

Application ref: 2021/2825/P
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Date: 23 May 2022

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**16 Lyndhurst Gardens
London
NW3 5NR**

Proposal:

Installation of metal balustrade to existing front boundary wall with new metal entrance gate, erection of timber bin and cycle stores, replacement York stone paving slabs to front garden and new external surface lighting.

Drawing Nos: 00-PA-01, 02; Drawings pack (Rev. C) received 14/04/2022; (5-PA-)502 rev A, 512 rev B (existing and proposed street elevations/plans); Cover letter from SM Planning dated 08/06/2021; Photograph (Yorkshire stone sample); Arboricultural Impact Assessment (ref. AEL-18129-AIA rev C) dated 18/01/2022 and Arboricultural Method Statement (ref. AEL-18477-AMS rev A) dated 26/04/2022 from Apex Environmental Ltd.); Tree Protection Plan (ref. AEL-18477-A) dated 26/04/2022; Tree Constraints Plan (ref. AEL-18129-TCP-B); Tree Constraints New Layout Plan (ref. AEL-18129-TCNLP-B).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 00-PA-01, 02; Drawings pack (Rev. C) received 14/04/2022; (5-PA-)502 rev A, 512 rev B (existing and proposed street elevations/plans); Cover letter from SM Planning dated 08/06/2021; Photograph (Yorkshire stone sample); Arboricultural Impact Assessment (ref. AEL-18129-AIA rev C) dated 18/01/2022 and Arboricultural Method Statement (ref. AEL-18477-AMS rev A) dated 26/04/2022 from Apex Environmental Ltd.); Tree Protection Plan (ref. AEL-18477-A) dated 26/04/2022; Tree Constraints Plan (ref. AEL-18129-TCP-B); Tree Constraints New Layout Plan (ref. AEL-18129-TCNLP-B).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Tree Protection Plan (ref. AEL-18477-A) and Arboricultural Method Statement (ref. AEL-18477-AMS rev A) from Apex Environmental dated 26/04/2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

A black metal balustrade or railing would be fixed above an existing, and otherwise unaltered, low front boundary wall with retained soft landscaping / mature hedgerow behind and a black metal replacement entrance gate. Traditional style finials would be suitably set down below the height of the existing, decorative brick entrance piers so as not to detract from their appearance. The proposal would be in keeping with and maintain the general

green and leafy appearance of front boundaries within the wider streetscape.

The proposed timber-slat bin and cycle stores would be situated in corner locations inside the existing front garden wall and would be fully screened in these positions from public view by virtue of their relative heights and existing mature planting. Their proposed size and concealed positions, along with the design and timber material, would ensure that both stores would integrate well within the existing front garden space and setting of the listed building, as well as, allow for a more appropriate means of movement and storage of bins and bicycles within the property.

It is noted that there is a Tree Preservation Order on a Beech (ref. C216A 2000) located in a corner of the front garden of the property. The tree protection measures and methodology submitted have been reviewed by a Council Tree Officer and are considered to be sufficient to demonstrate that no trees will be adversely affected by the proposals and the character and amenity of the area would be maintained. As such, the impact of the scheme on the Beech and any nearby trees is considered acceptable. A condition will be attached to any approval to ensure this remains the case.

The replacement of concrete hard surface areas at the front of the property with natural York Stone would be sympathetic to the character and appearance of the property and streetscene. The material and paving arrangement would also allow rainwater to permeate into the ground more readily and reducing surface runoff. This would provide a sustainable drainage solution (SUDS) helping to mitigate the risk of any potential flooding and ensuring that an acceptable level of rainwater attenuation and drainage management would be present at the property. Existing steps and surface levels would be maintained. Some concealed external surface lighting would be introduced which on Council advice has been reduced in number and directed towards steps in order to minimise any vertical light spill and impact on the listed building.

Overall, the proposal is acceptable in terms of its design, size, location, colour and materials used and would be in keeping with the existing character and appearance of the host property, streetscene and wider Fitzjohns Netherhall Conservation Area. The alterations would also preserve the special architectural and historic interest of the Grade II listed building and are therefore considered to be acceptable.

There are no amenity concerns as the proposals to the front of the property would not involve any noticeable alteration that would impact on the amenity of neighbouring properties.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special attention has also been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 the same legislation.

As such, the proposal is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer