

Application ref: 2020/1917/P  
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Date: 6 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Studio Thorn Ltd.  
2 Bowyer House  
London  
N1 5RR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Flat B**  
**15 Lyndhurst Road**  
**London**  
**NW3 5NL**

Proposal:

Erection of an infill extension to the flank elevation, following the demolition of the existing, replacement of the existing windows to the front and rear elevation and the single door with new double door to the rear at ground floor level.

Drawing Nos: BP -01; PL-01; PL-02; PL-03; PL 04; PL 05; PL 06; PL 07; SP-01 and Design and Access Statement commissioned by Studio Thorn LTD dated 30th April 2020.

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: BP -01; PL-01; PL-02; PL-03; PL 04; PL 05; PL 06; PL 07; SP-01 and Design and Access Statement commissioned by Studio Thorn LTD dated 30th April 2020.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The host building form a semi-detached pair with no. 16 located within the Fitzjohns/Netherhall Conservation Area. The yellow stock brick front elevation of the terrace is typical of the late Victorian era and the rear façade is formed from brickwork to match.

The existing side extension would be demolished and rebuilt to replicate the design of the existing side addition at no.14 Lyndhurst Road in shape and volume. The proposal would be subordinate to the adjoining host building and the extension would otherwise replicate the side extension at no.14. The proposed infill addition would not appear noticeably different from the neighbouring extension, given the similarities in terms of design, location, colour and materials. As such, the proposal would not detract from the character and appearance of the host building, streetscene nor the Fitzjohns and Netherhall Conservation.

The proposed side extension would be constructed using London Stock brick with glazed lightweight structure which consist of pitched roof with slim profile window. The design and appearance of the infill extension would not detract or compete with the existing extension on the side elevation and would allow views into the rear gardens. The existing windows to the front and rear elevation would be replaced with matching timber framed windows with double glazing. The design and appearance of the new window proposed is considered acceptable and would enhance the character and appearance of the host building. The changes to the rear door is also considered acceptable.

The proposal also include the installation of 2 x conservation skylights in order to bring daylight further into the property. The proposed roof lights would be flushed in the existing roofslope and considered acceptable in design and appearance.

There are no amenity concerns as the proposal involves the replacement of a

similar single storey side extension located in the same position, similar the door and window replacements would not have any harmful impact with the neighbouring properties.

No objections were received prior to the determination of this application. The site's planning and appeals history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, and to the desirability of preserving the setting of the listed building, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPe', is positioned in the top left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment