

Mrs Stephanie Dale
Studio Webster Dale
286 Upland Road
London
SE22 0DP

Application Ref: **2017/6210/L**
Please ask for: **Lisa McCann**
Telephone: 020 7974

24 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
22 Lyndhurst Gardens
London
NW3 5NN

Proposal:

External alterations to single storey rear extension granted under listed building consent ref 2016/0370/L dated 21/06/2016 (Single storey side and rear extension with lantern rooflight, following demolition of existing single storey side and rear extension; alterations to existing lantern features on side elevation) namely, the replacement of timber French doors with timber sash windows to the rear, removal of sunken patio and removal of frameless glass rooflight.

Drawing Nos: 112 PL 001 Issue A, 112 PL 002 Issue A, 112 PL 003 Issue A, 112 PL 004 Issue A, 44/1509 PL 100 Issue A.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

112 PL 001 Issue A, 112 PL 002 Issue A, 112 PL 003 Issue A, 112 PL 004 Issue A, 44/1509 PL 100 Issue A.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

Listed building consent was previously granted at the site under reference 2016/0370/L to rebuild an existing late-twentieth-century conservatory to the rear and side of the house with an enlarged development, replacement of existing rooflight lanterns to the side infill extension, and refurbishment and alteration of partitions and structures within the basement flat.

The proposed works were constructed, however; they were not built in accordance with the approved plans. The current listed building consent application has therefore been submitted to seek retrospective consent for the built works.

This application relates to the external alterations to the single storey rear extension currently in situ including the replacement of timber framed french doors with a timber framed sash window, removal of the frameless rooflight and sunken patio area to the rear, reduction in the proportions of the windows and panelling and additional fanlight above the side elevation door.

Revisions have been received during the course of the application which include narrower window frames to help compliment the original architectural style of the host building. Overall, the proposed external alterations to the rear of the approved extension are considered to remain in keeping with the building's architectural style and would not harm its special historic interest or the character of the surrounding conservation area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

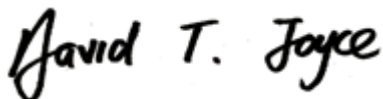
As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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.
- 4 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.

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