

Application ref: 2021/2189/L
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Date: 6 July 2021

Development Management
Regeneration and Planning
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HGH Consulting
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21 Lyndhurst Road
London
NW3 5NX

Proposal:
Erection of a pergola, bike and storage sheds and associated hard and soft landscaping works within rear garden.

Drawing Nos: Drawing Nos: Location plan (OS 1), Existing ground floor/site plan, 5181-PL-01 C and Design, Access & Heritage Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions):

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 drawings/document:

Drawing Nos: Location plan (OS 1), Existing ground floor/site plan, 5181-PL-01 C and Design, Access & Heritage Statement.

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.

Informatives:

1 Reasons for granting consent:

21 Lyndhurst Road is one of a terrace of three (nos. 19, 20 & 21) Grade II Listed buildings located on the south side of Lyndhurst Road.

The existing site has a rear patio, lawn with trees and a shed at the rear. The rear garden is not included in the statutory listing.

The 2.5m high pergola located along the side boundary with No.20 and 2m high (2.4 sq m) bike shed and storage shed at the rear of the site would be sited at least 4.5m from the listed house and of natural timber construction which is acceptable. All structures are modest in scale and proportionate to the rear garden and they retain sufficient usable garden space. There will be no views from the public realm and it is noted that there is a high hedge to the side boundary with No.20 Lyndhurst Road and a 2.3m high fence to the rear, which will screen the development from the neighbouring properties. The landscaping is considered appropriate in this setting.

The development in terms of its scale, siting and detailed design is not considered to harm the character, appearance or setting of the listed building. The Council's Conservation Team has raised no objection.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to the determination of this application.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019

- 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 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope
Chief Planning Officer