

Application ref: 2020/2432/L
Contact: Alyce Jeffery
Tel: 020 7974 3292
Email: Alyce.Jeffery@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vale Garden Houses Ltd
Londonthorpe Road
Grantham
NG31 9SJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
16 Lyndhurst Gardens
London
NW3 5NR

Proposal: Erection of single storey rear conservatory following demolition of the existing conservatory.

Drawing Nos: Heritage, Design and Access Statement; Location Plan; A3Q-12529/1AP; A2Q12529-2 P3; A2Q12529-2P4 Rev 2; A2Q12529-2P5 Rev 2; A2Q-12529-2j; A2Q12529-2-P2 Rev 2; A2Q12529-2P1 Rev 2; MCG2465/101.

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 [A3Q-12529/1AP; A2Q12529-2 P3; A2Q12529-2P4 Rev 2; A2Q12529-2P5 Rev 2; A2Q-12529-2i; A2Q12529-2-P2 Rev 2; A2Q12529-2P1 Rev 2; MCG2465/101]

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

Informative(s):

- 1 Reasons for granting listed building consent;

The site contains a Grade II listed late-19th century detached dwelling located on the eastern side Lyndhurst Gardens. The application site is located within the Fitzjohn Netherhall Conservation Area. The property was subdivided into four flats during the mid-20th century. This application relates to the ground floor flat which benefits from an existing ground floor rear conservatory.

The applicant proposes to demolish the existing conservatory and erect a new conservatory within the same footprint. The conservatory would extend approximately 3.5m from the original rear elevation and 5.5m across the rear elevation. The conservatory would sit at 3.6m in height at the eaves, and 3.9m in height at the highest point of the roof lantern, and be predominantly glazed. Similarly to the existing, the roof would sit comfortably below the first floor windows above and below the cill of the neighbours adjoining bay windows. The applicant submitted revised drawings following officers advice to design a more suitable conservatory to match the buildings period (gothic). The revised design would incorporate structural glazing bars. Overall the scale, design and materials of the proposed replacement conservatory are considered acceptable and the proposed is therefore not considered to harm the character and appearance of the listed property or surrounding conservation area. Officers consider the proposal would preserve the significance of the listed building and its historic features.

The adjoining owner/occupier at flat 2, 16 Lyndhurst Gardens has objected to the application with regards to harm to visual outlook, privacy and artificial lighting, following statutory consultation. The proposed replacement conservatory would replicate the existing conservatory's overall scale and materials, and as such the proposal is not considered to give rise to any adverse impacts with regards to neighbouring amenity, in particular, harm to visual outlook, privacy and artificial lighting to the adjoining neighbour.

The Councils Conservation Officer has reviewed the revised proposal, and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1 (Design) and policy D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.
- 4 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment