

Application ref: 2020/5181/P  
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Date: 1 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Jo Cowen Architects  
533 Kings Road  
London  
SW10 0TZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**8 Lindfield Gardens**  
**London**  
**NW3 6PU**

Proposal: Single storey rear and side extensions to existing upper ground floor flat (and internal alterations including conversion of garage to form habitable room)

Drawing Nos: JCA-0693:- 0000-EP\_SITE\_P1 (Existing Site Plan), 0001-EP-LGF\_P1 (Existing Lower Ground Floor Plan), 0002-EP-UGF\_P1 (Existing Upper Ground Floor Plan), 0003-ES-AA\_P1 (Existing Section AA), 0004-ES-BB\_P1 (Existing Section BB), 0005-EE-FR\_P1 (Existing Front Elevation), 0006-EE-RE\_P1 (Existing Rear Elevation), 0007-ES\_SITE\_P1 (Existing Site Section), 0008-OS-LP\_P1 (O.S. Extract), 0009-EE\_SIDE\_P1(2), 0010-DE-LGF\_P1 (Demolition/removal - Lower Ground Floor), 0011-DE-UGF\_P1 (Demolition/removal - Upper Ground Floor), 0012-DE-BB\_P1 (Demolition/removal - Section BB), 0013-DE-FR\_P1 (Demolition/removal - Front Elevation), 0014-DE-RE\_P1 (Demolition/removal - Rear Elevation), 1000-PP\_SITE\_P1 (Proposed Site Plan), 1001-PP-LGF\_P1 (Proposed Lower Ground Floor Plan), 1002-PP-UGF\_P1 (Proposed Upper Ground Floor Plan), 1003-PS-AA\_P1 (Proposed Section AA), 1004-PS-BB\_P1 (Proposed Section BB), 1005-PE-FR\_P1 (Proposed Front Elevation), 1006-PE-RE\_P2 (Proposed Rear Elevation), 1007-PE-SIDE\_P1 (Proposed Side Elevation to no. 6), Tree Survey Report, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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 drawings and documents: JCA-0693: 0010-DE-LGF\_P1 (Demolition/removal - Lower Ground Floor), 0011-DE-UGF\_P1 (Demolition/removal - Upper Ground Floor), 0012-DE-BB\_P1 (Demolition/removal - Section BB), 0013 -DE-FR\_P1 (Demolition/removal - Front Elevation), 0014-DE-FR\_P1 (Demolition/removal - Rear Elevation), 1000-PP\_SITE\_P1 (Proposed Site Plan), 1001-PP-LGF\_P1 (Proposed Lower Ground Floor Plan), 1002-PP-UGF\_P1 (Proposed Upper Ground Floor Plan), 1003-PS-AA\_P1 (Proposed Section AA), 1004-PS-BB\_P1 (Proposed Section BB), 1005-PE-FR\_P1 (Proposed Front Elevation), 1006-PE-RE\_P2 (Proposed Rear Elevation), 1007-PE-SIDE\_P1 (Proposed Side Elevation to no. 6), Tree Survey Report, Design and Access Statement

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and the details shall include a scheme specific schedule of monitoring and supervision by the retained arboriculturalist to be agreed with the Council. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include the provision of at least one replacement tree in the rear garden of the property. The tree shall be at least 14-16cm in diameter and 1m above the root ball and be planted no less than 750mm from any structure. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed and any new trees approved as part of a landscaping condition) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 8 Lindfield Gardens is an early 20th century 5 storey red brick building, with its top floor within a pitched roof with front gable and a lower ground floor at the front of the building. The site slopes up from front to rear, hence the lower ground floor at the front; and a raised garden at the rear. The application relates to the two bedroom flat on the upper ground floor and the single garage which is attached to the north west elevation (next to 6 Lindfield Gardens) at the front.

The east side of Lindfield Gardens is noted as being of varied and inconsistent quality in the Redington & Frognal Conservation Area Appraisal. However no. 8 is noted as being a positive contributor to the Conservation Area.

The proposed single storey side rear extension on the upper ground floor is similar to the single storey rear extension on the upper ground floor approved under planning permission 2014/3625/P in terms of size and siting. The design and materials would include matching red brick walls and full height opening glazed windows. A new pair of full height glazed doors would be inserted in the existing rear elevation in the south east corner of the building and the proposed single storey side extension, which would be sited on the north west elevation behind the garage would also feature matching red brick walls and a pair of full height glazed doors at the rear.

The existing single garage, which is attached to the north west elevation, next to 6 Lindfield Gardens, is to be converted into a family room by way of the formation of the replacement of the garage door with a window and door and the formation of an internal staircase to the upper ground floor at the rear. A pair of rooflights are to be added on its roof.

The front of the building and the site would not be changed markedly. The new door and window in the attached garage would be in keeping with the doors and windows on the front elevation and they would not harm the character or appearance of the Conservation Area.

The rear extension would not be visible from the front and the new side extension would be set back 8m front the front elevation. The proposed extensions, which would add 4.5m in depth to the rear elevation, and 3.75m in width to the side elevation, would reflect the position and multi-paned appearance of a winter garden historically in place on the building.

The proposals would extend no further to the rear into the rear garden than the previously approved (2014/3625/P) scheme and gaps of 1.5m and 2.5m would remain to the boundary and building at 6 Lindfield Gardens. The proposal would therefore comply with policy SD2 (Redington Frognal Conservation Area) and policy SD5 (Dwellings; Extensions and Garden Development) of The Redington & Frognal Neighbourhood Forum Plan (May 2020). These policies place a high emphasis on the importance of gardens and openness in the Conservation Area and the need for gaps of at least 2m between pairs of semi-detached and/or detached buildings. The massing, scale and set-back of the extensions are considered to be subordinate, in accordance with policy SD5 and the extensions would not involve a significant reduction in the overall area of natural soft surface, again in accordance with policy SD5.

The application is accompanied by an Arboricultural Report which indicates that no significant harm would be caused to the horse chestnut tree in the rear garden. A plum tree is indicated as being removed but it is not considered to significantly contribute to the character or appearance of the conservation area. Planning conditions are recommended in respect of the provision of a suitable replacement tree/planting and the protection of the existing trees to be retained.

- 2 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the separation to the neighbouring buildings, and that the proposed side extensions would be single storey, there should be no impact upon the amenity of any surrounding occupiers, by way of loss of light, privacy or outlook. There are windows in the side of no. 6 Lindfield Gardens which would face the side extension on the southern side of the application site. However, they would be 2.75m from the 2.4m high proposal and as the bathroom window in the extension would be obscure glazed, there should be no undue loss of light, privacy or outlook.

On the other side, the proposed side extension would be over 2m from the side of no. 10 Lindfield Gardens. The single storey extension would be screened by the existing boundary wall and there are no windows in the side of no. 10 which would be affected.

No objections were received from any neighbouring properties and the planning history at the site and at the neighbouring sites has been taken into consideration.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 (Publication version 2020); and the provisions of the National Planning Policy Framework 2019.

- 3 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).
- 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.


- 6 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)

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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer