

Application ref: 2019/3290/L
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LBMVarchitects
27 Elizabeth Mews
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Nw3 4UH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 2, 12 Lyndhurst Gardens
London
NW3 5NR**

Proposal: Single storey rear extension to replace existing single storey rear extension; two storey side extension to replace existing two storey side extension (smaller footprint); creation of basement below new extensions and part of host building, with side lightwell; removal of upper ground floor bay window and replacement with 2x windows; internal alterations to lower ground floor level.

Drawing Nos: A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A4001, A4002, A4003, A4004, A4005, A4006, A4007, A4008, A4009, A4010, A4011, A2001 Rev 05, A2002 Rev 05, A2003 Rev 05, A2004 Rev 05, A2005 Rev 05, A2006 Rev 05, A2007 Rev 05, A2008 Rev 05, A2009 Rev 05, A2010 Rev 05, A2011 Rev 05, A2012 Rev 05, A2013 Rev 05, A2014 Rev 05, A2015 Rev 05, A2016 Rev 05, A2017 Rev 05, Design and Access Statement, Heritage Statement 4480A, Basement Impact Assessment Rev F including Structural Engineers Statement and Calculations; Ground Investigation Report May 2019; Ground Movement Assessment (Rev 1) June 2019; SuDs Strategy (Rev A) May 2019, Arbicultural Survey & Impact Assessment (BS5837:2012), Replacement Tree Planting Specification_12 Lyndhurst Gardens_300920, Basement Impact Assessment Audit Rev F1 July 2020.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A4001, A4002, A4003, A4004, A4005, A4006, A4007, A4008, A4009, A4010, A4011, A2001 Rev 05, A2002 Rev 05, A2003 Rev 05, A2004 Rev 05, A2005 Rev 05, A2006 Rev 05, A2007 Rev 05, A2008 Rev 05, A2009 Rev 05, A2010 Rev 05, A2011 Rev 05, A2012 Rev 05, A2013 Rev 05, A2014 Rev 05, A2015 Rev 05, A2016 Rev 05, A2017 Rev 05, Design and Access Statement, Heritage Statement 4480A, Basement Impact Assessment Rev F including Structural Engineers Statement and Calculations; Ground Investigation Report May 2019; Ground Movement Assessment (Rev 1) June 2019; SuDs Strategy (Rev A) May 2019, Arbicultural Survey & Impact Assessment (BS5837:2012), Replacement Tree Planting Specification_12 Lyndhurst Gardens_300920, Basement Impact Assessment Audit Rev F1 July 2020.

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 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings to go around lightwell at a scale of 1:10, including materials, finish and method of fixing.
- b) Plan, elevations.sections and manufacturing details, including jambs, head and cill, of all new window and door openings.
- c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- d) Samples and/or manufacturer's details of new facing materials.
- e) Details on construction of rear and side extensions, including roof, walls, junctions with existing building and include roof finish, solid wall finishes, glazing details. Plans, sections, elevations at a minimum scale of 1:20 with full annotated details at a scale of 1:1 / 1:2.

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.

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 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 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.
- 5 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment