

Ms Eleni Makri
Conservation PD (Planning + Design)
65-69 Kings Cross Road
London
WC1X 9LW

Application Ref: **2017/0824/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

15 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
29-30 Lyndhurst Road
London
NW3 5PB

Proposal:
Variation of condition 2 (approved plans) of planning permission ref 2014/7048/P dated 16/01/2015 (for the replacement of windows to front and rear facades and retention of retaining wall at rear garden level), namely for approval of lower ground floor and basement floorplan drawings as built.

Drawing Nos: Proposed drawings: 1799revA, 2001
Planning Statement dated February 2017

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 shall be maintained in accordance with the following approved plans: 1799revA, 2001, D500, D1000, D1100, D1110, D1111, D1120, D1130, D2100, D2110, D2111, D2120, D2130.
Design and Access statement dated November 2014 and Planning Statement



dated February 2017.

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

- 2 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 Permission is sought for approval of plans showing the basement/garden level. Planning permission was granted in 2014 (ref 2014/7048/P) for retention of the retaining wall however two drawings were omitted from the approval. The details as submitted with this application show the rear basement retaining wall as built. It does not have an adverse impact on the character and appearance of the host building, or the Fitzjohns/Netherhall Conservation Area, nor would they impact on the amenities of adjoining occupiers. Confirmation has been submitted with the application that no trees were harmed as a result of the development.

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.72 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.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning