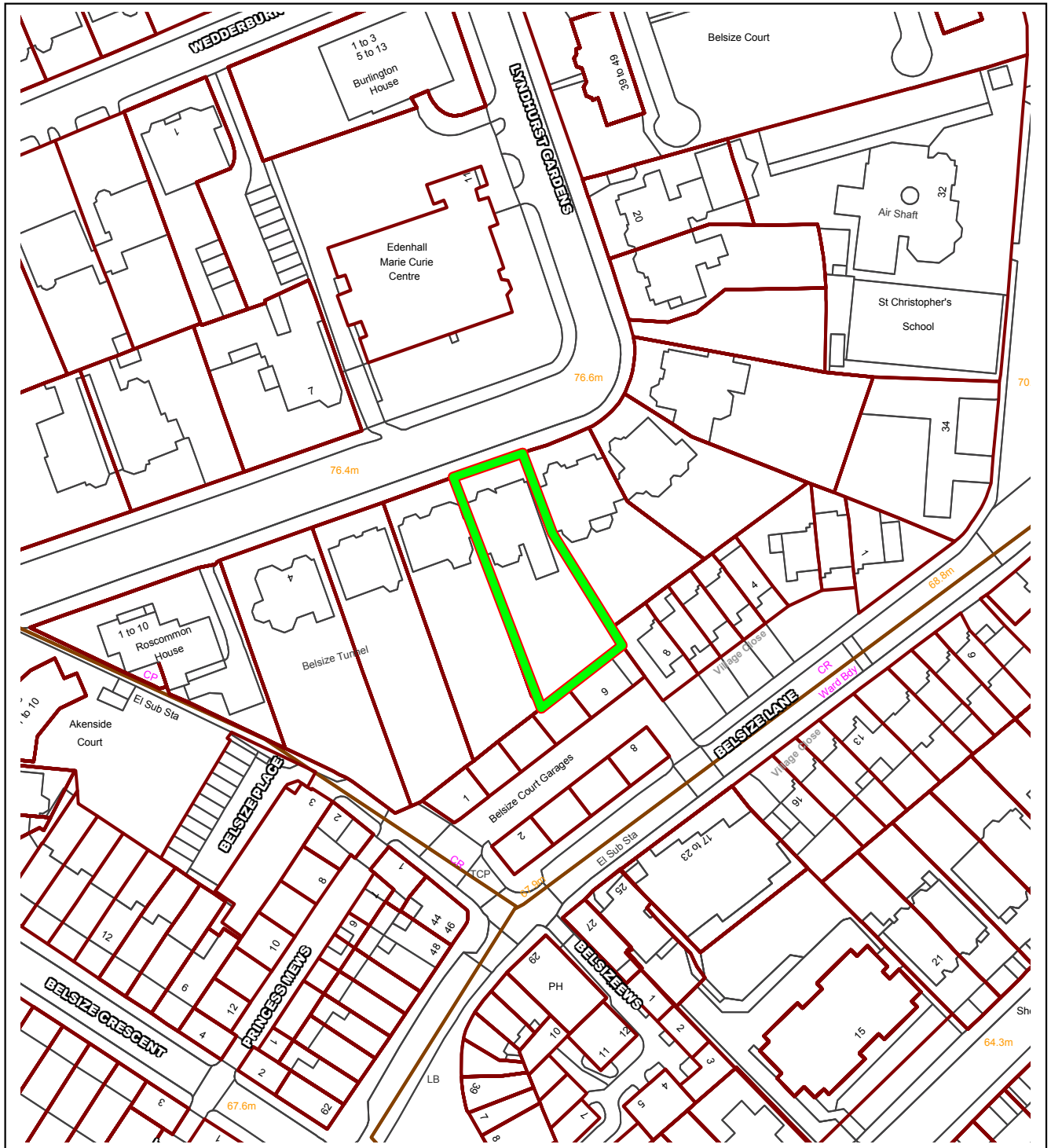


2019/4657/P & 2019/5268/L Flat 1 & Flat 3, 10 Lyndhurst Gardens NW3 5NR



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10 Lyndhurst Gardens – Photographs

For internal photos see applicant's submission



1. Front view



2. Rear elevation

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:	07/11/2019
		N/A		Consultation Expiry Date:	17/11/2019
Officer			Application Numbers		
Thomas Sild			2019/4657/P 2019/5268/L		
Application Address			Drawing Numbers		
Flat 1 and Flat 3 10 Lyndhurst Gardens London NW3 5NR			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
2019/4657/P Conversion of 2 x 3 bed self-contained units into 1 x 4 bed self-contained unit (Class C3); Replacement of all existing windows. And 2019/5268/L Installation of new stair from lower ground floor to raised ground floor levels in association with conversion to single self-contained unit; Various internal alterations; Replacement of all existing windows and internal front entrance door at raised ground floor level.					
Recommendations:		Grant Conditional Planning Permission Granted Conditional Listed Building Consent			
Application Types:		Full Planning Permission Listed Building Consent			

Conditions:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	--	No. of responses	0	No. of objections	0
Summary of consultation responses:	<ul style="list-style-type: none">• Site notices displayed 23/10/2019 (expiring on 16/11/2019)• Press adverts posted 24/10/2019 (expiring on 17/11/2019) <p>No public responses</p>					
Comments from local groups:	<p>The Belsize Society has objected to the scheme with their comments summarised as below:</p> <ol style="list-style-type: none">1. No heritage statement provided2. Proposed windows need to be shown in section3. Factory produced timber windows are not appropriate4. Proposed staircase location is not appropriate <p>Officer's Response:</p> <ol style="list-style-type: none">1. <i>The site has been visited and heritage impact assessed in detail by the Council's conservation officer. Following revisions, the proposals are acceptable and would not result in heritage harm.</i>2. <i>A proposed section of the revised single glazed windows has since been provided.</i>3. <i>The windows would be replaced on a like-for-like basis.</i>4. <i>The proposed staircase location would mean that there needs be no disruption to the historic plan form of the building and as such it is considered acceptable</i>					

Site Description

10 Lyndhurst Gardens is a 5-storey house, constructed c1886, currently subdivided into flats. The application relates to the upper and lower ground floor levels.

The building is Grade II Listed and is located within Fitzjohns Netherhall Conservation Area. The lower ground floor flat was extended circa 2009 with a contemporary style addition and some windows were replaced in 2011 see history below.

Relevant History

- **January 2008** – 2007/4851/P & 2007/6047/L - Granted Listed Building Consent and Planning Permission for Internal and external alterations including erection of single storey rear extension to ground floor flat.
- **November 2009** – 2009/3358/P & 2009/3359/L - Granted Listed Building Consent and Planning Permission for Erection of single storey rear extension to ground floor flat (Class C3).
- **May 2011** – 2011/1379/P & 2011/1386/P – Granted Permission/consent for alterations to rear lower ground floor elevation including new doors to replace existing windows to flat (Class C3).

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

E3 (Protecting existing homes)

Camden Supplementary Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2019)

Fitzjohns Netherhall Conservation Area Statement (2001)

Assessment

1. Proposal

1.1 Planning permission is sought for the following, which are proposed:

- Conversion from 2 x 3 bedroom self-contained units to a single 4 bedroom self-contained unit
- Erection of roof structure including roof lantern and areas of sedum 'green' roof
- Addition of timber rear entrance doors within rear passage

1.2 Following officer advice, revisions were submitted during the process of the application which include the retention of internal floors, omission of obscure glazing and replacement windows to be single glazed only

1.3 The applicants further revised the layout so that the addition of a new side window was not necessary

1.4 The main issues for consideration are:

- Land Use
- Design and heritage; The impact of the proposal upon the character or appearance of the listed host building and the surrounding area
- Residential amenity; the impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Land Use

Local Plan Policy H3 seeks to protect all housing floorspace where people live long-term and resists the loss of two or more residential units. The proposal is for the conversion of the existing 2 x 3 bed units into a single, 2-storey 4 bed unit. The proposed larger unit would provide a good standard of accommodation.

No loss of residential floorspace is proposed. Policy E3 indicates that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling.

3. Design and heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy D2 will preserve, and where appropriate, enhance Camden's diverse assets and their settings including conservation areas and listed buildings.

3.2 CPG Altering and extending your home recommends alterations to take into account the character and design of the host building and its surroundings. Materials and design should complement the existing building.

3.3 Since the omission of the additional side window from the proposals, the only physical change

to the exterior of the host building is the replacement of window frames. The Council's conservation officer has advised that the window frames are non-original, modern additions and as such no objection is raised to their replacement with single glazed timber frames in the same style, preserving all leaded glass toplights.

- 3.4 The restoration of an internal staircase at lower ground floor is welcomed. At ground floor, whilst a staircase is proposed in a non-original location, inspection of the floorboards show there would be no loss of significance historic fabric and the proposed staircase is located in such a way that the legibility of the original floorplan would not be affected.
- 3.5 The existing ceiling in the grand room to the rear of the property on first floor has been replaced and modern (plastic) plasterwork replicas installed, however the proportions of the room are historic. The installation of a drop ceiling which could be removed to restore the original proportions would be the least harmful method of sound proofing the existing building and is considered acceptable in this instance.
- 3.6 The proposed changes would not result in harm to the appearance of the listed building nor that of the surrounding conservation area.
- 3.7 Special regard has been attached to the desirability of preserving or enhancing 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 2013.

4. Residential Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity seeks for development to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 4.2 The proposed development is not considered to affect the amenity of adjoining residential occupiers in regards to sunlight, daylight, outlook, overlooking and sense of enclosure by reason of the lack of physical change beyond replacement windows and front door.

5. Recommendation

Grant conditional planning permission; and

Grant listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd December 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



I'm not in the office

Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

Application Ref: **2019/5268/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

18 December 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 1 and Flat 3
10 Lyndhurst Gardens
London
NW3 5NR

DECISION

Proposal:

Installation of new stair from lower ground floor to raised ground floor levels in association with conversion to single self-contained unit; Various internal alterations; Replacement of all existing windows and internal front entrance door at raised ground floor level

Drawing Nos: LP-01 Rev 00; PA-01-00-REV 2; Window document 27th November 2019 - Revision 4

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: LP-01 Rev 00; PA-01-00-REV 2; Window document 27th November 2019 - Revision 4

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.

DRAFT

Informative(s):

- 1 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).
- 2 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Application ref: 2019/4657/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 18 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1 and Flat 3
10 Lyndhurst Gardens
London
NW3 5NR

DECISION

Proposal:

Conversion of 2 x 3 bed self contained units into 1 x 4 bed self contained unit (Class C3);
Replacement of all existing windows

Drawing Nos:

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 policy 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: LP-01 Rev 00; PA-01-00-REV 2; Window document 27th November 2019 - Revision 4

Reason:

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

Informative(s):

- 1 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).
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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION