

Ms Deborah Oliver
Mr & Mrs Lacey-Solymar
3A Lyndhurst Gardens
London
NW3 5NS

Application Ref: **2017/5262/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Lyndhurst Gardens
London
NW3 5NS

Proposal:

Alterations to two existing flats (Flat A – GF/1st and Flat B - GF) involving the amalgamation of one room from flat B into adjacent flat to form a larger unit (no alterations to number of units or number of bedrooms to either flat). Associated reinstatement of windows and door to the rear at ground floor level.

Drawing Nos: 3LG-001, 3LG-002 R1, 3LG-003 R1.

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:

3LG-001, 3LG-002 R1 and 3LG-003 R1.

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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new windows and doors at a scale of 1:50.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to two flats, Flat 3A which is at ground and first floor and flat 3B which is solely at ground floor to the rear. Flat 3A is currently a 4 bedroom flat with the bedrooms located at first floor and flat 3B is a 2 bedroom flat. The proposal is to internally reconfigure the flats so that the sitting room of flat 3B will become an additional space for flat 3A (a dining room). Flat 3B will remain as a 2 bedroom flat. Both flats will continue to comply with the minimum overall unit size and room sizes of the National Space Standards and would retain their existing levels of natural light and outlook.

The proposal does not have any amenity implications given the works required to facilitate the changes are internal and would not cause any loss of light/outlook/privacy. The reinstated windows and access door would face onto an enclosed rear alleyway and would not result in any loss of residential amenity.

The proposal would include some minor external alterations (i.e. the reinstatement of windows and door to the rear at GF level). Due to their location and proposed materiality (painted timber), these alterations would not be considered to result in any harm to the character and appearance of the host dwelling, streetscene or Conservation Area. Notwithstanding this, a condition for the submission of details of these reinstated elements is recommended to ensure that their detailed design is sensitive to the host property.

No objections have been received in relation to the proposal. The planning history of the site and surrounding area were taken into account when 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies H1, H6, A1, D1, D2, T1 and T2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

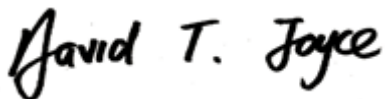
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning