

# Heritage Statement

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12 Lyndhurst  
Gardens,  
Hampstead,  
London,  
NW3 5NR.

March 2019 | Project Ref 4480A



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# 1.0

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# 1. Introduction

- 1.1** This Heritage Statement has been prepared by Heritage Collective on behalf of Mr Daniel Burbidge in relation to full planning and listed building consent applications for a rear extension and internal alterations at Flat 2, 12 Lyndhurst Gardens, NW3 5NR. The determining authority for the applications is the London Borough of Camden.
- 1.2** 12 Lyndhurst Gardens is a detached, three-storey, late 19<sup>th</sup> century dwelling (with accommodation in the basement and roof space) built by Harry B Measures for William Willet and Son. The building forms part of a group of 7 detached houses located along the south side of Lyndhurst Gardens which were built by the same developer. Originally constructed as a single dwelling, No. 12 was converted into 5 self-contained flats in 1999. At the same time, planning permission and listed building consent was granted for new side and rear extensions at ground and first floor level, rear dormers windows and associated internal and external alterations (PW9802389 & LW9802516). Flat 2 is formed of two bedrooms occupying the ground and first floors of the eastern side of the building and benefits from sole use of and access to half of the original rear garden. The rear garden of No. 12 was truncated in the mid-20<sup>th</sup> century by new development to the south and is formed of two tiers.
- 1.3** On July 1<sup>st</sup> 1998 'Number 12 and Garden Walls and Gate Piers' was grade II listed at the same time as the other Willet houses on the south side of Lyndhurst Gardens. The relationship of the site to the nearby designated heritage assets is illustrated in Figure 1.
- 1.4** The site is within the Fitzjohn's Netherhall Conservation Area (FNCA), which was designated a conservation area on 01.03.1984 and extended in 1988, 1991 and 2001. Lyndhurst Gardens is within the original boundary of the FNCA and is in 'Sub Area 2' as identified within the FNCA Statement, adopted in 2001.<sup>1</sup>

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<sup>1</sup> Fitzjohn's and Netherhall Gardens Conservation Area Statement [accessed 09.03.2019].

- 1.5** A pre-application scheme was submitted to Camden Council in June 2018. The submitted scheme was for internal refurbishment works to Flat 2, the demolition of the existing rear and side extensions, the erection of new rear and side extensions and the excavation of a basement below part of the host building and rear garden.
- 1.6** The proposal has been refined during the course of the pre-application process in order to reconfigure the proposed basement to include a rear side lightwell adjacent to the side elevation of the building, and to reduce the depth and redesign the proposed side extension, in addition to installation of three rear windows at upper ground floor level following the proposed removal of the existing upper ground floor rear bay window feature. Pre-Application feedback was received from Camden Council on 09/10/2018 (2018/2697/PRE) and is considered within this report.
- 1.7** This Heritage Statement assesses the effect of the proposed works upon the heritage significance of the grade II listed building and upon the character and appearance of the Fitzjohn's Netherhall Conservation Area, in line with paragraph 189 of the National Planning Policy Framework (February 2019). The effect of the works upon the setting of the two adjacent listed buildings, Nos. 10 and 14 Lyndhurst Gardens, is also assessed. The report has been informed by a combination of archival research at the Camden Council Archives, and a site visit to 12 Lyndhurst Gardens on 22.02.2019.
- 1.8** The Heritage Statement should be read in conjunction with the full drawn submission and Design and Access Statement prepared by LBMV Architect.





Figure 1: Historic England Asset Mapping

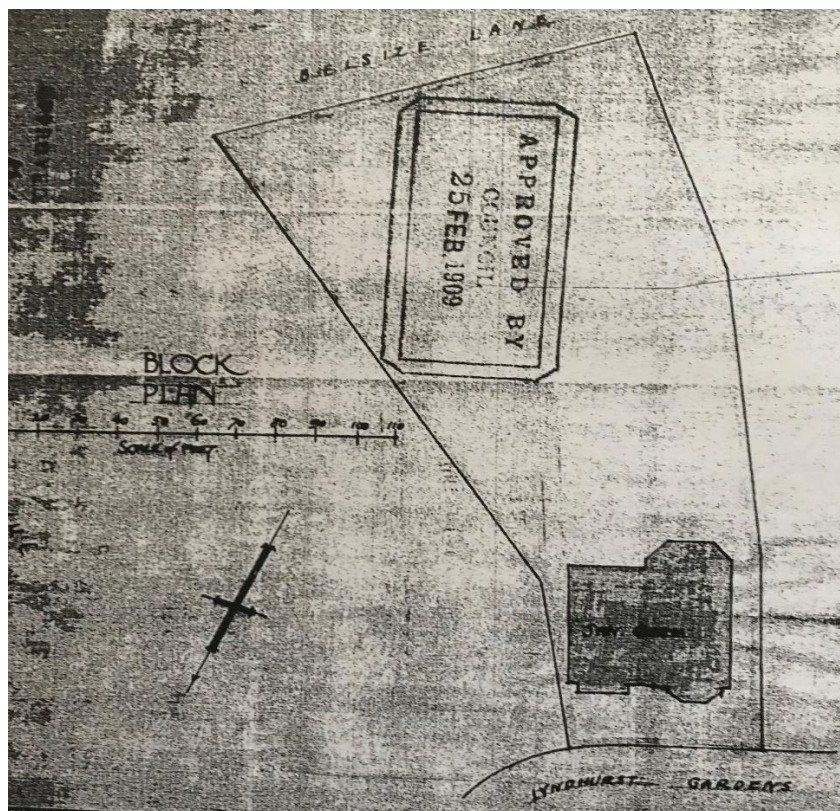


Figure 2: Block Plan of 12 Lyndhurst Gardens (1909; Camden Council Archives)



Plate 1: The front elevation of 12 Lyndhurst Gardens (February 2019)



Plate 2: Rear elevation of 12 Lyndhurst Gardens (February 2019)





Plate 3: View towards Village Close properties from the lower tier of the rear garden of 12 Lyndhurst Gardens (February 2019)



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## 2. Heritage Legislation and Policy

- 2.1** Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had for the preservation of the special interest and setting of a listed building and the preservation or enhancement of the character and appearance of a conservation area. These provisions need to be given considerable importance and weight in any planning judgement involving development that may affect listed buildings or conservation areas.

National Planning Policy Framework (February 2019)

- 2.2** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF, 2019) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The setting of a heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

- 2.3** The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 194 to 196 of that document. Harm is defined by Historic England as change which erodes the significance of a heritage asset. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. Paragraph 194 of the NPPF details that: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

- 2.4** Paragraph 193 of the NPPF states that:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

- 2.5** This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

## Local Policy – Camden Council Core Strategy and Development Policies

### Local Plan

- 2.6** Camden Local Plan was adopted in 2017. Of relevance to this application are policies D1 Design and D2 Heritage. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings. It states:

*The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; d. is of sustainable and durable construction and adaptable to different activities and land uses; e. comprises details and materials that are of high quality and complement the local character; f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage; g. is inclusive and accessible for all; h. promotes health; i. is secure and designed to minimise crime and antisocial behaviour; j. responds to natural features and preserves gardens and other open space; k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping, l. incorporates outdoor amenity space; m. preserves strategic and local views; n. for housing, provides a high standard of accommodation; and o. carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*



## 2.7

Policy D2 posits that:

*The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'.*

*In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

*Listed Buildings*

*To preserve or enhance the borough's listed buildings, the Council will: i. resist the total or substantial demolition of a listed building; j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

**2.8** CPG1 (Design) guidance recommends alterations take into account the character and design of the property and surroundings and that windows, doors and materials should complement the existing buildings. Rear extensions should be secondary to the main building.

**2.9** The London Plan has been taken into consideration in the preparation of this document.

## Guidance Documents

**2.10** The Fitzjohn's Netherhall Conservation Area Statement (2001) has been taken into account in the preparation of this report. F/N20 states that 'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.'

**2.11** F/N21 states that 'Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.' With regards to side extensions, F/N24 states that 'The Conservation Area is characterised by significant and well-preserved gaps between buildings providing views through to rear mature gardens. Normally the infilling of gaps will be refused where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line'. F/N24 deals with basements and sets out that 'Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting'.



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## 3. Historical Background

### Fitzjohn's Netherhall Conservation Area (FNCA)

- 3.1** Historically, the FNCA was divided between three principal estates, those of Hampstead Manor, the Belsize Estate and Greenhill. It was the development of these three manors alongside the wider urban growth of 19<sup>th</sup> century London which catalysed the residential growth of the Fitzjohn's Netherhall area.
- 3.2** Figures 3 to 6 illustrate how the locality was developed in the latter part of the 19<sup>th</sup> century. Lyndhurst Gardens was laid out in the 1880s and is located inside 'Sub Area 2' of the FNCA. 'Sub Area 1' is centred around Fitzjohn's Avenue, the major route through the conservation area. 'Sub Area 2', to the east, is made up of mainly residentially buildings laid out on substantial plots, mostly dating to the later Victorian period.

### The Application Site, 12 Lyndhurst Gardens (II)

- 3.3** 12 Lyndhurst Gardens was built in the latter part of the 1880s for William Willett and Son, a builder and developer who became known in the British public domain as an ardent supporter of British Summer Time.<sup>2</sup> Willett was also the great-great-grandfather of Coldplay singer Chris Martin.<sup>3</sup>
- 3.4** The application site is shown as undeveloped in the 1860s (Figure 3). The following topographical evidence depicted in Figures 4-6 highlights how the Willett houses were laid out on the south side of Lyndhurst Gardens, forming a compact grouping.

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<sup>2</sup> <<http://www.bbc.com/future/story/20160310-the-builder-who-changed-how-the-world-keeps-time>> [accessed 09.03.2019]

<sup>3</sup> Jonathan Dekel. Martin honoured his ancestor with "Clocks" in 2002 "Daylight Saving Time's Coldplay connection", Canada.com; <<https://o.canada.com/entertainment/music/daylight-saving-times-coldplay-connection>> [accessed 09.03.2019].



Figure 6, the 1953 Ordnance Survey is the first map to show the rear lead-covered bay window extension on the south-east corner of the building (forming the living room of Flat 2). Originally this elevation was straight, giving way to the larger bay window which now forms part of a separate flat on the south-west side of the building.

### 3.5

The historic floor plans dating from 1909 and 1912 reproduced in Figures 7-8 show how:

- There was only one rear bay, highlighting how the lead-covered bay extension at the rear of Flat 2 is not original to the composition of the building and is a mid-20<sup>th</sup> century addition;
- Much of the original plan of the building has been lost.

### 3.6

Today, 12 Lyndhurst Gardens, like that of No. 14, has a relatively short garden in comparison with Nos. 4 – 10 and 16 Lyndhurst Gardens. The rear gardens of Nos. 12 and 14 were truncated in the mid-20<sup>th</sup> century with the construction of Village Close on Belsize Lane. The rear elevations of the buildings overlook the twin-tiered garden of No.12.

*TQ2685SE LYNDHURST GARDENS 798-1/38/1827 (South side) 01/07/98 No.12 and garden walls and gate piers*

*GV II*

*Formerly known as: Woodmancote LYNDHURST GARDENS. Detached house. c1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and buff bricks with rubbed brick dressings, string courses and hoods. Timber windows, tiled roof. 3 full storeys with dormers in roof. Front an asymmetrical composition in Queen Anne style, with central entrance incorporating recessed porch. To left, projecting square-sided bay window rising through 2 storeys and terminating in pierced and balustraded parapet beneath a high stepped Queen Anne gable with ball finial. Tall chimneys on flanks. Steeply hipped roof with central dormer having canted sides. Windows partly sashes, partly casements, with smaller panes in upper portions (some changed). Large late C20 iron escape stair at right-hand side not of special interest. INTERIOR not inspected. SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers topped by terracotta finials. The Willett houses on Lyndhurst gardens form a compact and powerful group.*



Figure 3: London XV OS map; surveyed 1866; published 1871

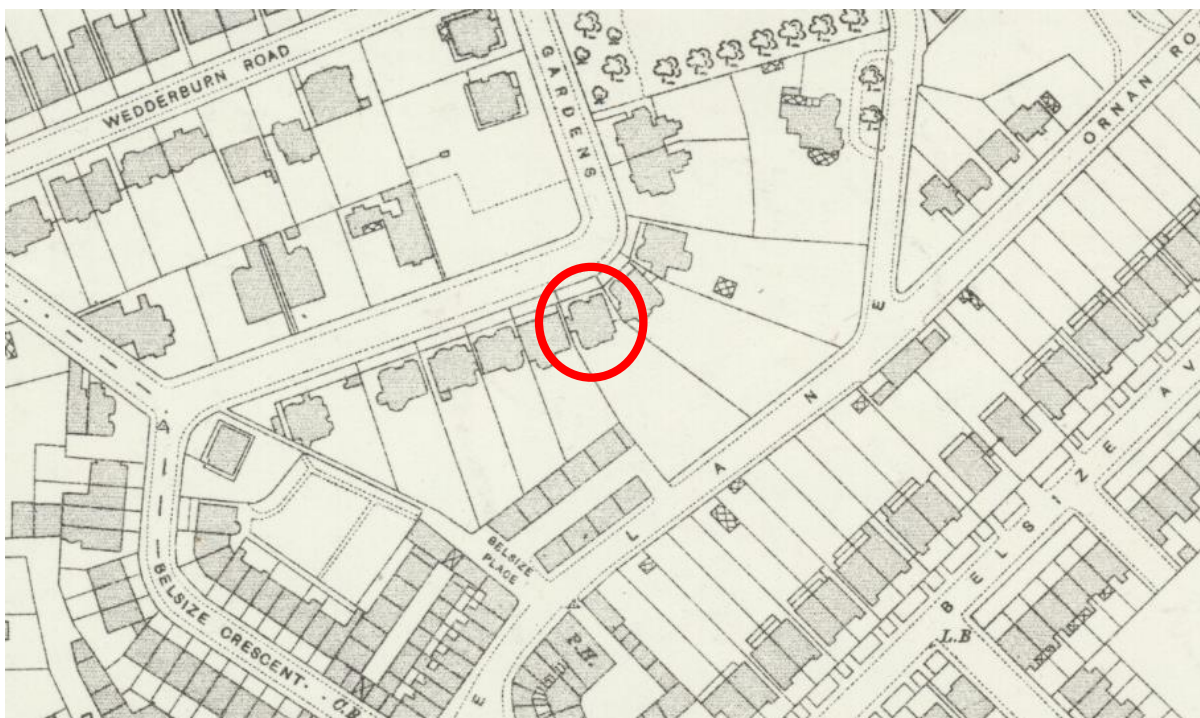


Figure 4: London IV.4 OS map; revised 1912 to 1913; published 1915



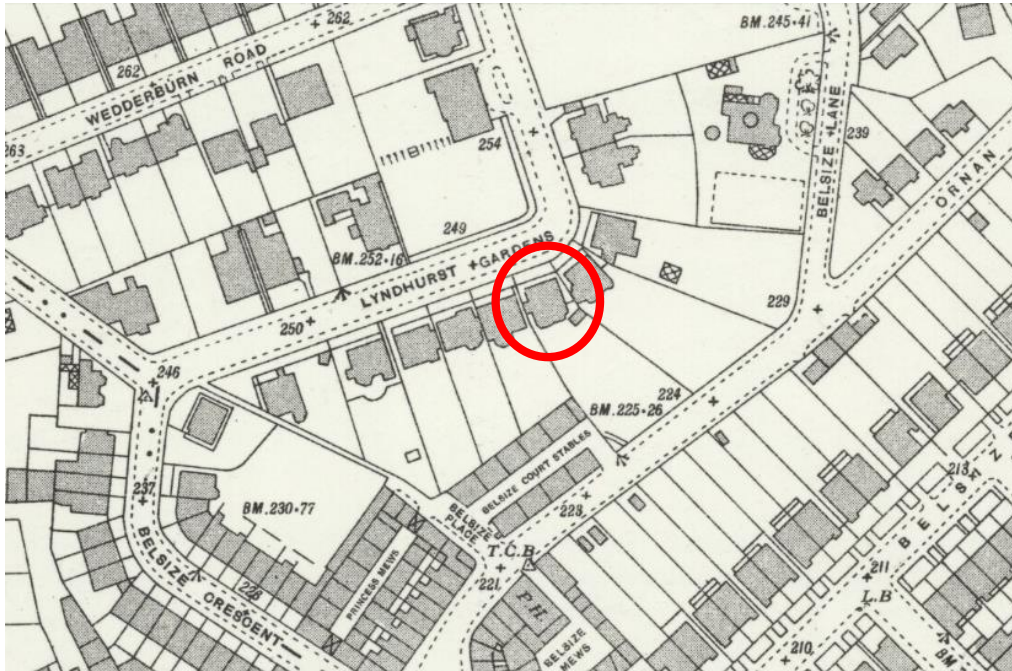


Figure 5: London IV.4 OS map; revised 1935 to 1937; published 1939

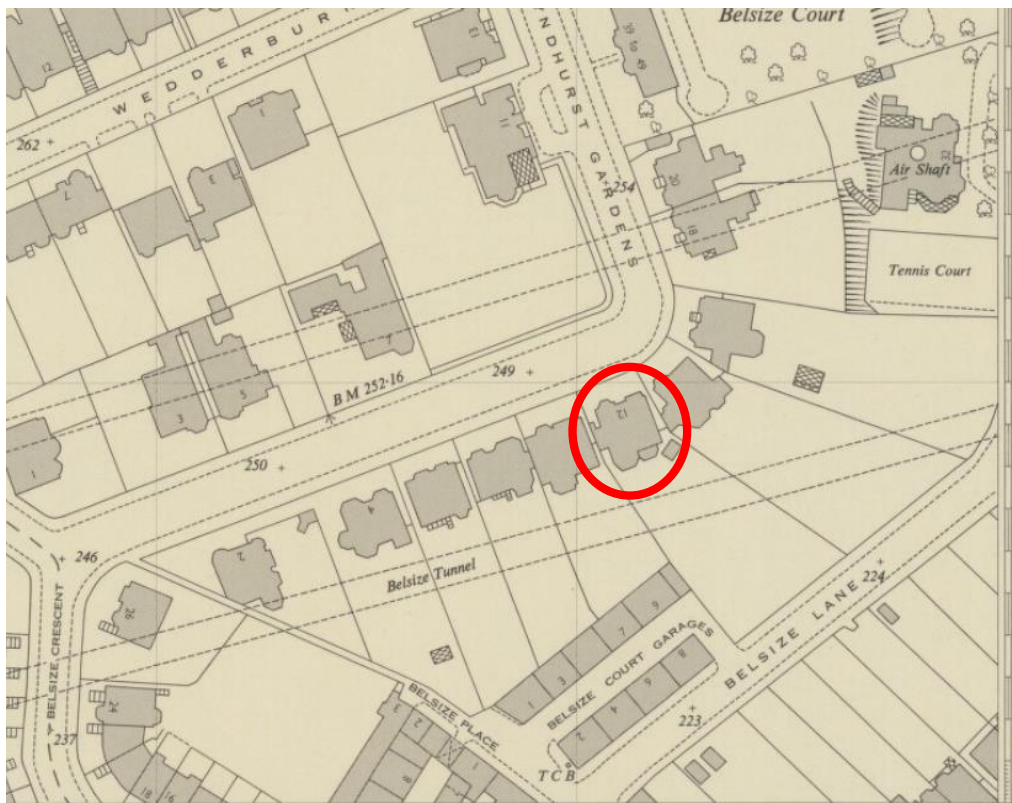


Figure 6: TQ2685SE - A; surveyed 1953; published 1954

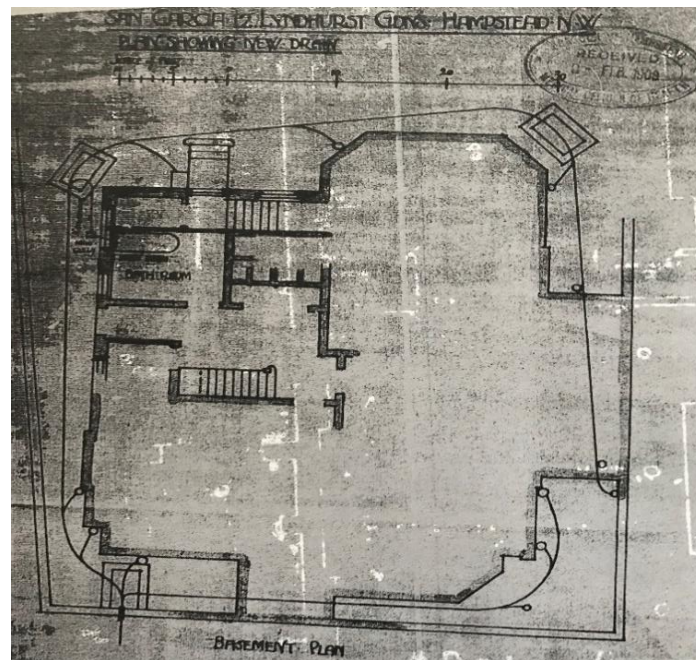


Figure 7: Basement Plan of 12 Lyndhurst Gardens (1909; Camden Council Archives)

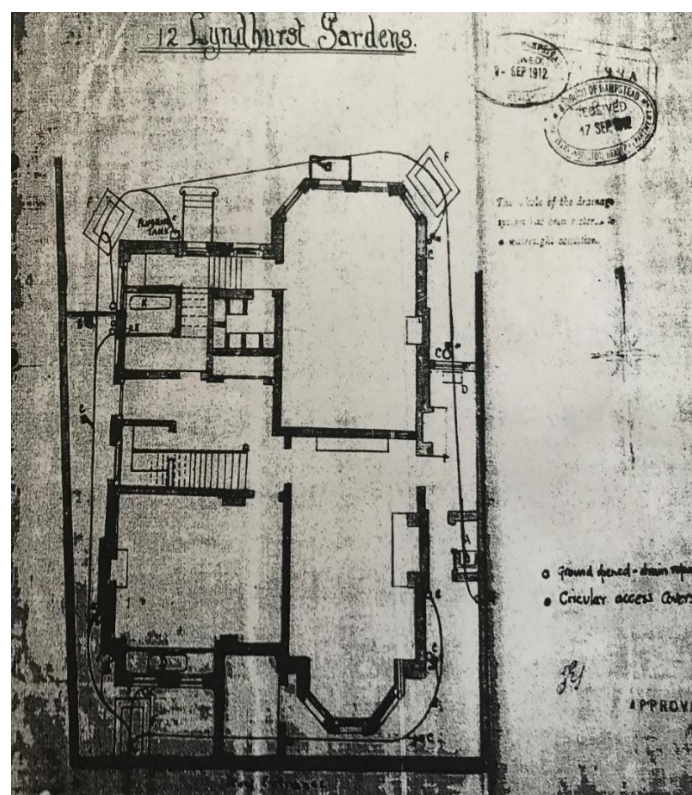


Figure 8: Basement plan of 12 Lyndhurst Gardens (1912; Camden Council Archives)



## Planning History, 12 Lyndhurst Gardens

**3.7** The relevant planning decisions for 12 Lyndhurst Gardens have been reproduced below:

- 04/04/1985- Permission **granted** the erection of a new external staircase to act as a secondary means of escape (Ref: 8500255)
- 09/08/1999- Listed Building Consent **granted** for the change of use from nursing home to 5 self-contained dwelling units, together with the erection of side and rear extensions on ground and first floors and new rear roof dormer, removal of fire escape staircase and lift motor room and associated internal and external alterations (Refs: PW9802389 & LW9802516)
- 09/11/1999- Planning and Listed building consent **refused** for the erection of a two storey rear extension, as a variation to the planning permission and listed building consent dated 9th August 1999 (Refs. PW9802389R2 & LW9802516R2) for conversion to five flats and erection of side and rear extensions (Refs: PW9902734& LW9902765)
- 09/11/1999- Planning and Listed Building Consent **refused** for the erection of a two storey rear extension, as a variation to the planning permission and listed building consent dated 9th August 1999 (Refs. PW9802389R2 & LW9802516R2) for conversion to five flats and erection of side and rear extensions (Ref: PW9902735 & LW9902766)
- 2014/4740/P – Flat 2 12 Lyndhurst Gardens London NW3 5NR – Erection of single storey timber clad garden room in the rear garden in connection with existing use as a flat (C3) – **Refused** 30.10.2014 – **Dismissed at Appeal** 03.07.2015



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## 4. Heritage Significance

### Fitzjohn's Netherhall Conservation Area

- 4.1** The Fitzjohn's Netherhall Conservation Area was designated on the 1st of March 1984, and extended in 1988, 1991, and 2001 to form the current boundary. Most of the conservation area falls within the original designation, including the application site. The Conservation Area Appraisal and Management Strategy was completed in January 2001.
- 4.2** The conservation area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, slightly below the hills of Hampstead village and heath. The street layout is dominated by Fitzjohn's Avenue—which runs through the centre of the conservation area— with other major roads running parallel to both its east and west. The boundary of the conservation area is defined by Hampstead High Street on the western side, and Rosslyn Hill on the east.
- 4.3** Overall, the built character of the conservation area is largely of grand urban dwellings laid out with generous gardens and surrounded by the more densely organised areas of Hampstead Village, Belsize Village, and Finchley Road. The road layout resembles an organised grid, with Fitzjohn's Avenue on the north/ south axis being the prime street in terms of grandeur, scale and length. The fact that Fitzjohn's Avenue runs through the heart of the conservation area means that views along the road will naturally command importance.
- 4.4** The FNCA is of architectural significance because of the built stock which is principally laid out on orderly streets dating in the main to the 19<sup>th</sup> century. The variety and architectural ethos of many of these Victorian buildings positively contributes to the character and appearance of the conservation area.

### The Application Site, 12 Lyndhurst Gardens

- 4.5** The application site building is of heritage interest on account of its architectural composition and historical development, forming one component of the 'Willett'

houses on the south side of Lyndhurst Gardens. Together these buildings form a powerful architectural grouping. The principal expression of 12 Lyndhurst Gardens' architectural significance is the front elevation and roof scape of the building, where the materiality, detailing, style and scale of the building is best appreciated. Key architectural elements of the building which contribute to its significance include the asymmetrical composition in the Queen Anne style, utilising red and buff bricks with rubbed brick dressings, string courses and hoods. The timber windows (partly sashes, partly casements), tiled steeply hipped roof and tall chimneys on flanks all contribute to the architectural significance of the asset. The building is more highly altered to the side and rear.

**4.6** 12 Lyndhurst Gardens is of historical significance as a physical reminder of the past. The site signals a period in the growth of Victorian London in which speculative builders and developers were being granted leases in order to develop large areas for residential housing, laying out prominent houses on prominent plots set along orderly streets. The association of the building with the speculative developers Willett and Son is also historically significant. William Willett (1856 - 1915) was best known as a British builder and tireless promoter of British Summer Time.

**4.7** Later alterations to the listed building are of no particular heritage interest, including the lead-covered rear lower ground floor bay extension which was added to the building between 1935 and 1953. The division of the original building into 5 self-contained flats at the turn of the 21<sup>st</sup> century has to some extent eroded the significance of the asset, in that it has diminished the overarching function of the building: 12 Lyndhurst Gardens was designed as a single, spacious, family dwelling.

**4.8** Internally, there is very little historic fabric visible inside Flat 2, 12 Lyndhurst Gardens. Very little original plan form is observable inside the flat and all the finishes are later. The windows are replacement 1950s at their oldest, if not 1999 when the conversion took place. The staircase is typical of a late 19<sup>th</sup> century stair down to the lower ground floor level in a building of this size, although later panelling and potentially treads have been inserted.

**4.9** No known archaeological significance is associated with the building. Similarly, there is no known artistic interest related to the property.



## Contribution of Setting to Significance

- 4.10** With regards to the setting of the listed building, the front garden wall which has a plinth, buttresses and polygonal piers with terracotta finials is certainly a positive feature in the setting of the asset. The other buildings which make up the south side of Lyndhurst Gardens also positively contribute to the setting of No. 12, forming a powerful and compact group in which clear similarities in materiality, scale, design and architectural ethos are evident. This is of course as a result of the fact that each of the buildings were designed and constructed for the same developer. To the rear the garden has been significantly altered through its subdivision and the introduction of buildings in the mid-20<sup>th</sup> century. The terracing effect means views toward the rear elevation of the building are limited by the intervening wall and vegetation and an appreciation of the whole from the original large garden is no longer possible. Views toward the rear of the listed building are thus less sensitive to change than those toward the front.

## 10 Lyndhurst Gardens (II)

- 4.11** In much the same way as No. 12 Lyndhurst Gardens, No. 10 is of architectural and historical significance as a result of the design and composition of the building in addition to the historical associations it has with Willett and Son, builder and developer. No. 12 is a positive component of the setting of 10 Lyndhurst Gardens.

## 14 Lyndhurst Gardens (II)

- 4.12** No. 14 Lyndhurst Gardens is of heritage interest in much the same way as Nos. 12 and 10, standing as a 19<sup>th</sup> century physical reminder of the past. No. 12 is a positive component in the setting of No. 14 Lyndhurst Gardens.



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## 5. Proposed Scheme and Effect on Significance

### Proposed Scheme

- 5.1** Two Pre-Application submissions were sent to Camden Council in April 2018 and June 2018 (2018/2697/PRE). Full details of the revised proposal are contained within the full drawn submission and Design and Access Statement prepared by LBMV Architects. The scheme has been revised during the course of the pre-application process to reconfigure the proposed basement to include a rear side lightwell adjacent to the side elevation of the building, reduce the depth and redesign the proposed side extension, and to install three rear windows at upper ground floor level following the proposed removal of the existing upper ground floor rear bay window feature.
- 5.2** The proposal can be broken down into the following components:
- Internal refurbishment works to Flat 2;
  - Demolition of the existing rear and side extensions;
  - Erection of new rear and side extensions; and the
  - Excavation of a basement below part of the host building and rear garden.

### Pre-Application Feedback

- 5.3** Camden Council raised no objections at pre-application stage to the proposed internal works to the flat and confirmed that the new basement would comply with all the relevant criteria within Policy A5. The proposed three storey side extension was considered sympathetic to the building, being set back substantially from the front elevation building line and conforming to the existing side extension width and height above ground. The contemporary rear elevation of the side extension was described as 'not considered to have a detrimental impact on the character and appearance of the host building'. Further detail was requested on the brick

proposed, requiring the use of red brick for the extension and a timber front entrance door for the flat.

- 5.4** Camden Council considered the rear lower ground floor extension to be acceptable, subject to a slight reduction in depth to match other similar rear extensions in the group of listed buildings.
- 5.5** The proposal to remove the ground floor bay window and replace it with three sash windows would be resisted if the bay was historic (there being a presumption in favour of retention) with the council requiring further information on its origin. A site visit and archival research has demonstrated that the bay window is not original and is not of any special interest, as demonstrated by plates 4 and 5. The lower ground floor bay windows is similarly modern, constructed at the same time. This is evidenced by the 1909 and 1912 drainage plans which show the rear building line flush, with a staircase down to the garden level, and by the condition of the brick on the rear elevation as shown in plate 6.
- 5.6** It is likely that the garden level has been raised to provide a garden for Flat 2 at lower ground floor level, rather than it sloping downwards from the set of steps that originally existed from that level (as shown on the drainage plans). The terraced effect is a later landscaped solution, creating an area suitable for a basement extension.
- 5.7** The proposed rear and side lightwell was considered acceptable by Camden Council, being only visible in private views from the new basement and top level of the garden. It is considered a discreet addition and would not cause harm to the listed building and would comply with the CPG on Basements. Camden requested that railings be inserted (black painted metal) to comply with building regulations.





*Plate 4: Ground Floor rear bay windows inserted between 1935 and 1953 but clearly renewed with windows in the last thirty years.*



*Plate 5: Rear Ground Floor Bay windows (modern)*



*Plate 6: Rear Elevation showing brickwork disturbance around bay window and cut off of brick banding*

## Effect on Heritage Significance

### Effect on Application Site, 12 Lyndhurst Gardens (II)

- 5.8** When taken together, the proposed works will be beneficial to the heritage significance of the grade II listed Lyndhurst Gardens. The internal works will not result in any harm to heritage significance as the staircase remains as it is and there will be no adverse effect on what remains of the historic plan form (which is very little).
- 5.9** Removal of the later ground floor bay window and replacement with three sash windows of proportions to match what is highly likely to have originally existing will be of benefit to the architectural interest of the building. This bay currently crudely

abuts the original, much larger bay window so its removal will bring the ground floor section of the rear elevation back to its original form and improve its appearance.

**5.10** The proposed lower ground floor extension, in place of the later bay extension is sympathetic to the listed building, designed specifically to be read as a high quality, contemporary addition to the building with a green roof that will form part of the views from the upper floors. Its design takes account of the need to read where old meets new and has been reduced in width from the main elevation of the building ensuring the south-east corner of the listed building is revealed. The scale of the proposed extension is firmly in keeping with the overall scale of the listed building, ensuring that the original height, bulk and mass of the asset is preserved.

**5.11** The side extension will also enhance architectural interest of the building, offering a sensitively designed replacement extension, set back from the rear building line and entirely subservient to the host building. The lightwell and basement extension will be discreet and unassuming.

#### Effect on Setting of Nos. 10 and 14 Lyndhurst Gardens (II)

**5.12** The scheme has been carefully designed in order to be sensitive to the setting of both the adjacent listed buildings, having a no impact on these heritage assets. The proposed lower ground floor extension is smaller than two similar recently approved extension to Nos. 10 and 6 Lyndhurst Gardens.

**5.13** The proposal will preserve the setting of both adjacent listed buildings. As such, no harm will be caused to the setting of the adjacent heritage assets at No. 10 and 14 Lyndhurst Gardens. Paragraphs 194 to 196 of the National Planning Policy Framework (2019) are not engaged.

#### Effect on Fitzjohn's Netherhall Conservation Area

**5.14** The scheme will preserve the character and appearance of the FNCA. No harm will be caused to the character and appearance of the conservation area and as such paragraphs 194 to 194 of the National Planning Policy Framework (2019) are not engaged.





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## 6. Conclusion

- 6.1** The proposed scheme will preserve the heritage significance of the application site building, the setting of the adjacent listed building, and the character and appearance of the Fitzjohn's Netherhall Conservation Area. Overall, it will be beneficial to the significance of the listed building through sensitive works both internally and externally.
- 6.2** As it is stated in the conclusion of the Pre-Application Feedback (2018/2697/PRE), the revised basement 'would comply with all of the criteria of policy A5 in terms of its siting, scale and design, and is considered to be acceptable in principle', as will the proposed rear lightwell which is 'considered to be a discreet addition which would only be visible in very limited private views and would facilitate adequate access to natural light and ventilation into the basement habitable rooms'.
- 6.3** Furthermore, the revised design of the proposed replacement side extension which incorporates slim line glazing extending down to basement level to the rear, is 'considered to be an improvement on the previous design and is acceptable in principle provided that it is constructed in red brick to match the host building with a traditional timber front door.'
- 6.4** With regards to the existing rear bay window which was 'considered to be historic' by Camden Council, this component is a mid-20<sup>th</sup> century addition which does not constitute historic fabric. This element, contrary to the opinion of Camden Council, is not historic fabric and does not contribute to the special interest of the asset. As such, there is no presumption in favour of its retention and its removal in order to facilitate the rear green-roofed extension will be of benefit to the listed building. The replacement fenestration is entirely in keeping with the architectural hierarchy of the listed building and will enhance the public and private views of it from the south. The replacement rear lower ground floor extension is a sympathetic, high-quality, contemporary addition to the asset which is in keeping with the overall scale of the listed building. This element will clearly distinguish between new and old.

**6.5** There will be no harm caused to any of the heritage assets assessed within this report and as such paragraphs 194 to 196 of the National Planning Policy Framework are not engaged. Sections 66 and 72 of the Act are upheld and local policy is complied with.