

# PLANNING AND HERITAGE STATEMENT

ADL Planning Ltd  
Planning For Better

Lower Ground and Ground Floor Maisonette,  
1 Lyndhurst Road, London, NW3 5PX



Erection of a single storey rear extension within the existing rear lightwell at lower ground floor level, replacement ground floor extension, extension to the side within the existing lower ground floor entrance lightwell, erection of a garden building, new doors to the rear bay window and new boundary railings to the side and front elevations at 1 Lyndhurst Road



ADL Planning Pty Ltd  
[www.adlplanning.co.uk](http://www.adlplanning.co.uk)  
[contact@adlplanning.co.uk](mailto:contact@adlplanning.co.uk)  
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## Contents

Introduction.....	2
Application Site .....	2
The Proposal.....	2
Description of Significance .....	2
Planning Considerations .....	4
Conclusion .....	6

## Introduction

This statement has been produced to accompany a planning application for the replacement of the existing ground floor rear extension, the infilling of the existing rear lightwell at lower ground floor level along with the reconfiguration and removal of the existing garden steps in order to reinstate the lawn area, the alteration of a rear window into patio doors, the provision of an outbuilding within the rear garden, the provision of a side extension within the existing lightwell at lower ground floor level and the provision of new railings to the front and side of no.1 Lyndhurst Road.

This application follows a request for pre-application advice (your ref: 2021/0870/PRE). The advice provided has been carefully considered and amendments to the scheme made to address any concerns raised by the Council.

It is considered that the proposal would preserve the character and appearance of the parent building and the wider conservation area whilst also not resulting in any detriment to the residential amenity of the surrounding occupiers.

## Application Site

The application site is a maisonette occupying the lower ground and upper ground floors of a four storey, semi-detached building. The building is located on the north side of the street

The property is located within the Fitzjohns and Netherhall Conservation Area and is noted, along with its immediate neighbour at no.2, in the Conservation Area Appraisal as making a positive contribution to conservation area.

## The Proposal

Planning permission is sought for a number of alterations to the property. These are listed below and are all clearly annotated on the submitted plans.

- Erection of a lower ground floor extension within the existing rear lightwell, provision of a small lightwell to provide natural light and ventilation to the space however the substantial existing garden steps will be removed and the space beneath reconfigured to provide a store and reinstated garden.
- Replacement of the existing glazed, upper ground floor rear extension with a new, timber and glass extension in the same location.
- Provision of patio doors within the existing rear bay window at upper ground floor level
- Provision of a garden building with a sedum roof to the rearmost part of the garden.
- Erection of an entrance porch within the existing lowered side access stairwell at lower ground floor level.
- Provision of new boundary railings to the front and side elevations.

## Description of Significance

The application site is located within the Fitzjohns and Netherhall conservation area. The Council has produced a Conservation Area Statement which was adopted in March 2001.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

As the application site is not a listed building, it is categorised as a non-designated heritage asset set within a designated heritage asset (the conservation area) and should be considered in relation to paragraphs 197, 202 and 203 of the NPPF in particular.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

The Conservation Area Statement notes that

*"properties on the road were all built around the 1880s except Nos. 1-6 which were the earliest properties built on the road in the 1860s. They are three storeys with raised ground floor, semi-basement and hipped roofs with small gables. In yellow brick with red brick string courses, stone dressings and sash windows and brick mullions with a Gothic porch and some have Gothic piers to the front wall. The side elevations and the detail of the brick decorations are highly visible in the gaps between the buildings".*

The Conservation Area Statement describes the history of the area in detail, outlining the different range of architecture that has emerged from neo-Gothic to Arts and Crafts. The Area is characterised by the number of individually designed properties by notable architects. These properties were built for specific owners which contributes to both the architectural interest of the conservation area as well as the historical interest.

Lyndhurst Road is situated within sub-area 2 of the conservation area. The application property, as noted above, is one of the earliest dwellings to be constructed. The street as a whole is noted for its greenery including many street trees and individual planting within plots. The application site is noted as making a positive contribution to the conservation area.

The significance of the building lies with its location within the conservation area and the coherence of the sets of properties, and in particular the collective grouping apparent to their front elevations.

The rear elevations of the properties do contribute to the conservation area but to a lesser degree given the front facades are heavily detailed and visibility to the rear is limited to just that of views from private gardens and upper floor windows. Nevertheless, as identified by the Council during the pre-application enquiry, the bay window to the rear elevation at ground floor level is a feature of particular importance and one that should be retained given its contribution to the character and appearance of the conservation area.

As no harm, less than substantial or otherwise, would arise from the proposals due to the modest extent of the changes and the lower ground floor level positioning of the majority of the works, the proposal would preserve the character and appearance of the parent property, the street scene of which it forms a part and by association, the wider conservation area in accordance with all adopted policies, the requirements of para. 203 of the NPPF and the requirements of Section 72 of the Planning (Listed Buildings and Conservation) Act 1990.

### **Planning Considerations**

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

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

Also of consideration is the adopted SPD on Home Improvements. The proposals have been designed to align with the advice within this document.

The proposal consists of a number of elements that seek to improve the usability of the dwelling for the occupiers whilst also improving the visual appearance of the property from both public and private spaces.

To the rear of the property, it is proposed to infill the existing rear lightwell at lower ground floor level to provide an extension to the property. These works will also involve the reconfiguration of the lightwell steps and connection to the garden.

The current arrangement has a very utilitarian appearance. The proposals seek to provide a more discreet arrangement with the majority of the lightwell covered and just a small, modest opening with simply black painted railings surrounding the space. The existing large garden steps and substantial railings will be removed and the garden level reinstated. There exists a storage space beneath the existing steps. This will be modified to maintain an area for storage but will also provide a layer of topsoil above to improve both the permeability and green appearance of the rear garden.

The infilling of the lightwell is a modest alteration that will not result in any detriment to the amenity of the neighbouring properties. The extent of the addition will be contained within the existing space and will maintain the prevailing ground levels. The roof of the extension will be a number of flush rooflights set within the patio. There will be a small area of lightwell maintained which is modest in its proportions, located close to the rear elevation of the house

and is less obtrusive than the existing arrangement. It will not result in any amenity issues with the neighbouring buildings.

The overall reconfiguration of this rear lightwell area is considered to be an enhancement to the character and appearance of the parent building and the wider conservation area. Whilst the changes are at lower ground floor level to the rear of the building and therefore are not prominent in any public or far-reaching views, the extent of the removal of clutter from the rear of the building is of benefit. The resulting development is more discreet and modest, ensuring that the upper floors of the building, and in particular, the rear bay window, contribute to the character and appearance of the conservation area in accordance with Policies A1, D1 and D2 of the Local Plan.

At upper ground floor level, the existing completely glazed conservatory will be removed and replaced with a similar sized addition finished in timber and glass. The principle of the addition has been established by the existing structure. The proposed changes seek to improve the usability of the space due to the internal reconfiguration of the dwelling.

The extension will maintain the vertical emphasis of the building and will maintain the modest proportions of the existing. The extension will not impact upon the bay window to the rear elevation and will not give rise to any additional amenity considerations in accordance with the requirements of Policy A1 of the Local Plan.

As part of the alterations, it is proposed to alter the existing window within the bay to a set of patio doors. This will be achieved by simply lowering the sill level of the window and installing timber patio doors. This is considered to a small-scale alteration that will not result in any detriment to the bay window as a feature that positively contributes to the character and appearance of the conservation area in accordance with the requirements of Policies D1 and D2 of the Local Plan.

The Council expressed concern with the size and extent of the proposed outbuilding during the pre-application enquiry due to its potential impact upon the open space of the garden. These comments have been carefully considered and the proposal amended accordingly.

The garden studio will be located to the northwest corner of the plot and will be a discreet addition with timber and glazed sides. The roof will be sedum to ensure that the built form does not result in any biodiversity loss within the outside space as well as to maintain the green and leafy appearance of the garden from upper floor views down to the space.

The outbuilding has been reduced in its size and, as shown on the submitted plans and elevations, will be sited modestly to the back corner of the garden. The overall proposals seek to improve the visual appearance and permeability of the garden as a whole which represents an enhancement to the character and appearance of the parent building, the rear street scene and by association, the wider conservation area.

It is not considered that the location of the outbuilding, tucked into the rear corner of the garden, would give rise to any views back towards the neighbouring buildings resulting in a detriment

to the amenity currently enjoyed in accordance with Policy A1 of the Local Plan. The existing boundary fencing is considered sufficient to obscure views between the gardens and the minimal height of the studio building will ensure that it does not give rise to harm to the surrounding area.

To the existing the side entrance passage, it is proposed to erect a small porch within the access stairwell. This small addition will improve the accessibility of the side access, providing a sheltered space by which to enter the maisonette without resulting in any detriment to the amenity of the neighbouring property or impact upon the character and appearance of the conservation area given the screened location of the addition in street level views.

To the front of the building, it is proposed to alter their front boundary walls to provide new, simple metal railings with hedging behind. It is also proposed to erect a gate across the side passage adjacent to the building to improve security to the main entrance to the maisonette. This will be painted black metal railings in a style to match the railings to the front of the building. These small-scale modifications are not considered to detract from the character and appearance of the parent building, the street scene or the wider conservation area. It is considered that the proposed railings are age and style appropriate within the street scene, and as such would preserve the character and appearance of the conservation area in accordance with Policy D2 of the Local Plan.

## Conclusion

This statement has been produced to accompany an application for various works to the maisonette that occupies the lower ground and ground floor of no.1 Lyndhurst Road.

The works, other than the replacement boundary railings and side passage gate, are all located to the side and rear of the building and are considered to be discreet additions and alterations that will preserve or enhance the character and appearance of the parent building and the wider conservation area.

The reconfiguration of the rear lightwell and connection to the garden will enhance the character and appearance of the rear street scene. The existing garden steps and balustrade are utilitarian additions that dominate views to the space. Their removal and replacement with a more modestly sized lightwell and the reinstatement of the lawn area represents a benefit of the scheme as well as providing additional permeable areas and opportunities for biodiversity.

The replacement ground floor addition is similar in its sizing to the existing addition. The Applicant wishes to replace the wholly glazed extension with something more usable consisting of timber cladding and glazing. The extension will maintain the proportions and its relationship with the attractive bay window at upper ground floor level.

The rear outbuilding is a discreetly located garden structure that sits comfortably to the bottom corner of the site. The building will be clad in timber and have a sedum roof. It will be set within the boundary fencing and will not result in any detriment to the amenity of the neighbouring properties.

The small extension to the entrance area and the replacement railings are both considered to be small-scale alterations that are discreetly located and will not give rise to any harm to amenity. These changes were fully supported at pre-app.

It is considered that the proposed works would preserve the character and appearance of the parent building, the street scene and the wider conservation area in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Document, House Improvements. The proposals will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan.



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[www.adlplanning.co.uk](http://www.adlplanning.co.uk)

[contact@adlplanning.co.uk](mailto:contact@adlplanning.co.uk)



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