

Application ref: 2020/0382/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 7 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Brightspace Architects Ltd
15 Glass House Studios
Fryern Court Road
Fordingbridge
SP6 1QX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Lyndhurst Hall
Lyndhurst Road
London
NW3 5NG**

Proposal:

Demolition of existing single storey infill, and erection of part two-storey part one storey infill glazed structure, to accommodate main entrance and foyer at ground floor and café dining area at 1st floor level, internal reconfiguration of ground and 1st floor levels, replacement of windows with larger openings and extension to the heights of the parapet walls at 1st floor level all in association with the recording studios.

Drawing Nos: P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

The Council has considered your application and decided to grant Listed Building Consent 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.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

P001; P002; P003; P004; P005; P006; P007; P009; P010; P014; P015 Rev A; P016 Rev A; P017 Rev A; P018 Rev A; P019 Rev B; P020; P021; P022; P023; P024; P025; Design and Access Statement Part 1 to 4 dated December 2019; Heritage Statement dated 17/12/2019; Structural engineering report dated December 2019.

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

- 4 Before the relevant part of the work is begun, details to include product specifications and / or photos of samples of the proposed metal frame of the new extension, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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+Re>

quirements+%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.

- 3 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.

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



Daniel Pope
Chief Planning Officer