

# Design, Access and Heritage Statement

## 21 Lyndhurst Road

Relating to site at  
21 Lyndhurst Road, Hampstead, London, NW3 5NX

April 2021



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## 1.0 Introduction

1.1 This Design, Access and Heritage Statement has been prepared by hgh Consulting and is submitted on behalf of the applicant, Mr Niththyananthan to the London Borough of Camden (LB Camden) in support of a householder and Listed Building consent application at 21 Lyndhurst Road, Hampstead, London, NW3 5NX for the following development:

*“Erection of a pergola, bike and storage shed and associated landscaping works within the rear garden.”*

1.2 This Design, Access and Heritage Statement should be read in conjunction with all other plans and documents including:

- Application Form;
- CIL Liability Form;
- Site Location Plan;
- Existing rear garden drawing
- Rear Garden Masterplan Drawing and Pergola and shed sections/ elevations.

1.3 This statement provides an assessment of the proposals against relevant planning policy, as well as any other material considerations of relevance to the decision-making process. It also provides a Significance and Impact Assessment and considers the potential impact of the proposed development on the significance of the heritage asset identified, including the contribution made by the setting. It provides a reasoned justification as to why planning permission and Listed Building Consent for the proposed development should be granted.

## 2.0 Site and Surroundings

- 2.1 The planning application and listed building consent relates to 21 Lyndhurst Road, Hampstead, London.
- 2.2 The property is a semi-detached single family dwellinghouse comprising ground plus two upper floors and partial basement.
- 2.3 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 list description reads:

*798-1/38/1831 LYNDHURST ROAD 11-JAN-1999 (South side) Numbers 19, 20 and 21 and walls, gate piers and former lodge (Formerly listed as: LYNDHURST ROAD (South side) NUMBERS 19, 20 AND 21 AND WALLS, RAILINGS, GATE PIERS AND FORMER LODGE*

*II Group of 3 houses, with former lodge to Rosslyn House attached at north-east corner. The houses 1897-8 by Horace Field; the former lodge 1865 attributed to SS Teulon. Houses of red brick, some stone dressings, timber windows and eaves cornice, Westmorland slate gambrelled roofs. Symmetrical composition in Neo-Georgian style. EXTERIOR: 2 main storeys with dormers in roof. Front with deeply projecting wings and centre of nine windows' width, the central 5 windows belonging to No.20 and having stone hood in middle over entrance, stone dressings round first-floor window above and wooden pediment over eaves cornice. Regular sash windows; cast-iron downpipes and gutter-head with date '1898'; eyebrow dormers in roof. The wings with deep hipped gables and irregular flank elevations east and west. Tall brick chimneys, some rising from ridge, others from flanks. The former lodge (now used as a garage to no 19) attached at north-east corner, in plain Tudor style with date plaque 1865. Brick garden wall to front with tall square brick piers capped with stone and later wooden fence and gate. INTERIOR: Nos 20 and 21 not inspected. No 19 retains its original floor plan with the service wing located at the front of the house. Complete interior includes main balustraded staircase, winder service staircase with dumb waiter, veneered two panelled doors with original ironmongery, virtually all fireplaces, original wooden dresser and original WC compartments with original fittings and green glazed tiles, sinks and original bath on feet supported on lead tray. HISTORICAL NOTE: Rosslyn House, an old Hampstead house, lay to the south of the present Lyndhurst Road. Its grounds were curtailed when Lyndhurst Road was laid out in the 1860s; a new lodge was then built. Rosslyn House itself was demolished in 1896. Nos 19-21 Lyndhurst Road form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens (qv).*

*SOURCE: [Pevsner BOE "London 4: North" 1998 Revised 1999 p.238.] The asset was previously listed twice, also in the parish of Hampstead as List entry 1391500. This entry was removed from the List on 16/12/15.*

- 2.4 The building comprises a substantial red brick house of neo-Georgian style architecture built in 1897/ 98 (see Figure 1 overleaf). 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.



Figure 1: Google Aerial Image of 21 Lyndhurst Road

- 2.5 The proposals relate to the rear garden of the property. The rear garden is not specifically mentioned within the listing description, however in line with paragraph 180 of the National Planning Policy Framework (NPPF) this statement defines the significance of the listed building, the works that are to be undertaken and assesses their impact on the special architectural and historic interest of the listed building.

#### **Planning Designations**

- 2.6 The London Borough of Camden Policies Map (updated: May 2020) shows that the site is located within the Fitzjohns Netherhall Conservation Area, denoted by the yellow colour. The pink line running along Lyndhurst Road denotes the boundary of the Hampstead Neighbourhood Plan, with the property falling adjacent and outside of the Neighbourhood Plan area. The dashed pink line denotes the Metropolitan Walk.
- 2.7 The site is located in Flood Risk Zone 1 (“Low Risk”) as identified in the Environment Agency’s Flood Map for Planning.

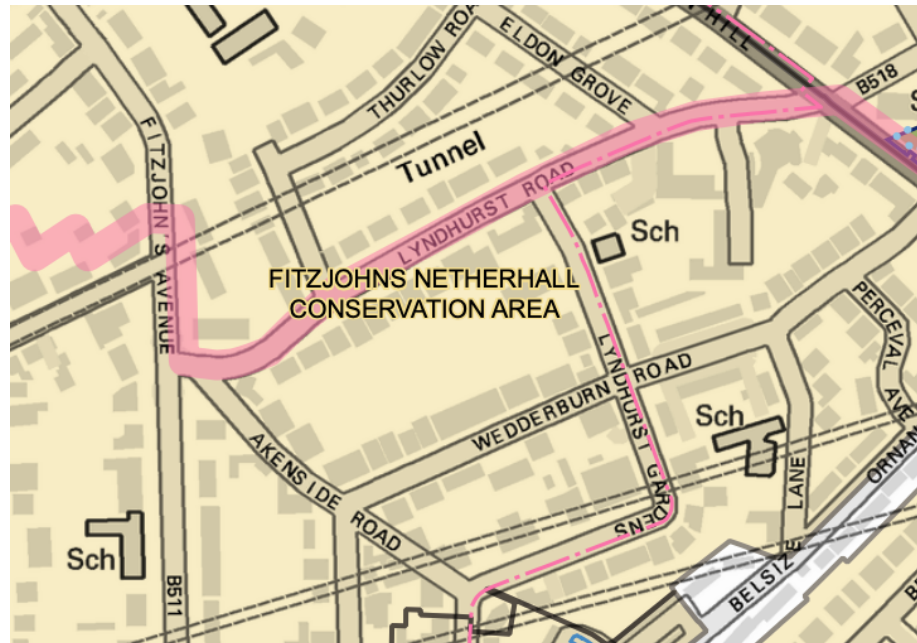


Figure 2: Adopted Camden Policies Map (May 2020)

- 2.8 The property is also a Grade II Listed Building and the list description is provided above at Paragraph 2.3 of this Statement.

#### **Surrounding Area**

- 2.9 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.

### 3.0 Proposed Development

3.1 The application seeks permission for the “Erection of a pergola, bike and storage shed and associated landscaping works within the rear garden” as depicted below:

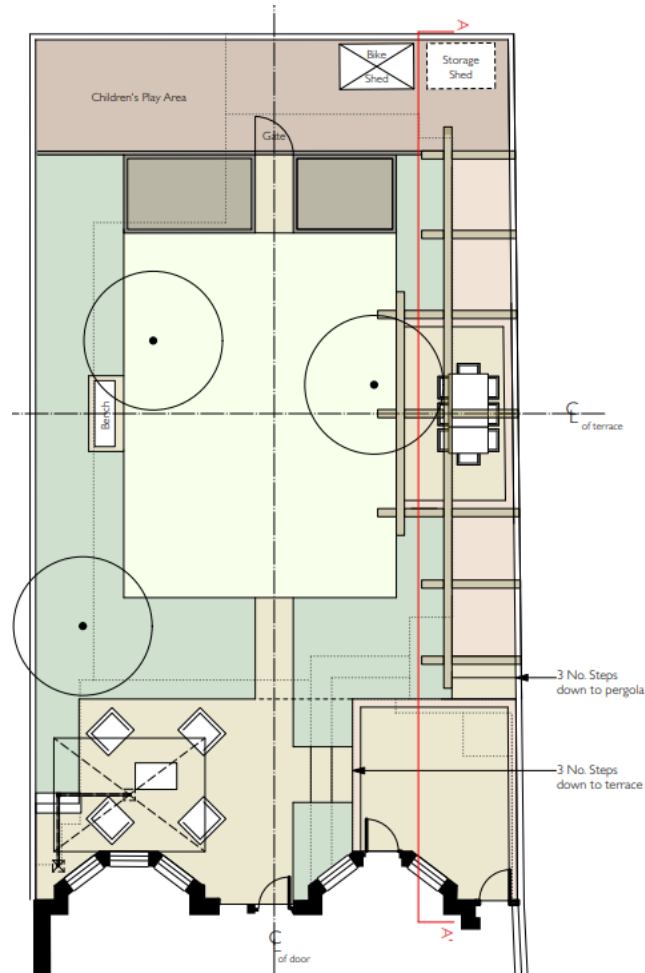


Figure 3: Proposed Rear Garden Masterplan

3.2 A summary of the key characteristics of the proposed developed is below:

#### The Development

- Re-laying of the stone paving to the existing patio terrace to the rear (with a reduction in footprint compared with the existing as depicted by the dotted lines in Figure 3) and proposed stone paving walkway leading to the main lawn;
- Erection of a pergola with split larch posts and beams at 2.5m in height;
- Erection of a bike and separate storage shed.

3.3 Additional detail is provided within the submitted Rear Garden Masterplan (drawing ref: 5181-PL-01A).

## 4.0 Planning and Heritage Policy Framework and Guidance

4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

### Development Plan

4.2 The development plan for the purposes of this application comprises:

- The London Plan (2021);
- Camden Local Plan (2017); and
- Camden Policies Map (2020).

4.3 The relevant policies within the Camden Local Plan are as follows:

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

4.4 These policies are supported by the following LB Camden Guidance:

- Design (January 2021)
- Amenity (January 2021)
- Home Improvements (January 2021)
- Trees (March 2019)
- Fitzjohns/Netherhall Conservation Area Appraisal (March 2001).

### Material Considerations

4.5 Material considerations include:

- The National Planning Policy Framework (NPPF) (June 2019);
- Planning Practice Guidance (PPG).

### Legislation

4.6 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

- Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the*



*building or its setting or any features of special architectural or historic interest which it possesses.”*

- In relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

## 5.0 Planning and Heritage Assessment

5.1 This section considers the extent to which the proposed development accords with the relevant policies of the development; and whether there are any other material considerations of relevance to the decision-making process. The key planning considerations relevant to the proposed development are:

- Principle of Development;
- Design and Scale;
- Amenity;
- Heritage;
- Trees;
- Access

### Principle of Development

5.2 The proposed development for the erection of a pergola, bike and storage shed and associated landscaping works within the rear garden are proposed as incidental to the enjoyment of the main house in the use as a family home. This is consistent with the guidance in the Home Improvements CPG (2021) that notes that the use of outbuildings should also be incidental to the enjoyment of the main house.

5.3 The property benefits from an existing paved rear patio, however, the south facing orientation of the garden makes it difficult for the patio to be fully utilised during sunny days and an alternative solution is required. The pergola is proposed along the western boundary of the rear garden to provide suitable outdoor space for the applicant and his family.

5.4 Given that the proposals are in connection with the existing use, it is considered that the principle of development is accepted.

### Design and Scale

5.5 The proposed pergola, bike and storage shed are all proposed to be erected in the rear garden. In line with the Home Improvements CPG (2021), the proposed pergola, bike and storage shed are all subordinate to the garden size.

5.6 The pergola is proposed to be constructed in a natural split larch with the bike shed and storage shed also constructed in natural timber materials. These materials will complement the existing rear elevation of the main house and not detract from its character and historic interest.

5.7 The proposed design and scale of the proposed pergola, bike and storage shed are considered to be of a high-quality design and subordinate to the garden size. The proposals along with the proposed landscaping are considered to be in accordance with Local Plan Policy D1 (Design) and the Home Improvement CPG (2021).

### Amenity

- 5.8 The proposed pergola, bike and storage shed are all proposed to be erected in the rear garden. The proposals will not be seen from the street or neighbouring property and will not detract from the visual amenity of the garden.
- 5.9 The pergola and the two sheds are offset from the main building. The proposed pergola along the western boundary will not harm the amenity of the adjoining neighbour at 22 Lyndhurst Road given the difference in levels and screening between both properties. The existing hedging provides extensive screening to the existing garden and will remain in situ (see Figures 4 and 5 below).



Figure 4: Image of the Rear Garden at 21 Lyndhurst Road (as existing)



Figure 5: Image of the Rear Garden at 21 Lyndhurst Road (as existing)

- 5.10 The proposed works will not affect the amenity value of neighbours' gardens. They will not be visible from neighbouring gardens and will not give rise to any loss of amenity through overlooking, overshadowing, lightspill or noise nuisance.
- 5.11 It is considered that the proposals are acceptable from a amenity perspective and satisfy Local Plan Policy A1 (Managing the Impact of Development) and CPG Amenity (2021).

### **Heritage**

- 5.12 The property is a Grade II listed and is located within the Fitzjohns/Netherhall Conservation Area. The NPPF (paragraph 189) stipulates that applications for planning permission which affect heritage assets must describe the significance of the heritage assets, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impacts of the proposal on their significance.
- 5.13 London Plan Policy HC1, Local Plan Policy D2, and LB Camden's Design Planning Guidance all require development affecting Listed Buildings and Conservation Areas to preserve or enhance their character and appearance, for example, by protecting their settings.
- 5.14 The significance of no. 21 Lyndhurst Road principally lies in its neo-Georgian architectural style and as part of the group that makes up 19, 20, 21 and the lodge and gate piers. The buildings are by Horace Field and the lodge is attributed to SS Teulon – both architects of note, particularly Teulon. It is recognised that they form a strong group with the houses by Field and Harry B Measures in Lyndhurst Gardens.
- 5.15 The proposed works to the rear garden are minor in nature and would not detract from the significance of the Listed Building and the setting of the Conservation Area. The appearance of the paving will be in keeping with the character of the Listed Building and of the Conservation Area. The design of the bike and storage shed is intended to be low key, traditional and modest. The natural split larch material for the proposed pergola is an appropriate natural material.
- 5.16 The proposed works would have no impact upon fabric of identified significance, nor would they undermine any key features of the spatial quality of the building. The works are considered to comply with London Plan, Local Plan Policy and the requirements of the NPPF.

### **Trees**

- 5.17 The proposals will not result in any impact to the existing trees of hedging within the rear garden. There are three trees located within the rear garden and it is proposed that these trees will remain. It is also proposed that the existing hedging surrounding the property will remain in situ.
- 5.18 It is considered that the proposals are acceptable from an arboricultural perspective and the proposed landscaping will enhance the appearance of the current rear garden. The proposals wholly comply with Local Policy A3 (Biodiversity) which seeks to protect trees and biodiversity.

### **Access**

- 5.19 The proposal does not alter any access to or in the house. The paved path will allow access to wheelchair users from the rear of the house to any part of the garden. The smoothness of the stone paving will also improve access for the ambulatory disabled.

## 6.0 Conclusion

- 6.1 This Design, Access and Heritage Statement has been prepared by hgh Consulting on behalf of Mr Niththyananthan in support of a householder application and application for listed building consent for the: *“Erection of a pergola, bike and storage shed and associated landscaping works within the rear garden.”*
- 6.2 The proposed works to the rear garden are proposed to suit the applicant’s requirements and as incidental development to the enjoyment of the main house in the use as a family home.
- 6.3 This statement demonstrates that the proposals will preserve the heritage significance of the property in line with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and satisfy that the proposed works to the rear garden 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
- 6.4 The proposed development will have minimal impacts on neighbouring amenity, as demonstrated within this statement.
- 6.5 Overall, it is considered that the proposed development accords with the development plan when read as a whole; and should therefore be approved without delay.



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