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London Borough of Camden  
Planning Department  
5 Pancras Square  
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**Date:** 4 January 2023  
**Our ref:** 06620/17/NG/JWO/20937734v1  
**Your ref:** PP-11201808

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 replacement of the southern boundary wall at 17 Lyndhurst Gardens.

We have submitted via the Planning Portal (Ref: PP-11201808) 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 1128.
  - Existing Wall to South East Boundary, drawing number 1129.
  - Proposed Wall to South East Boundary, drawing number 1130 Rev B.
- 4 A Design and Access Statement prepared by Bowker Sadler.
- 5 An Arboricultural Impact Assessment prepared by Landmark Trees.
- 6 A Heritage Impact Assessment prepared by Lichfields.

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 specific site relates to the southern boundary at The Hoo, which 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.

### **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.”*

Works to the southern boundary wall are not covered by the above permission or consent.

### **Proposed Development**

The application relates to the demolish of the existing and rebuilding of the southern boundary wall. The southern boundary wall is in a state of dilapidation and has been undermined by tree growth, requiring rebuild. The wall is a 9-12 inch brick, retaining wall in a Flemish Garden wall bond.

Full details of the proposal are described in the Design and Access Statement submitted as part of the application and are shown on the application drawings. In summary, the proposal includes:

- 1 Carefully dismantling the existing brick wall and replacing it with a new wall which will visually match the existing wall, albeit stabilised and realigned in an upright position.
- 2 200 diameter mini piles carefully inserted between the roots of trees, linked by a concrete pile cap. A reinforced concrete retaining wall will be built off this cap.
- 3 The concrete reinforced retaining wall will be clad to the south in a single leaf of skin of facing brickwork to match the existing, up to The Hoo garden level. The rebuilt boundary wall in 9 inch brick would sit about this. This will be laid in a Flemish Garden wall bond and topped by a saddleback coping, as existing.

## **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').

## **Planning and Heritage Assessment**

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

In accordance with paragraph 189 of the National Planning Policy Framework (NPPF), the HIA establishes the significance of the heritage assets which would be affected by the proposal, including an understanding of their setting and how it contributes to significance. The HIA then considers the effects of the proposed development on the significance.

A Heritage Impact Assessment (HIA) (prepared by Lichfields) and a Design and Access Statement (DAS) (prepared by Bowker Sadler) have been submitted as part of the application.

The curtilage listed status of the wall is unclear, if it belongs to the curtilage of No. 15 Lyndhurst Gardens, an unlisted building, then the wall would not be curtilage listed. If it belongs to the The Hoo it would be curtilage listed. Whilst rebuilt in places, it appears to date to pre-1948 and is likely to be Victorian in origin. The wall is a standard, historic garden wall and contributes only very minimally to the significance of The Hoo. The significance of the principal buildings lies in its architectural and historic interest.

As the wall falls within the Fitzjohns and Netherhall Conservation Area, planning permission is required to demolish and rebuild the wall as it is 2m high or more. The wall spans at least two metres high at its highest point, and therefore planning permission is required to demolish and rebuild the south wall as it is within a Conservation Area. A combined planning and listed building consent application is being submitted, albeit there is no definitive position on the curtilage status of the wall.

The submitted HIA sets out the key heritage policy and statutory tests that the scheme has been assessed against and the conclusions following extensive detailed assessment of the historic building and its setting.

The proposal involves carefully rebuilding the wall to match its current visual appearance in terms of height, design and brickwork but the inclusion of a concrete retaining wall and concrete pile located beneath ground level. The concrete reinforcements would have no visual effect on the wall.

The HIA establishes the significance of the relevant heritage assets and assesses the potential effects of the proposed development. It has shown that the rebuilding of the southern boundary wall, as set out in the Design and Access Statement and application drawings, would not harm the significance (or special interest or character and appearance) of the affected listed structures or the Fitzjohns/Netherhall Conservation Area.

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**

The proposals include carefully dismantling the existing brick wall and replacing it with a new wall which will visually match the existing. 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