

The Minster Building 020 7837 4477
21 Mincing Lane london@lichfields.uk
London EC3R 7AG lichfields.uk

The Minster Building
21 Mincing Lane
London EC3R 7AG

020 7837 4477
london@lichfields.uk
lichfields.uk

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

Date: 17 November 2022
Our ref: 06620/17/NG/JWO/25781618v4
Your ref: PP-11526722

Dear Laura Dorbeck

Planning and Listed Building Consent Application at The Hoo, 17 Lyndhurst

On behalf of Jaga Developments (London) Ltd, please find enclosed a planning and listed building consent application for a new porch on the eastern elevation of 17 Lyndhurst Gardens.

We have submitted via the Planning Portal (Ref: PP-11526722) an electronic copy of the following information:

- 1 Completed planning application and listed building consent application forms and relevant certificates;
- 2 A completed CIL additional information form;
- 3 Application Drawings prepared by Bowker Sadler:
 - Site Location Plan drawing number 1002.
 - Existing Entrance to Lodge, drawing number 1061.
 - Proposed New Porch, drawing number 1161.
- 4 A Design and Access Statement prepared by Bowker Sadler.
- 5 A Heritage Impact Assessment prepared by Lichfields (forming part of this letter).

The planning application fee has been paid via the Planning Portal.

The Site

The wider site is known as The Hoo and is located at 17 Lyndhurst Gardens, NW3 5NU in the London Borough of Camden (LBC). The Hoo is a grade II listed building and is located within Fitzjohns Netherhall Conservation Area. The building was designed by Horace Field and built in 1889-90 in the Arts and Crafts style, constructed in red brick with a tile hung upper storey.

17 Lyndhurst Gardens is situated on the west side of Lyndhurst Gardens, with its principal 'garden front' facing south and a secondary elevation facing east, set back from the street behind a boundary wall and hedges.

The site is in flood zone 1 (i.e., land least likely to flood) and has a Public Transport Access Level (PTAL) of 3 on a scale of 0-6, with level 6 representing the most accessible sites.

The application relates specifically to the entrance to the Lodge building and the creation of a new porch in this area.

Relevant Planning History

A planning and listed building consent application was submitted to London Borough of Camden in November 2019 for the conversion of the existing building to residential use. Full planning permission (Ref:2019/6151/P) was granted on 29 September 2021 for:

“Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works.”

Listed building consent was also granted on 29 September 2021 (Ref:2019/6305/L) for:

“Internal alterations associated with the change of use to 3 x residential dwellings, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including a summer house with internal cycling parking, a bin store, a cycle store and other associated works.”

Proposed Development

The proposal is for the removal of the existing pitched roof canopy at the eastern elevation (the entrance to “The Lodge”) and some of the associated soil and rain water pipework. The Porch will be constructed with a facing brick base and stone cills, all to match the existing building. The proposals include painted timber framed windows, doors and gables, and a pitched roof of tiles to match the main house. The proposals have been designed to be in keeping with the existing materials and colours.

The proposal for a new porch should be considered in the context of the existing consent for a package of enhancements to the east elevation approved under Ref:2019/6305/L, including a series of works to improve the appearance and condition of the facade. These works include:

- The removal of the existing interventions such as the metal fire escape and the brick built meter cabinet;
- Repairs to the stone window surrounds using indent and plastic techniques as appropriate, and repairs also made to the brickwork using matching stock.
- Raking out the unsuitable cement mortar used for repairs around the parapet and replacing with lime mortar, together with the refurbishment of the pointing generally.

The proposals under this application seek to make additional improvements to the existing listed building. These include the removal of the vent-axia grille and casing and the relocation of the soil vent pipe onto the north elevation, helping to further declutter the façade. In addition, the proposed porch further improves the appearance of the eastern elevation, by removing the existing poor quality structure and replacing with a purposefully designed porch that references the architecture of the building.

The porch is a simple attachment to the original east elevation at ground floor level, utilising the existing doorway opening into the house. The proposals also include a small seating and storage area on the north side for removal of boots etc.

Planning Policy

In accordance with paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004, regard should be given to the development plan for the determination of planning applications, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF, 2021) sets out the Government's planning policies for England.

The statutory development plan for the application site comprises:

- The London Plan 2021
- Camden Local Plan 2017.

The heritage statutory tests for the proposal are s.16 (2), s.66 (1) and s.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). We provide further details on these statutory tests below.

Planning and Heritage Assessment

Relevant Statute and Heritage Planning Policy

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) requires that "...special attention be paid to the desirability of preserving or enhancing the character or appearance..." of a conservation area.

The National Planning Policy Framework (July 2021) states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets (para. 197), and when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation; the more important the asset, the greater weight should be (para. 199). Where proposals lead to less than substantial harm of a designated heritage asset, this should be weighed against the public benefits of the scheme (para. 202).

Policy HC1 'Heritage Conservation and Growth' of the London Plan 2021 states that *'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process'*.

The London Borough of Camden's Local Plan (2017) 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, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets'*.

The Fitzjohns/Netherhall Conservation Area Statement (2001) identifies the special interest of the surrounding area and sets out the guidelines for new development and alterations to buildings within the conservation area and their setting.

Summary of Significance

The Hoo is a grade II listed building constructed between 1889-90 by Horace Field. Its significance primarily derives from the associated historical and architectural interest of the building.

The building's historical interest relates to illustrative value associated with the development of Hampstead as a leafy suburb of North London during the 19th century. Additionally, it has associative value with the architect Horace Field who designed The Hoo and many other buildings in the area and for working in the historical revival styles. Further associative value comes from the previous owner of the Hoo Sir Thomas Lipton, tea merchant and yachtsman.

Architecturally, the Hoo is of interest due to the adopted Domestic Revival style which was popular during the later stages of the 19th century. The Domestic Revival style is synonymous with architectural elements such as leaded windows, tile hanging, tall chimney stack - seeking to adopt vernacular traditions. Whilst The Hoo exemplifies this style it differs to the buildings in the surrounding area due to its proximity to Rosslyn House. The design of The Hoo was in response to its location in the setting of Rosslyn House which meant a more restrained design.

The setting of The Hoo contributes to its significance. The garden located to the south of the house dictated the main elevation being that which faces it with the eastern elevation to the road subservient in decorative elements. The setting of the house is also the wider Fitzjohns/Netherhall Conservation Area which consists of large residential dwellings which started to be developed towards the mid- to late-19th century. These properties make a positive contribution towards the significance of the Hoo.

Assessment

The current porch to the east elevation of The Hoo was installed in the 1980s and makes no contribution to the significance of the building.

The proposed replacement consists of a pitched roof over a half glazed raised panel door with an adjacent sidelight and glazing above. The door would be wooden, and the porch constructed of brick with a stone plinth. The style and the materials adopted for the replacement porch are characteristic of the domestic revival movement and would therefore sit harmoniously with the listed building and conservation area.

The scale of the proposed porch has been designed as to not compete visually and functionally with the southern elevation of the building. The southern elevation is home to the projecting shell hood which is supported on ornate console brackets marking the primary entrance to the Hoo. The new porch on the eastern elevation has been designed to be subservient to the southern elevation, this is in style and scale as to not alter the hierarchy of the building.

The surrounding conservation area is predominately home to buildings dating from the mid-to late-19th century and the style of these dwellings is reflective of this period. The addition of the eastern porch and its style is in keeping with the surrounding built environment where large dwellings have their entrances marked with either rounded or pitched porches. The replacement eastern porch would therefore preserve the significance of the Fitzjohns/Netherhall Conservation Area.

Within an email exchange with your Local Authority on this matter it was noted that if the porch remained subordinate to the southern porch, its implementation would be acceptable and there would be no objection. The scale of the new porch reflects this advice, and the design is in keeping with that of the host building.

Overall, there would be no harm to the listed building and conservation area due to the sympathetic scale, design and adopted materials of the porch. The special interest and significance of the Hoo would be preserved in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act

1990, the NPPF and the statutory development plan. The minor change would also preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area, within which the building is located, in line with Section 72(1) of the 1990 Act. The significance of the conservation area would be preserved.

The heritage policies to conserve the significance of heritage assets have been met, including Camden's Local Plan policies listed above and London Plan policies D4 (Delivering Good Design) and HC1 (Heritage conservation and growth).

Concluding remarks

Overall, the proposals comply with the local and regional planning policy requirements.

We trust that you have sufficient information to validate and determine this application within the statutory timescales and will contact you shortly to confirm this. In the meantime, should you require any further information, please do not hesitate to contact me or my colleague Neil Goldsmith.

Yours sincerely



Jennifer Woods
Associate Director