

Date: 09/04/2021  
Your Ref: PP-09724438  
Our Ref: 12815



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Dear Sir or Madam

### **16A LYNDHURST GARDENS, LONDON NW3 5NR**

#### **RETROSPECTIVE LISTED BUILDING CONSENT FOR DISMANTLING AND RECONSTRUCTION OF PIER**

DWD are instructed to submit an application for Listed Building Consent to seek retrospective permission for the dismantling and reconstruction of a Listed Pier (associated 16 Lyndhurst Gardens) at 16a Lyndhurst Gardens, London NW3 5NR (the 'Site').

The 'Proposed Development' is:

*"The dismantling and reconstruction of the southern entrance pier at 16a Lyndhurst Gardens."*

This application follows on from discussions with the London Borough of Camden in March and April 2021. It is noted that the dismantling and rebuilding of the north pier (adjacent to No.18) is being undertaken, however No.18 is not Listed and therefore Listed Building Consent is not sought for these works. The No.18 pier is however referenced for context.

This Cover Letter sets out the site context, the proposed development in more detail and how it complies with the relevant national planning policy, the development plan and other material considerations.

#### **Site Context**

16a Lyndhurst Gardens is located within the London Borough of Camden.

The Site is within the Fitzjohns/Netherhall Conservation Area.

The Site is currently in the final stages of construction following the approval of an application for Erection of single storey dwelling with basement and sub-basement, following demolition of existing dwelling (Class C3) (approved under 2013/5916/P and amended under 2016/6323/P).

The adjacent site (to the south), 16 Lyndhurst Gardens, is Grade II Listed (List Entry Number: 1379394) under the name 'Number 16 and Garden Walls and Gate Piers'. To the north is 18 Lyndhurst Gardens which is not Listed.

#### **Partners**

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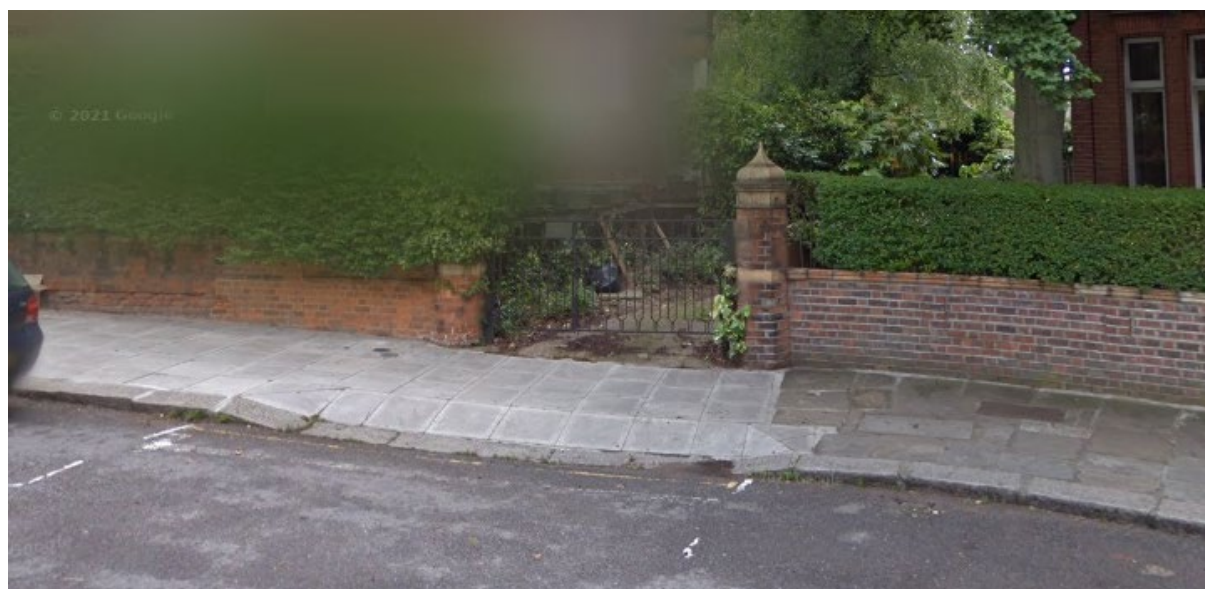
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Both brick piers at the entrance to the site have been demolished as part of the construction process, however the pier to adjacent to No.16 (subject to this application) is considered to be Grade II Listed as part of 'Number 16 and Garden Walls and Gate Piers'.

The submitted Photo Document should be reviewed for a context on the nearby existing pillars and the materials to be used for the proposed rebuild.

An image of the site taken from Google Street View (dated 2012) is shown below which identifies the piers pre-dismantling.



### The No.16 Pier

The pier adjacent to No.16 is understood to have been damaged in early 2017 (pre-March). The exact reason for damage is unknown but is understood to be a result of either by the hoarding applying pressure during strong winds or by a vehicle pressing it. Following inspection it was determined that the pier needed re-bedding as the mortar had failed. As the pier was considered to be a health and safety risk, agreement was made between the neighbours (via a Construction Working Group) to remove the unsafe brickwork (the top half of the pier only) and set it aside for later reuse, to be reconstructed upon completion of the works. This was recorded in the meeting minutes (dated 1 March 2017) and these minutes were circulated to the Council at the time.

Further discussions were held between Building Consultant, Trident, and Camden Council in July 2018. At the time Trident informed Camden that *"we have already procured a stone masons quote to create a replica of the stone pier which was broken. It has been agreed with the neighbours at our CWG meetings that this will be installed at the end of the project to avoid any risk of it getting broken again."* It is noted that the applicant does not have any record of further correspondence between Trident and Camden.

28 original bricks and a damaged pier cap from the No.16 side were remaining on site; however, whilst the exact date is not known, it is anticipated that the other pier material was accidentally removed from the site by a contractor who was unaware of the material's significance.

Ongoing discussions have since taken place in March and April 2021 with Camden Planning Officers to agree a way forward for the piers.

### The Proposed Development

This application seeks Listed Building Consent for:

*“The demolition and reconstruction of the southern entrance pier at 16a Lyndhurst Gardens)”*

As identified within the enclosed document prepared by Project One, the brick wall connecting the pier to No.16 comprises a dark red brick. A bespoke approach to each pier has been undertaken with replacement elements being carefully chosen to match in with the existing ones. This was done by Tooley Foster, a RIBA architect who considered the overall makeup of the colours and surface texture.

The chosen brick to rebuild the pier will incorporate a mix of the original bricks where possible and ‘Saxon Red Multi’ (see submitted photo document for details). The Saxon Red Multi brick has been selected due to its transitional Red shades from subdued Dark Red through to Lighter Red / Orange. Furthermore the brick includes irregularities from the hand-throwing process that allow for a more historical finish.

With regards to the terracotta caps and banding to both piers, these have been commissioned to match the previous design and are expected to weather in time to match the piers in the wider locality. A terracotta material has been chosen to replicate the local piers. The original terracotta cap for the pier adjacent to No.16 is on site, however this is damaged and worn, therefore a replica cap using the same materials is considered an appropriate replacement.

The developer intends to install the elements using a lime mortar as they would have been originally and then finished with weather struck pointing to match the existing piers.

The height of the piers has been carefully considered and will be rebuilt at the same height as the neighbouring properties to ensure consistency.

### Heritage Policy

Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

NPPF Chapter 16 ‘Conserving and enhancing the historic environment’ identifies at paragraph 189 that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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”*.

Paragraph 192 that *“In determining applications, local planning authorities should take account of ... the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”*.

Paragraph 196 confirms that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Camden Local Plan Policy D2 'Heritage' states *"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings,[...]"*

### Heritage Significance

The Listing description for No.16 states:

*"Formerly known as: Highcrofts LYNDHURST GARDENS. Detached house. c1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and buff bricks, rubbed brick and terracotta dressings; tiled roofs with tall stacks. 3 storeys with attic in roof, L-shaped asymmetrical plan with projecting bay under gable to right. Timber sash windows, the upper sash to windows above the ground floor with small panes, under moulded keystones linked by string courses and divided by pilaster strips. Entrance in narrow centre of three-bay composition, with panelled door set under pedimented porch with small-paned top light. Pedimented gable with terracotta ball finials. INTERIOR not inspected. SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers topped by terracotta finials. The Willett houses in Lyndhurst Gardens form a compact and powerful group."*

Page 10 of the Fitzjohns and Netherhall Conservation Area Statement states that *"Original boundary walls are distinctive, using particular materials and details to echo the architecture behind. Although walls and their special details vary from street to street, and in some streets from house to house, the palette of materials, repeated details and underlying design conventions give remarkable consistency"*

Page 23 of the Conservation Area Statement states *"The front boundary walls from Nos.4-26 are red brick with fine octagonal piers sporting terracotta bands and caps. Wall copings are also terracotta and remains of railing fixings are evident, though no railings survive."*

As a result of the Listing description and Conservation Area Statement it is considered that the significance from the pier is derives from the design and consistent materials used.

### Impact on Significance

The proposal is to rebuild the pier with as much of the original materials remaining on site as possible, and then using matching materials to create a like-for-like replica of the original pier.

The outcome of the like-for-like replacement will be that the design significance of the pier will be retained. This will be achieved through replicating the visual appearance both in shape and in use of materials.

Images of the materials being used can be identified within the enclosed photo document.

It is acknowledged that it is regrettable that these building features were dismantled, it is however considered that the actions being taken by the Applicant to retrospectively reinstate the pier should be considered as acceptable and as the most suitable response to the original dismantling.

As part of this application the following documents have been submitted:

- Photo Document, prepared by Project One London.
- Site Location Plan, prepared by Vabel. Ref.0999 Rev A.

It has been agreed with Camden Planning Officer Gary Backall that no elevation plans are required for submission and that the proposal will be inspected as part of a site visit.

We trust that this provides all the information you require for the application. Should you have any queries regarding the submission, please contact James Smith at [james.smith@dwdllp.com](mailto:james.smith@dwdllp.com) or 020 7489 4833.

Yours faithfully,

A handwritten signature in black ink that reads 'J Smith'.

**James Smith**  
**Senior Planner**  
**DWD**

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