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Via Planning Portal only

8th June 2021

Dear Sir/Madam

16 LYNDHURST GARDENS, LONDON, NW3 5NR

**PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 & LISTED BUILDING
CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990**

**INSTALLATION OF METAL BALUSTRADE TO EXISTING FRONT BONDARY WALL, NEW METAL
PEDESTRIAN GATE, ERECTION OF TIMBER BIN AND CYCLE STORAGE UNITS AND
REPURPOSE/REPLACEMENT PAVING SLABS TO FRONT GARDEN.**

Please accept this covering letter as an accompaniment to this planning and listed building consent application for proposed works to 16 Lyndhurst Gardens, London, NW3 5NR ('the site'). This letter provides a summary of the site and the proposed development.

Please also find also enclosed a completed application form, CIL form, a full set of existing and proposed plans and elevations and site location plan.

The Site

The site contains a large four storey Grade II listed detached property located on the eastern side of Lyndhurst Gardens. The site is located within the Fitzjohns/Netherall Conservation Area (Sub Area Two – Rosslyn). The property is subdivided into four flats. The immediate surroundings are largely characterised by residential development and the neighbouring properties (Nos 4 to 14) are grade II listed.

The Proposal

This application seeks planning permission and listed building consent for various external alterations to the front garden of the property. The description of development can be best described as follows:

‘Installation of metal balustrade to existing front boundary wall, new metal pedestrian gate, erection of timber bin and cycle storage units and repurpose/replacement paving slabs to front garden’.

For full details of the proposed development please refer to the supporting plans and elevations.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. Also, of relevance is the Fitzjohns/Netherhall Conservation Area Statement (2001). The following policies are considered relevant to the consideration and determination of this application:

London Plan 2021

- Policy D4 - Delivering Good Design
- Policy D6 - Housing Quality and Standards
- Policy HC1 - Heritage Conservation and Growth

Camden Local Plan 2017

- Policy A1 - Managing the Impact of Development
- Policy D1 - Design

- Policy D2 - Heritage

Camden Planning Guidance (CPG)

- Home Improvements CPG
- Amenity CPG
- Design CPG

Fitzjohns/Netherall Conservation Area Statement 2001

- Policy F/N1 – New Development
- Policies F/N2 - F/N6 – Listed Buildings
- Policies F/N7 - F/N10 – Materials
- Policy F/N31 – Front Gardens and Boundaries

Planning Assessment

Design and Heritage Impact

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Section 16 refers to the historic environment and requires a consideration whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 193-197).

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is further reflected in London Plan Policy D4 (Good Design) and Policies F/N1 and F/N18 – F/N22 of the Fitzjohns/Netherall Conservation Area Statement (FNCAS). In addition, FNCAS Policies F/N7-F/N10 require development to retain and respect original detailing of properties along with the use of high-quality materials. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth) and FNCAS Policies F/N2 -F/N6.

Proposed balustrade and gate to front boundary wall

The Fitzjohns/Netherall Conservation Area Statement states that *'Original boundary walls are distinctive, using particular materials and details to echo the architecture behind. Although the 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 a remarkable consistency. One original element missing almost entirely from these walls is the ironwork of railings and gates, of which only traces and the odd example remains'*.

The existing brick boundary wall is to be retained which is a positive and distinctive characteristic of the site and the surrounding area. The proposed black metal balustrade above the existing wall would seek to reinstate an original feature to this wall whilst also replicating other examples within the street, including those railings to no.20 Lyndhurst Gardens. The proposed balustrade has been designed with decorative traditional finials and is proposed at a height whereby they are set down from the top of the brickwork piers. The existing landscaping set behind the wall is considered to have a positive visual impact and is to be retained. For these reasons, the resulting impact of the retained brick boundary wall with the reinstatement of a black metal balustrade would enhance the appearance of the existing wall and have a positive impact on the setting of the Conservation Area and the listed building.

The proposed replacement gate has a more traditional and decorative finish than the existing gate with finials proposed to the top to match the height and design of those proposed to the balustrade. A dog rail with finials is proposed to the lower third of the gate which is also a traditional feature. The proposed gate will be finished in black painted metal. Overall, the replacement gate is in keeping with the original Victorian style of the property and the examples of traditional style gates in the surrounding area.

Bin and Cycle Storage

The existing site currently has no formal storage areas for bins and bicycles. Bins for the existing flats within the property are therefore stored in a haphazard fashion within the existing front garden whereby they are unsightly and detract from the character and appearance of the property. The proposed development will improve this arrangement whereby bikes and bins will be neatly and securely housed in the proposed storage. The proposed storage units have been located immediately to the rear of the existing boundary wall which by virtue of their height and the existing landscaping will be screened from the street scene and public view. The proposed storage units are to be finished in timber slats which is considered an attractive, high-quality material which will integrate with the landscaping within the front garden.

Repurpose/Replacement paving slabs to front garden

The proposed development seeks to repurpose and replace (as required) the existing paving slabs to the front garden with any replacement paving slabs to be finished to match existing. The proposed works to the existing paving will therefore maintain the appearance of the existing front garden paving, and as a result will not detract from the character and appearance of the property or conservation area.

For the reasons outlined above, the proposal represents a high-quality development which is sympathetic to the existing character and appearance of the existing listed building and the conservation area. It is considered that the proposed works will enhance the appearance of the existing property and consequently the townscape quality of the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPGs, and the aims of the Fitzjohns/Netherall Conservation Area Statement (2001).

Neighbouring Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

By virtue of the size, scale and nature of the proposed works the development will have no overbearing impacts or result in a loss of daylight/sunlight or privacy to neighbours. Concealed bin storage will improve the outlook from neighbouring residents, including those flats within the building at 16 Lyndhurst Gardens, whilst also helping to mitigate odour arising from the bins. Overall, the proposed works are considered to have an acceptable impact on neighbouring amenity.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the listed building, the Conservation Area and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning