of The Planning (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 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, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

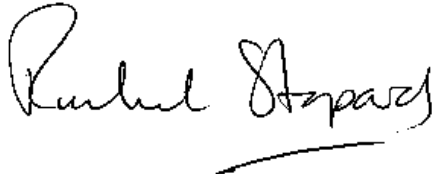
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities