

Mrs Stephanie Dale
Stephanie Dale Architects
286 Upland Road
London
SE22 0DP

Application Ref: **2016/6837/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

11 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 1-2
22 Lyndhurst Gardens
London
NW3 5NN**

Proposal:

Replace timber framed French doors with timber framed sash windows, remove sunken patio and frameless glass rooflight, to single storey rear extension approved under permission 2015/7173/P & 2016/0370/L dated 21/06/2016.

Drawing Nos: PL 100 A; PL 001; PL 002; PL 003; PL 004.

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 works hereby approved are only those specifically indicated on the drawings referred to above.

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.

- 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 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:

Permission was recently granted to rebuild an existing late-twentieth-century conservatory to the rear and side of the property with an enlarged footprint (application ref. 2015/7173/P & 2016/0370/L).

During the construction phase sash windows were installed in place of the French doors shown on the approved plans. The proposed sash windows are identical to the two windows approved under the previous permission. The windows utilise the approved openings, have no intervention with historic fabric and retain traditional materials, details, character and appearance. The applicant has also elected to omit the frameless glass rooflight and patio approved under the previous application. These minor changes are considered in keeping with the appearance of this elevation and would not harm the special interest of the listed building and would 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.

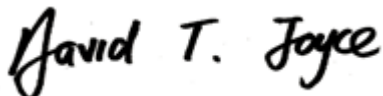
The proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan 2016; and the National Planning Policy Framework 2016.

- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning