

Mr Luigi Montefusco  
LBMVarchitects  
27 Elizabeth Mews  
London  
NW3 4UH

Application Ref: **2016/2602/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

10 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**6 Lyndhurst Gardens**  
**London**  
**NW3 5NR**

Proposal:

New staircase to front of building and alterations to patio area at front; creation of new entrance; single storey rear extension; single storey side extension following demolition of existing

Drawing Nos: A1001; A1002; A1003; A1004; A1005; A1006; A1007; A1008; A1009;  
A2001; A2002; A2003; A2004; A2005; A2006; A2007; A2008; A2009; A2011; A2012.

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: A1001; A1002; A1003; A1004; A1005; A1006; A1007; A1008; A1009; A2001; A2002; A2003; A2004; A2005; A2006; A2007; A2008; A2009; A2011; A2012.

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

- 3 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement of development:
  - a) Detail drawings at 1:10 of all new joinery and fittings.
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies DP25 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

#### Informative(s):

- 1 Reasons for granting permission

The proposed new staircase to the front of the building would be largely hidden by the front boundary treatment; however, it would break through to the main entrance to the building at upper ground floor level. It is considered that the staircase would appear subordinate in character and it would be in keeping with the design of the railings at the main entrance, which is considered to be acceptable. The removal of the raised platform element at the front of the building is also considered to be acceptable because this is unlikely to be an original feature.

Furthermore, the removal would not harmfully impact on the setting of the building.

The creation of a new entrance to the front of the property is considered to be acceptable as it would not harm the character and appearance of the building or detract from its historical significance.

At the rear, the proposed single storey glazed extension would be undoubtedly modern, which would provide a contrast to the original building. The removal of the bay window (which is a later addition to the building) is acceptable, and revised plans have been received during the course of the application to reduce the loss of historic fabric. It is considered that the rear extension would be subordinate in terms of size, location, dimensions and detailing. It is also considered that it would respect and preserve the original design and proportions of the host building, including its architectural period and style.

It is not considered that the proposal would cause undue harm to the residential amenities of nearby and neighbouring properties.

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.

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 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.

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 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 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.

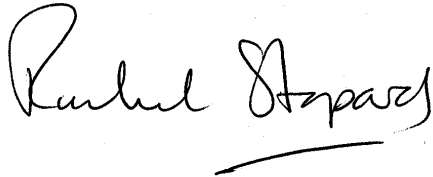
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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  
Executive Director Supporting Communities