

Mr Alistair Cruickshank
CM Architects
38 New City Road Glasgow G4 9JT
Scotland

Application Ref: **2017/6523/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

1 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

1 Lyndhurst Terrace LONDON NW3 5QA

Proposal:

Internal alterations to G2* listed building

Drawing Nos: TD03 (exist LGF), TD04 (propo LGF), TD05 (exist 1F), TD06 (propo 1F),
heritage/design and access statement

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: TD03 (exist LGF), TD04 (propo LGF), TD05 (exist 1F), TD06 (propo 1F), heritage/design and access statement



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 The site is a semi-detached Gothic house of 1865 by Burlison and Bell, listed G2* and making a positive contribution to the Fitzjohns Netherhall Conservation Area.

At lower-ground-floor level, the applicant wishes to demolish a partition that infills an arcade which the applicant argues will reinstate historic plan form and render the ground floor symmetrical. At first-floor level, he wishes partially to demolish a wall that divides his bedroom range into an enfilade of three cells, resulting in one large room with a bathroom to the end. Nibs and a downstand at 2.4m will remain to ensure the legibility of the original plan, while decorative plasterwork will not be harmed. The existing bathroom will be reordered but will use existing connections beneath its existing raised floor. Shower partitions to 2.1m will retain spatial character.

Historic England has granted permission to determine the case, endorsed by the secretary of state.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

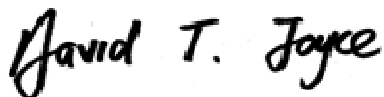
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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