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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Lyndhurst Hall"/>
Address line 1	<input type="text" value="Lyndhurst Road"/>
Address line 2	<input type="text" value="Hampstead"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 5NG"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="526987"/>
Northing (y)	<input type="text" value="185361"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Lezanne"/>
Surname	<input type="text" value="Van Der Vyver"/>
Company name	<input type="text" value="BrightSpace architects"/>
Address line 1	<input type="text" value="Glasshouse Studios"/>
Address line 2	<input type="text" value="27 Fryern Court Road"/>
Address line 3	<input type="text" value="Burgate"/>
Town/city	<input type="text" value="Fordingbridge"/>

2. Applicant Details

Country	England
Postcode	SP6 1QX
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

Title	
First name	David
Surname	Evans
Company name	Brightspace Architects Ltd
Address line 1	15 Glass House Studios
Address line 2	Fryern Court Road
Address line 3	
Town/city	Fordingbridge
Country	
Postcode	SP6 1QX
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposal works entail the demolition of existing 1990's glazed infill roof between Lyndhurst Hall and Lyndhurst Cottage, the introduction of a new first floor infill which will provide additional required accommodation and a new glass roof at a higher level. The proposed works also involve general re-organising and refurbishment of ancillary spaces on the ground and first floor in the area highlighted in the Application Document. The proposed additional floor space equates to 50sqm. The existing building is Grade II listed and is situated in the Fitzjons/Netherhall Conservation Area.

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

☒ Don't know ☐ Yes ☐ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building?

☒ Yes ☐ No
- b) works to the exterior of the building?

☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

9. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

External Walls	
Please provide a description of existing materials and finishes:	Purple Luton brickwork with red brick and terracotta dressings.
Please provide a description of proposed materials and finishes:	Frameless effect fixed structural glass. New brickwork to match existing.

Roof covering	
Please provide a description of existing materials and finishes:	Tiled gabled roofs.
Please provide a description of proposed materials and finishes:	Frameless effect fixed glass roof with steel section between panels for support and single-ply roofing for hidden solid flat roofs.

9. Materials

Windows	
Please provide a description of existing materials and finishes:	Stained glass windows.
Please provide a description of proposed materials and finishes:	Aluminium framed top hung casement windows.

External Doors	
Please provide a description of existing materials and finishes:	Timber and glass sliding door - main entrance.
Please provide a description of proposed materials and finishes:	Automated glazed sliding door.

Ceilings	
Please provide a description of existing materials and finishes:	Plasterboard.
Please provide a description of proposed materials and finishes:	Plasterboard, lay-in grid ceiling.

Internal Walls	
Please provide a description of existing materials and finishes:	Lightweight stud partition.
Please provide a description of proposed materials and finishes:	Glazed partitions and stud partitions.

Floors	
Please provide a description of existing materials and finishes:	Mixed floor finishes ranging from herringbone wood, stone, vinyl and carpet.
Please provide a description of proposed materials and finishes:	Steel beams and timber joists with plywood decking. Proposed floor finishes of polished screed, carpet and timber flooring to complement historic fabric.

Internal Doors	
Please provide a description of existing materials and finishes:	Timber and glass doors.
Please provide a description of proposed materials and finishes:	Aluminium framed/crittall doors.

Rainwater goods	
Please provide a description of existing materials and finishes:	PVC piping and cast iron fixings.
Please provide a description of proposed materials and finishes:	To match existing.

Lighting	
Please provide a description of existing materials and finishes:	Wall mounted luminaires .
Please provide a description of proposed materials and finishes:	Floor mounted LED lighting. Linear and decorative luminaires in ceiling.

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the following documents and drawings for additional information:
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9. Materials

Air Studios Design and Access Statement - December 2019
App 9 - Structural Report
App 11 - MEP Planning Report
19019_P008 - Roof Demolition Plan
19019_P009 - Ground Floor Demolition Plan
19019_P010 - First Floor Demolition Plan

10. Site Area

What is the measurement of the site area?
(numeric characters only).

1984.00

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

Light-industrial use. Recording studios. Air Studios provides key facilities for the international film & music industries.

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

13. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains Sewer

☐ Septic Tank

☐ Package Treatment plant

☐ Cess Pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

- 1. Answer 'No' to the question below;
- 2. Download and complete this supplementary information template (PDF);
- 3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	471.5	0	49.8	49.8
Total	471.5	0	49.8	49.8

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

21. Employment

Will the proposed development require the employment of any staff? ☐ Yes ☒ No

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Production of music.

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

- It is considered that the works would have a less than significant impact on the significance of the host building. Because of the location of the extension and its minimal visibility, it is considered that subject to detailed design, the works are unlikely to have an adverse impact on the character and appearance of the surrounding conservation area.
- In principle the replacement of existing glass infill breakout area is supported.
- A lightweight structure, which reveals the historic significance of the building would be supported. Consideration will need to be given to how the structure connects to the historic fabric of the buildings on either side.
- It is considered that there will be less than substantial harm caused to the building and where minor modifications are proposed (for example, the loss of two windows), the works are justified as being necessary to secure the optimum viable use of the building as a recording studio, in compliance with Camden's local plan policies and the NPPF. Subject to detailed design, it is considered that the impact of the proposed height, mass and position of the proposed infill extension on the character and appearance of the surrounding conservation area is likely to be minimal.

28. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate B Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	1 Pinnacle Way
Address line 2	Pride Park
Town/city	Derby
Postcode	DE24 8ZS
Date notice served (DD/MM/YYYY)	20/12/2019

Person role

- ☐ The applicant
☒ The agent

Title	Mrs
First name	Lezanne
Surname	Van Der Vyver
Declaration date	20/12/2019

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	20/12/2019
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