

Application ref: 2022/3003/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 21 November 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

Caruso St John Architects
1 Coate Street
London
E2 9AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**9 Lyndhurst Terrace
Camden
London
NW3 5QA**

Proposal:

Details of windows, doors, and external gates (condition 3), landscaping (4), cycle storage (7), and boundary treatment (15) in relation to planning permission (2020/2816/P) dated 09/06/2021 for the demolition of existing dwelling and replacement with a three storey (plus basement) single dwelling house with terraces to front and rear and associated landscaping works.

Drawing Nos: 474_CSJ_00_ZZ_DE_A_7281_D2_T00;
474_CSJ_00_ZZ_DE_A_7282_D2_T00; 474_CSJ_00_ZZ_DE_A_7283_D2_T00;
474_CSJ_00_ZZ_DE_A_7284_D2_T00; 474_CSJ_00_ZZ_E_A_0350_D2_T00;
474_CSJ_00_ZZ_E_A_3350_D2_T00; 474_CSJ_00_GF_DE_A_7921_D2_T01;
474_CSJ_00_GF_DE_A_7951_D2_T00; 161.001B; Brickwork Sample Panel Pictures

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval -
Condition 3 consisted of two parts: (a) required detailed section drawings of windows (including jambs, head, and cill), doors, and external gates, and (b)

required a sample panel of the proposed brickwork to show type, colour, bond, mortar mix, joint, and pointing. The application originally sought to part-discharge Condition 3, as at the time of application submission the brickwork sample was not available. However, the sample became available so all of the details sought by condition 3 are included in the assessment of the application. To address the requirements of these conditions, detailed section drawings of the new windows, doors and entrance gates and a sample panel of proposed brickwork were provided. The sample panel showed three types of brick, of which the applicant's preference 'LimeTec Heritage Glasgow Grey' was assessed. The information has been reviewed by a Conservation Officer and is satisfied with that the detailed design including materials and finishes is consistent with the concept of the approved house design as well as in keeping with the character and appearance of the Fitzjohn's Netherhall Conservation Area. The details are considered sufficient to discharge the condition.

To address the requirements of Condition 4, a drawing of the proposed landscape plan was provided. Following consultation with the Council's Tree Officer, this plan was amended to increase the diversity of species of the trees on the site and enhance biodiversity. The details are now considered sufficient to discharge the condition.

To address the requirements of Condition 7, a drawing of the proposed covered storage area for three bicycles was submitted. This has been reviewed by the Council's Transport Officer who considers the details to be acceptable and in line with the Council's policies.

To address the requirements of Condition 15, drawings of the existing and proposed garden walls were submitted, which showed the height, materials used, and design of the access gate. The information has been reviewed by a Conservation Officer who has judged it as consistent with the concept of the approved house design as well as in keeping with the character and appearance of the Fitzjohn's Netherhall Conservation Area. The details are considered sufficient to discharge the condition.

It should be noted that the application originally sought to discharge Condition 16 (relating to noise levels) and a noise report was submitted in support of the application. As this is a compliance condition it does not require the submission of any details and has been omitted from the application.

All of these details are considered acceptable and appropriate and will preserve the character and appearance of the host building and Conservation Area. They will also ensure the development provides adequate cycle parking facilities and achieves high quality landscaping which contributes to the visual amenity and character of the area.

As such, the proposed details are in general accordance with policies A2, A3, A5, D1, D2, and T1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2019.

- 2 You are reminded that conditions 9 (details of chartered engineer inspection), 10 (details of photovoltaic cells), 17 (details of Air Source Heat Pumps and

associated equipment), and 18 (Air Source Heat Pumps manufacturer specifications and acoustic report) of planning permission ref 2020/2816/P granted on 09/06/2021 are outstanding and require details to be submitted and approved.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer