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Planning Department
London Borough of Camden
5 Pancras Square
London
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17 February 2021

Dear Sir or Madam,

RE: 21 Lyndhurst Road – Application for Listed Building Consent for various internal alterations

On behalf of our client, Mr Niththyananthan, please find enclosed an application for Listed Building Consent for various internal alterations to the property at 21 Lyndhurst Road, Hampstead, London, NW3 5NX. This application for Listed Building Consent has been submitted electronically via Planning Portal (ref: PP-09519165), and includes the following:

- Application Form prepared by hgh Consulting;
- Site Location Plan prepared by Atelier15.4;
- Existing Basement Level Plan (ref: 200_B1.01) prepared by Atelier15.4;
- Existing Ground Floor Plan (ref: 200_00.01) prepared by Atelier15.4;
- Existing First Floor Plan (ref: 200_10.01) prepared by Atelier15.4;
- Existing Second Floor Plan (ref: 200_20.01) prepared by Atelier15.4;
- Existing Third Floor Plan (ref: 200_30.01) prepared by Atelier15.4;
- Proposed Ground Floor Plan (ref: 200_00.P1) prepared by Atelier15.4;
- Proposed First Floor Plan (ref: 200_10.P1) prepared by Atelier15.4;
- Proposed Second Floor Plan (ref: 200_20.P1) prepared by Atelier15.4;
- Ground Floor Demolition Plan (ref: 200_00.D1) prepared by Atelier15.4;
- First Floor Demolition Plan (ref: 200_10.D1) prepared by Atelier15.4;
- Second Floor Demolition Plan (ref: 200_20.D1) prepared by Atelier15.4;
- Design and Access Statement prepared by Atelier15.4;
- Photographic Survey prepared by Atelier15.4;
- Heritage Appraisal prepared by The Heritage Practice;
- Cover Letter prepared by hgh Consulting.

The application is for Listed Building Consent and therefore no application fee is required.

Application Site

21 Lyndhurst Road is a Grade II Listed Building located within the Fitzjohn's/ Netherhall Conservation Area. Numbers 19, 20 and 21 are included in the list description, and the property was added to the statutory list in 1999 (amended 2005 and 2015). The listing description is included at Page 2 of the submitted Heritage Appraisal prepared by the Heritage Practice. The building comprises a substantial red brick house of neo-Georgian style architecture built in 1897/ 98 (see Figure 1 below). The property makes up part of a group, along with 19, 20 Lyndhurst Road and the

lodge and gate piers. The buildings are by the architect Horace Field and the lodge is attributed to SS Teulon. It is recognised that they form a strong group along with the houses by Field and Harry B Measures in Lyndhurst Gardens.

Overall, the building forms part of a symmetrical composition designed to appear as a grand singular building standing 9 bays wide with front projecting wings. The building is characterised by its red brick construction, stone dressings and slate clad gambrel roof with prominent chimney stacks and swept dormers and is a handsome and attractive 'Wrenaissance' style building.

As noted at Point 2.17 of the accompanying Heritage Appraisal, internally, the interior of the property subject to this Listed Building Consent application (no.21) has far fewer historic features of interest than no.19, therefore it's contribution to the significance of the listed group is lower. Other than the main staircase there are no identified historic features. None of the features identified in the listing description for no.19 are present in no.21. This is acknowledged by the allowance of new joinery, decorative plaster and floor finishes by the LB Camden in 2014.

The property is located 0.5 miles to the South of Hampstead town centre. Belsize Park, Finchley Road, Hampstead Heath and Swiss Cottage underground and rail connections are all within 10 minutes walking distance of its location. The area has good road connections with major arterial routes into central London. The TfL PTAL rating gives the property a score of partly 3, partly 4. The property is also located in Flood Zone 1.

A google aerial image of the site location is shown in **Figure 1** below.



Figure 1: Google Aerial Image of 21 Lyndhurst Road

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act (2004) as amended requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Relevant planning policy for the site is set out within the following documents:

- London Plan (Adopted March 2016);
- Camden Local Plan (Adopted July 2017);
- Camden Policies Map (Updated May 2020).

There are also other material considerations that are relevant to this application:

- National Planning Policy Framework (“NPPF”) (2019);
- Planning Practice Guidance (“PPG”) (2019);
- Publication London Plan (December 2020);
- Camden Design CPG (January 2021);
- Camden Home Improvements CPG (January 2021);
- Camden Housing CPG (January 2021);
- Section 66(1) and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Proposals

As detailed within the accompanying Design and Access Statement and Heritage Appraisal, the application proposes minor alterations to the internal configuration of the property in order to provide living accommodation that meets the applicant’s requirements. A key element of the proposal is to reinstate the historic character of the dwelling with the use of traditional details and finishes, following the 2015 refurbishment by the previous owners. As such, the proposed internal changes enhance the heritage quality of the property.

The internal changes proposed as part of this Listed Building Consent application are summarised below:

Basement Level

- No works proposed

Ground Floor

- Replace existing stone floor with timber flooring throughout;
- Relocation of the kitchen to rear of property;
- Addition of a crittall style screen to existing openings between the hallway and left-hand side (LHS) front room;
- New period fireplace to the LHS rear room;
- New period ceiling roses;
- New decorative dado rail to the main staircase and ground floor hall.

First Floor

- Creation of powder room to hallway
- Door opening from central RHS room would be blocked and the door reused in the powder room
- Configuration to bathroom to central RHS room;
- Removal of modern fireplace to RHS rear room
- New decorative dado rail to the main staircase and hall.

Second Floor

- Reinstatement of the two LHS rooms;
- New decorative dado rail to the main staircase and hall.

Third Floor

- No works proposed

Planning Assessment

As demonstrated above, no external alterations to the property are proposed. The proposals relate to minor internal works only. All fabric to be removed comprises later additions, and no historic fabric is to be removed.

Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The NPPF notes that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. In this respect, the accompanying Heritage Appraisal describes the works that are to be undertaken and assesses their impacts on the special architectural and historic interest of the listed building. Given that no external changes are proposed as part of the application, the proposals are not assessed against the character and appearance of the Fitzjohn's/ Netherhall Conservation Area.

Paragraph 193 of the NPPF sets out that: *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

In response to Paragraph 193 of the NPPF, the proposals are restricted to the interior of the listed building which has previously been altered and modernised. The proposed works would have no impact upon fabric of identified significance nor would they undermine any key features of the floor plan or spatial quality of the building. On this basis, it is considered that the proposals wholly comply with Paragraph 193 of the NPPF.

NPPF guidance is also consistent with Local Plan Policy D2 (Heritage) which requires proposals to preserve or enhance the borough's listed buildings. The accompanying Heritage Appraisal demonstrates that the works proposed are considered acceptable in listed building terms and that the significance of the building and its interior would be preserved and enhanced. In this regard, the proposals are acceptable in line with Policy D2 (Heritage).

As demonstrated within the accompanying drawings, Design and Access Statement and Heritage Appraisal, the proposals are based on principles of good design and have been carefully considered in accordance with local,



regional and national planning policy. The proposals are considered acceptable in design terms and are considered to comply with the requirements of the NPPF and Local Plan Policy D2.

Conclusion

The proposed internal alterations will result in a property to suit the applicant's requirements, whilst also preserving and enhancing the heritage significance of the property in line with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990. The contents of this letter, along with the accompanying drawings, Design and Access Statement and Heritage Appraisal satisfy that the proposed minor internal alterations to the property are in accordance with the requirements of the 1990 Act and fully compliant with chapter 16 of the NPPF and the relevant Camden Local Plan policy.

I trust you have sufficient information in order to validate and determine the application. However, if you have any queries or require any further information please do not hesitate to contact me or my colleague Sian Thomas.

Yours faithfully,

Sarah Ballantyne-Way
Director