

# 2019/5796/P - Flat 4, 16 Lyndhurst Road, NW3 5NL



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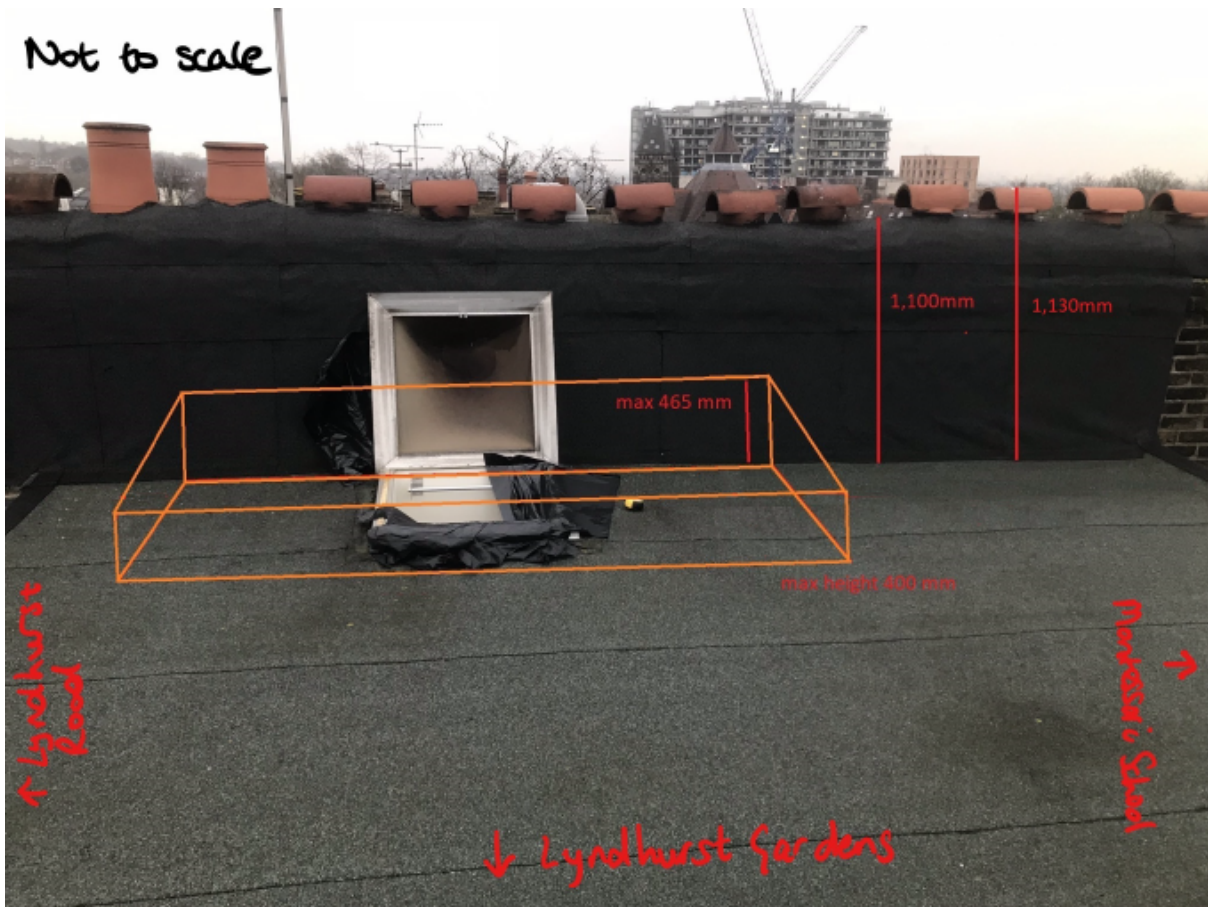
2019/5796/P - Flat 4, 16 Lyndhurst Road, NW3 5NL



1. Front view from street level



2. Aerial image showing existing rooflight



3. Roof top location showing existing rooflight and approximate dimensions of proposed rooflight

<b>Delegated Report</b> (Member's Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/01/2020
		N/A		<b>Consultation Expiry Date:</b>	19/01/2020
<b>Officer</b>				<b>Application Numbers</b>	
Thomas Sild				2019/5796/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
Flat 4, 16 Lyndhurst Road London NW3 5NL				Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposals</b>					
Installation of replacement rooflight to flat area of main roof					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full planning permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	0	No. of objections No. of comments	0 0
<b>Summary of consultation responses:</b>	<p>Site notices were displayed on 20/12/2019 (expiring on 19/01/2019) and a press notice was displayed on 26/12/2019 (expiring on 19/01/2020).</p> <p>No responses were received.</p>			
<b>Public interest group comments:</b>	<p><b><u>Heath and Hampstead Society</u></b></p> <p>Objection based on the following;</p> <ul style="list-style-type: none"> <li>• Application may be acceptable however drawings are unclear</li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• <i>Further drawings and clarification was sought from the applicant. The information provided is now considered sufficiently precise and accurate to assess the impact and determine the application.</i></li> <li>• <i>Heath &amp; Hampstead Society were approached for further comment following the receipt of additional plans, but have not responded.</i></li> </ul>			



## Site Description

The application relates to a top floor flat within a 5-storey (including loft level) converted house.

16 Lyndhurst Road sits within the Fitzjohns Netherhall Conservation Area; it is not a listed building, nor are the any listed buildings within the vicinity.

## Relevant History

**June 1977 - CTP/F7/9/17/24811(R)** – Granted permission for alterations to roof space to form self-contained studio flat, including works of conversion and enlargement of dormer windows on side and rear elevations and construction of a roof light on the front bay.

**August 1955 - TP40143/7888**– Granted permission for the conversion of a self-contained maisonette on the first and second floors of No. 16, Lyndhurst Road, Hampstead, into two self-contained flats.

## Relevant policies

### National Planning Policy Framework 2019

### The London Plan 2016

### Draft New London Plan with consolidated changes (2019)

### Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

### Camden Planning Guidance

Amenity (2018)

Design (2019)

Altering and extending your home (2019)

### Fitzjohns Netherhall Conservation Area Statement (2001)

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the installation of a replacement rooflight on the flat roofed crown of the main roof.

1.2 The existing rooflight measures 700mm x 600mm.

1.3 The proposed rooflight would measure 3000mm x 1000mm and would project 462mm above the flat roof adjacent to the 1.1m high roof top party wall.

### 2. Assessment

2.1 The main material planning issues for consideration are:

- Design and heritage
- Neighbour Amenity

### **3. Design**

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 3.2 The roof form includes an original gable to the front. The main roof has been extended and altered previously to include dormer additions to the side and rear. This has resulted in a large area of flat roof to the property which contains an existing roof light.
- 3.3 The proposed rooflight would be located on an area of flat roof which sits across the crown of the main roof. Whilst the rooflight would be tilted to a maximum projection of 462mm above the flat roof, it would be set alongside a 1100mm high rooftop party wall and set in a minimum 750mm from the edge of the front roof slope, 4300mm from the side and 2200mm from the rear slopes.
- 3.4 The rooflight would have no visibility from street level and limited visibility from higher level surrounding windows.
- 3.5 Overall the rooflight is not considered to impact the character or appearance of the host building or and would preserve the character of the surrounding conservation area.
- 3.6 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. Neighbour Amenity**

- 4.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 4.2 The proposed rooflight, by reason of its scale and siting would not result in amenity impact to neighbours in respect of the above.

### **5. Recommendation**

- 5.1 Grant conditional planning permission

#### **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 24<sup>th</sup> February 2020, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/5796/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 17 February 2020

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

Phone: 020 7974 4444

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[www.camden.gov.uk](http://www.camden.gov.uk)

Miss Sophie Winterbotham  
Flat 4  
16 Lyndhurst Road  
LONDON  
NW3 5NL  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Flat 4**  
**16**  
**Lyndhurst Road**  
**London**  
**NW3 5NL**

# DECISION

Proposal:

Installation of replacement rooflight to flat area of main roof

Drawing Nos: Site location plan; Proposed roof plan and rooflight section

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: Site location plan; Proposed roof plan and rooflight section

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)
- 2 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.
- 3 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:

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**