



29-30 Lyndhurst Rd

PLANNING
STATEMENT

Mike Kenna
29-30 Lyndhurst Road
London
NW3 5PB

Application Ref: **2012/5956/T**
Please ask for: **Alex Hutson**
Telephone: 020 7974 **5939**

22 November 2012

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
**NOTIFICATION TO CARRY OUT EMERGENCY WORKS TO PROTECTED TREE(S) IN
A CONSERVATION AREA**

Address:
**29-30 Lyndhurst Road
London
NW3 5PB**

Description: **DD - REAR GARDEN: 1 x Poplar – Remove - DD.**

Thank you for your letter/telephone call of 19 October 2012 giving notice that the above tree(s) are considered dead/dying /dangerous and require emergency works.

The Council confirms that the remedial works as described above are exempt from the need for further notifications or any formal application to the Council and you are therefore allowed to proceed.

Informative(s):

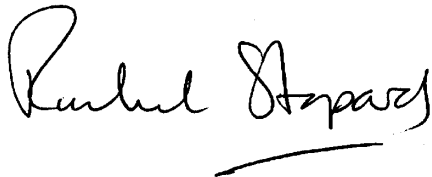
- 1 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 2 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.



- 3 Where the removal of dead/dangerous tree(s) has taken place the owner has a duty under Section 213 of the Town and Country Planning Act 1990 (as amended) to plant a replacement. In this case the Council requires that a Small Leaf Lime be planted as a heavy standard with a girth size of 18-20cms, along the rear boundary, as close to where the Poplar stood as possible. The ground should be prepared to the standards set out in BS4043:1989. The tree should be suitably staked and tied. The replacement should be planted by the end of February 2013.

If you have further queries please do not hesitate to contact the Tree Preservation Section on the telephone number above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.



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i) Rear wall at basement level, large retaining wall and basement courtyards

The Applicant has introduced a large retaining wall at rear basement level which creates separate paved amenity space for the flats at this level. The Applicant has stated that this was a necessity due to the approved drawings being incorrectly surveyed in terms of the garden levels which would have led to the land collapsing inwards without the erection of the wall. Around the retaining wall are railings which match the railings for the upper terraces. Whilst it is considered that the new retaining wall and basement courtyards do not necessarily enhance the appearance of the building, they are located at lower ground floor level with limited visibility from surrounding properties and therefore are considered to not cause sufficient harm to warrant refusing the application on this basis.

The previously approved drawing (1112/AP-20) showed the garden level to have a part curved rear wall at number 30 with gradual incline to the rear garden. The scheme was altered during construction and now has a squared off rear wall at number 30. The Council have no objections to the change in the design of the rear wall.



29-30 Lyndhurst Rd

PLANNING
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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

LEGEND

① Outline of upper level dormers as built

Alteration to upper level dormers location and size

NOTES

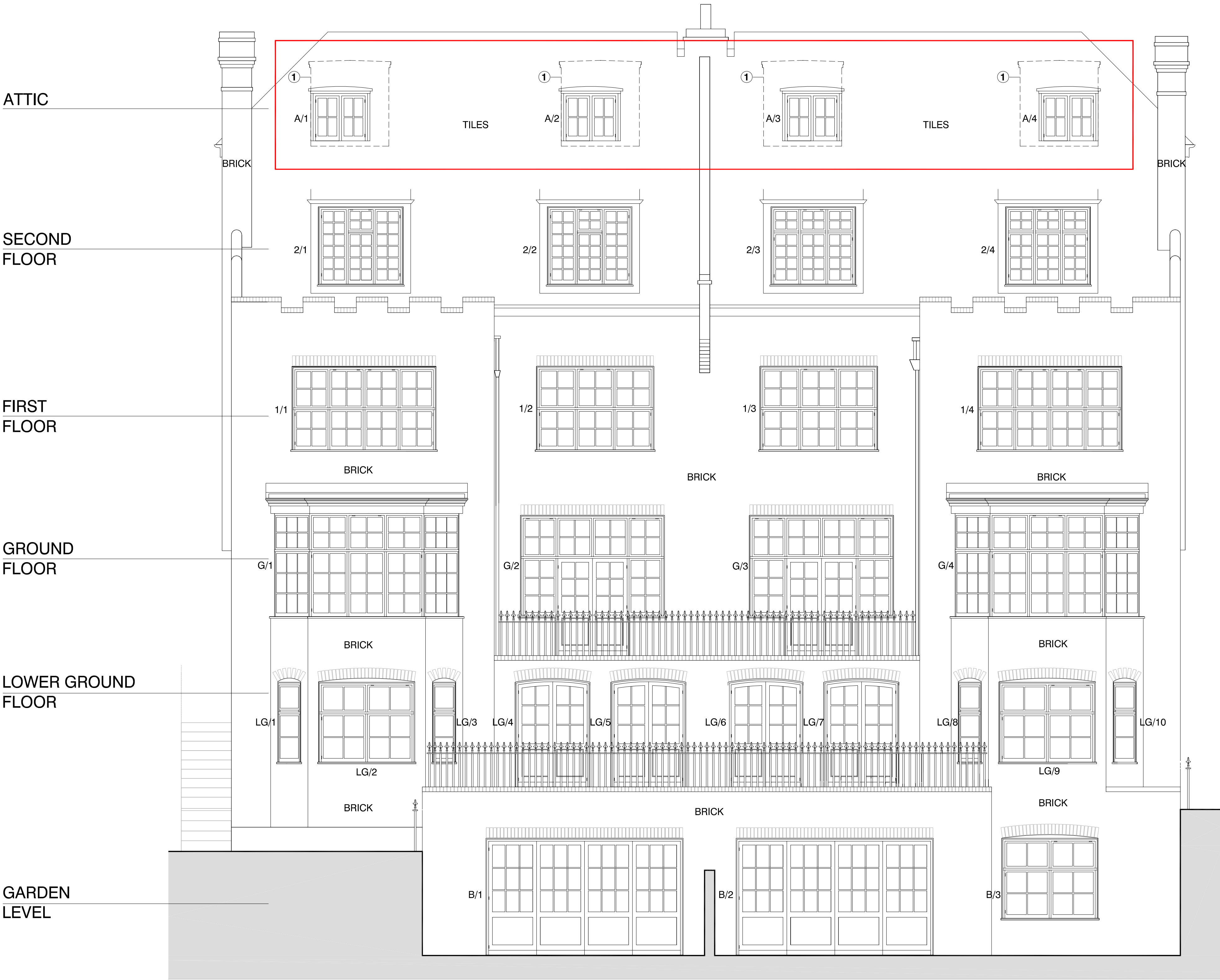
1. This drawing is based on the following documents:
- (i) a CAD file of the rear facade as built by KYSON, supplied by the client;
 - (ii) images of the rear facade before the works supplied by Camden Council;
 - (iii) drawing no 1112/AP-27 by The Charlton Brown Partnership of the approved front facade - 2011/0174/P from the Council's website.
2. The proposed fenestration is a combination of fixed and openable casements and doors. Openable casements are identified by hinges.
- None of the above documents (i)-(iii) provide adequate information for returning the rear facade to its as approved state shown in the relevant drawing no 1112/AP-27. This is because:
- The approved drawing no 1112/AP-27 is not detailed enough to rely upon as it does not distinguish between frames and actual casements;
- Both approved drawing and images have been used to assess the likely thickness of the frame sections and of the glazing bars and the relationship to each other. It is helpful that the original fenestration apertures were retained.
3. The proposals include:
- The retention of the roof terrace at LG floor level and of the retaining wall at garden level both as built;
 - The retention of doorways instead of reinstatement of window openings at LG floor level central bays.

client: SHAKIB & Co
project
2082 29-30 LYNDHURST ROAD
ALTERATIONS TO: FENESTRATION OF FRONT AND REAR FACADES, UPPER LEVEL DORMERS TO REAR; RETENTION OF ROOF TERRACE, RETAINING WALL AND OPENINGS AT LG AND GARDEN LEVELS AS BUILT

D2111 - PROPOSED

rev:00
scale: 1:50 at A1
date: 11/11/2014

REAR ELEVATION



CONSERVATION PD
planning + design

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London NW1 7AN
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LEGEND

① Outline of upper level dormers as built

Alteration to upper level dormers location and size

NOTES

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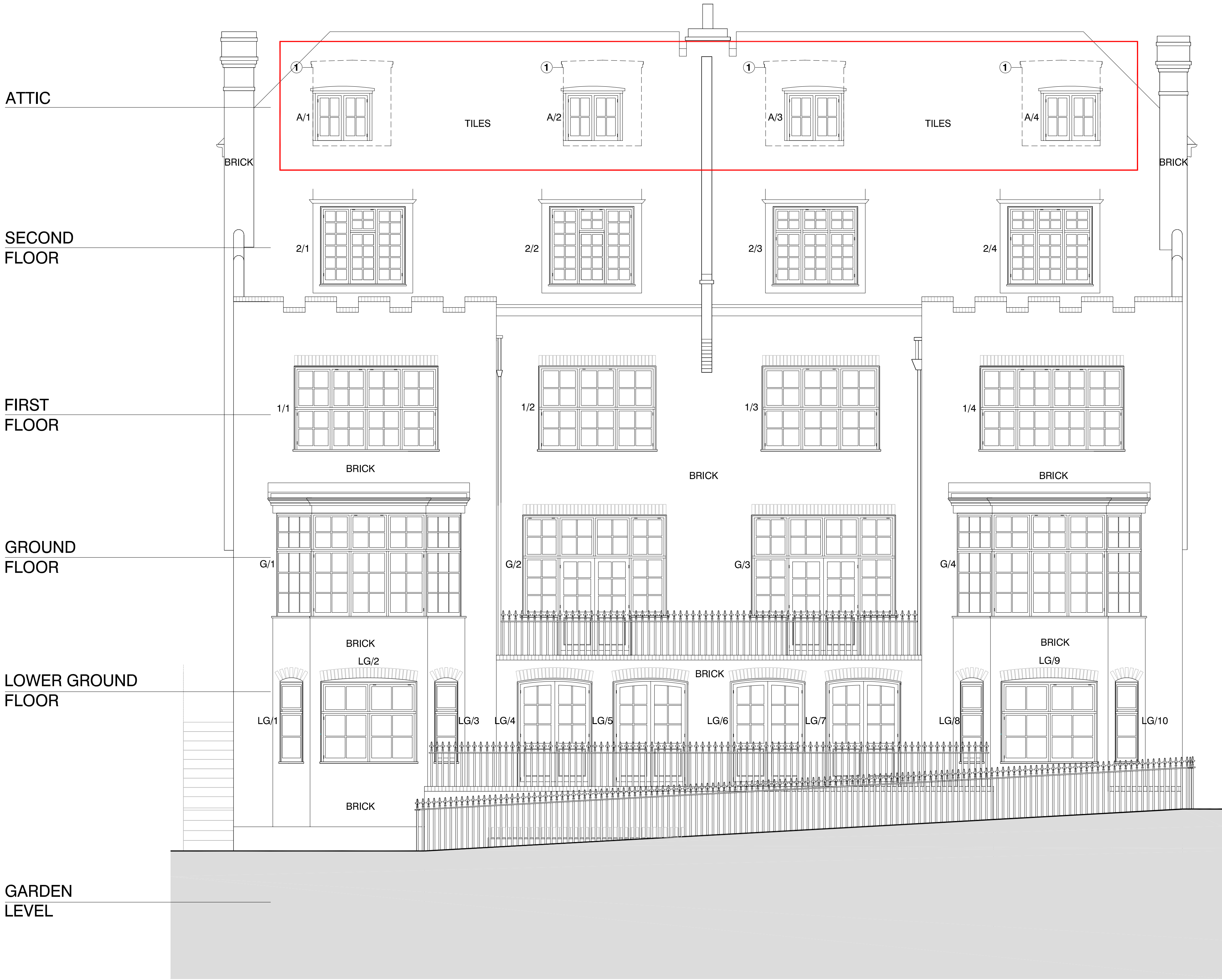
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ALTERATIONS TO: FENESTRATION OF FRONT AND REAR FACADES, UPPER LEVEL DORMERS TO REAR; RETENTION OF ROOF TERRACE, RETAINING WALL AND OPENINGS AT LG AND GARDEN LEVELS AS BUILT

D2110 - PROPOSED

rev:00
scale: 1:50 at A1
date: 11/11/2014

REAR ELEVATION



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