

Application ref: 2017/6948/P
Contact: Charlotte Meynell
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Date: 26 April 2018

Development Management
Regeneration and Planning
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LBMVarchitects
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NW3 4UH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
6 Lyndhurst Gardens
London
NW3 5NR

Proposal:

Installation of new front gate and replacement of front and side doors.

Drawing Nos: A2001; A2002; A2003 Rev. 05; A2004 Rev. 05; A2005 Rev. 05; A2006 Rev. 05; A2010 Rev. 05; A2011 Rev. 05; A2012 Rev. 05.

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans A2001; A2002; A2003 Rev. 05; A2004 Rev. 05; A2005 Rev. 05; A2006 Rev. 05; A2010 Rev. 05; A2011 Rev. 05; A2012 Rev. 05.

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

Informative(s):

- 1 Reasons for granting permission.

The site is a Grade II listed detached building situated within the Fitzjohns Netherhall Conservation Area.

The proposal would reinstate the second front entrance gate to No. 6 Lyndhurst Gardens, leading directly to the entrance to the lower ground floor flat, Flat 5. The new gate would be the same height as the adjacent gate at No. 8 Lyndhurst Gardens, and would match the design and detailing of the existing front entrance gate to the main entrance to No. 6. It is considered that the proposed new gate would improve the setting of the building and is therefore considered to be acceptable.

The revised design of the proposed replacement front entrance door at lower ground level would be of a traditional appearance and is considered to be acceptable, as it would not harm the character and appearance of the building or detract from its historical significance.

The proposed replacement side door would not be visible from the public realm, and although it would be of a more modern design constructed of black timber planks, it is not considered that this would have a detrimental impact on the character and appearance of the host building.

Following negotiation, amended drawings were received, removing the proposed new side entrance gate and associated timber fencing to the front lightwell. Overall, it is considered that the proposed works would not harm the special interest of the grade-II-listed building, and would preserve and enhance the character and appearance of the Fitzjohns Netherhall Conservation Area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building

or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

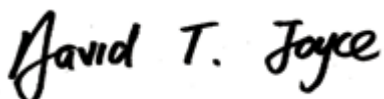
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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