

Date: 1st October 2019
Our Ref: 2019/4022/PRE
Contact: Elizabeth Martin
Email: Elizabeth.Martin@camden.gov.uk



**Development Control
Planning Services**
London Borough of Camden
5 Pancras Square
London N1C 4AG

www.camden.gov.uk/planning

Dear Lezanne,

Re. Planning Pre-application advice meeting ref. 2019/4022/PRE.

The proposals are for restoration and repairs to Air Studios (Lyndhurst Hall, Lyndhurst Road, London NW3 5NG).

I refer to our pre-application meeting held on 20th September 2019 regarding the above pre-application submission. Please find below comments on the submitted proposal:

Context

Lyndhurst Hall is a Grade II listed Congregational church with church hall to the rear, designed by Alfred Waterhouse in 1883-4 with additions of 1905 by Spalding & Spalding and situated in the Fitzjohns/ Netherhall Conservation Area. This conservation area sits on the Southern slopes of Hampstead and is dominated by Fitzjohns Avenue running through the centre; overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road. The building is home to the world renowned recording studios, Air Studios.

The studios require updating of their facilities, particularly communal areas and to make changes internally, included increased and relocated toilet provision. The pre-application submission seeks to carry out restoration and repairs of the building and erect an infill extension to replace an existing extension built in the 1990s.

Relevant Policy:

National Planning Policy Framework 2012

Chapter 7- Requiring good design (paragraphs 56-61, 66).
Chapter 12- Conserving and enhancing the historic environment (paragraphs 128, 134, 138).

The London Plan March 2016

Policy 7.4- Local character.

Policy 7.6- Architecture.
Policy 7.8 Heritage assets and archaeology.

Camden Local Plan 2017

A1- Managing the Impact of Development.
D1- Design.
D2- Heritage.

Supplementary Planning Guidance

CPG1 Design (2019).
Fitzjohns /Netherhall Conservation Area Statement (2001)

Comments

Heritage

As discussed on site, in heritage terms, it is considered that (subject to the design of the proposed infill extension) the proposed works would serve to preserve the significance of the listed building. Paragraph 134 of the National Planning Policy Framework states that: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

In this instance, two windows would be removed to create openings to the new infill extension. The works have been justified for the ongoing operations of Air Studios, which is an optimum viable use for the building and is now an integral part of the historic significance of the building. The works would also result in the removal of the dated and cumbersome 1990s extension which currently exists in the same position.

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.

The necessity of the works in retaining the building in its optimum viable use should be set out in any planning application.

Design and Amenity

- 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. This is a scheme officers have worked on previously in a different borough, which may be useful:
<https://www.architectsjournal.co.uk/buildings/alan-higgs-architects->

entrance-hall-for-city-and-guilds-art-school-bridges-two-historic-buildings/10025563.article;

- Given the position and location of the proposed structure, no impact on the neighbouring amenity would be caused.

Sustainability

- Given the proposal is for a lightweight structure with its main component - glass, it is suggested you should consider creative ways of making this work as hard as possible long term – research on solar glass, bio-reactive glass (biophilic glass) ie. <https://www.arup.com/projects/solar-leaf>;
- The existing infill structure supports the current services within its soffit which are linked with the plant located at second floor level. On site was confirmed that the proposal would include rationalising the services due to the removal of existing structure and possibly introducing a new plant. In line with policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) we would encourage you to look at ways to reduce the CO2 footprint of operating the business and building by at least 20%. Guidance on this is available via the following link: <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/noise-vibration-and-ventilation-assessments/>

Other issues

The existing floor plans show bedrooms at third floor level – colleagues in Development Management have queried if these have been replaced with office space.

Conclusion

Subject to the above issues, 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.

I hope the feedback given on the scheme has been useful. This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from

the case officer.

If you have any queries about the above letter please do not hesitate to get in touch.

If you would like to carry out a follow up pre-app (to discuss the design of the new extension and the acceptability of any sustainability considerations, as advised above), the fee is 50% of the first pre-app, and should be applied for in the usual way.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Elizabeth Martin
Senior Planner (Conservation)
Development Management
London Borough of Camden

Telephone: 0207 974 1204

5 Pancras Square
London N1C 4AG

