

Application ref: 2021/4924/P
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318 Studios
2 Olaf Street
London
W11 4BE
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement & Ground Floor Flat
1 Lyndhurst Road
London
NW3 5PX

Proposal:

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.

Drawing Nos: ARC586-EX100 Rev. D; ARC586-EX101 Rev. D; ARC586-EX102 Rev. D; ARC586-EX103 Rev. D; ARC586-EX107 Rev. D; ARC586-EX108 Rev. D; ARC586-EX109 Rev. D; ARC586-EX110 Rev. D; ARC586-EX111 Rev. D; ARC586-EX114 Rev. D; ARC586-LS102; ARC588 - 1 Lyndhurst Road; Sedum Blanket System; ARC586-PL100 Rev. D; ARC586-PL101 Rev. D; ARC586-PL102 Rev. D; ARC586-PL103 Rev. D; ARC586-PL107 Rev. D; ARC586-PL108 Rev. D; ARC586-PL109 Rev. E; ARC586-PL110 Rev. E; ARC586-PL111 Rev. E; ARC586-PL114 Rev. D; ARC586 / 588-ARC300_PHOTOS_1; ARC586 / 588-ARC300_PHOTOS_2; ARC586 / 588-ARC300_PHOTOS_3; ARC586 / 588-ARC300_PHOTOS_4; ARC588-PL200; Planning and Heritage Statement dated October 2021; Arboricultural Report, Tree Constraints Plan & Impact Assessment dated Sept 2021; Tree Impact Plan; Tree Constraints Plan

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:

ARC586-EX100 Rev. D; ARC586-EX101 Rev. D; ARC586-EX102 Rev. D; ARC586-EX103 Rev. D; ARC586-EX107 Rev. D; ARC586-EX108 Rev. D; ARC586-EX109 Rev. D; ARC586-EX110 Rev. D; ARC586-EX111 Rev. D; ARC586-EX114 Rev. D; ARC586-LS102; ARC588 - 1 Lyndhurst Road; Sedum Blanket System; ARC586-PL100 Rev. D; ARC586-PL101 Rev. D; ARC586-PL102 Rev. D; ARC586-PL103 Rev. D; ARC586-PL107 Rev. D; ARC586-PL108 Rev. D; ARC586-PL109 Rev. E; ARC586-PL110 Rev. E; ARC586-PL111 Rev. E; ARC586-PL114 Rev. D; ARC586 / 588-ARC300_PHOTOS_1; ARC586 / 588-ARC300_PHOTOS_2; ARC586 / 588-ARC300_PHOTOS_3; ARC586 / 588-ARC300_PHOTOS_4; ARC588-PL200; Planning and Heritage Statement dated October 2021; Arboricultural Report, Tree Constraints Plan & Impact Assessment dated Sept 2021; Tree Impact Plan; Tree Constraints Plan

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

This application relates to the flat situated over lower ground and ground floor levels within a semi-detached property situated on the north side of Lyndhurst Road. It is identified as a positive contributor to the Fitzjohns/Netherhall Conservation Area.

The proposal is acceptable in design terms. The host property has been altered through time, with a half-width fully glazed extension. The proposal to replace this existing extension with an extension formed of a timber structure with metal framed glazing is acceptable, and would appear as a more attractive addition to the property compared to the existing fully glazed structure. It also reads as a lightweight and subservient addition to the host property. The small infill to the side passage and associated railings would be set back from the street scene, and not be overly visible. The infilling of the existing rear lightwell is uncontentious in design terms, being only visible in private views. The forming of French doors within the rear bay is also uncontentious given it matches the neighbouring property.

The proposed garden room would not occupy an excessive area of the rear garden, and the choice of materials and provision of a green roof would minimise its visual impact. Garden rooms are common in this area, including one recently approved to the adjoining property to the rear of the application site (at no. 20 Thurlow Road under reference 2021/2193/P), which would be sited on the other side of the rear boundary wall as the proposed garden room.

The proposal is acceptable in amenity terms. The replacement rear extension is of the same footprint as the existing extension, and therefore there would be no additional sense of enclosure and loss of light as a result. The infilling of the rear lightwell and the small side extension would similarly not lead to any loss of residential amenity. The extent of the fenestration to the front and side elevations of the garden room is considered acceptable and would not result in any unacceptable loss of privacy to neighbouring properties, nor would there be any unacceptable loss of light or sense of enclosure owing to its positioning to the rear of the garden.

A condition is recommended to ensure that the garden room is only used as an ancillary use to the host property, and not as a separate unit of accommodation.

The Council's Arboricultural Officer was consulted and following the submission of additional information relating to the proposed green roof to the garden room and replacement planting details, considers the proposal to be acceptable in mitigating any impact on trees in the rear garden. A pre-commencement condition is recommended for further details of the foundations of the garden room to be approved.

No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies A1, A3, D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 above the printed name.

Daniel Pope
Chief Planning Officer