

Application ref: 2021/1726/L
Contact: Kay McPeake
Tel: 020 7974 2050
Email: Khrystyna.McPeake@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DWD LLP
6 New Bridge Street
London
EC4V 6AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Gateway
16 A Lyndhurst Gardens
London
NW3 5NR

Proposal:

The dismantling and reconstruction of the southern entrance pier.
Drawing Nos: Site Location Plan; LG-00-DR-A-6133 Rev C2; 16a Lyndhurst Gardens
Entrance Piers (12 photographs);

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

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 plans:

Site Location Plan; LG-00-DR-A-6133 Rev C2; 16a Lyndhurst Gardens
Entrance Piers (12 photographs);

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 Reasons for granting permission:

No. 16a Lyndhurst Gardens is a modern dwelling approved in 2014 (Re: 2013/5916/P); the building is a replacement of the 1978 single storey building, developed in the gap between 16 and 18 Lyndhurst Gardens replacing the former garage of no. 18.

16 Lyndhurst Gardens is listed grade II as 'Number 16 and Garden Walls and Gate Piers, 16, Lyndhurst Gardens'. Nos. 16 and 18 Lyndhurst Gardens are substantial 19th century 4-5 storey plus basement semi-detached properties divided into flats. No.16, in common with its neighbours (nos. 4-14) further west, is listed Grade 2 as part of a group of Queen Anne style 'Willett houses'.

The building is located within the Fitzjohns/Netherhall Conservation Area. The area is characterised by large 19th century residential properties with traditional features and boundary treatments and large rear gardens. The tall, red brick pillars form an important part of the character of the conservation area.

Although the condition 6(c) which related to the preservation of one of the piers and the dismantling and careful reconstruction of the second pillar was discharged (2015/5762/P), the original stone cappings were lost during the building works.

The application seeks a retrospective Listed Building Consent for the rebuilding of the pillars, carefully matching a mix of the original bricks and 'Saxon Red Multi', hand-made bricks, which closely match the existing. The pillars are built using lime mortar and finished with weather struck pointing to match the existing piers. All elements have been carefully measured to replicate the historic pillars in situ at the neighbouring properties.

No objections have been received.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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 2021.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer