

Application ref: 2022/5064/P  
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Date: 18 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**17 Lyndhurst Gardens  
London  
NW3 5NU**

Proposal:

Removal of the existing canopy and erection of replacement porch on the eastern elevation.

Drawing Nos: 1002 A, 1061, 1161 A, Design and Access Statement: Porch Extension Revision A, and cover letter by Lichfields dated 17 November 2022.

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: 1161 A

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.

Informative(s):

- 1 Reasons for granting permission

Planning permission is sought for the installation of a new porch to the eastern elevation of 17 Lyndhurst Gardens. Planning permission and listed building consent were previously granted at the site for the change of use from non-residential institution use to residential use to provide three new homes. The current application relates to 'The Lodge' which has approval to be converted to a four bedroom home, with associated works including the removal of the existing brick meter cupboard to the east elevation, installation of a new entrance door beneath a retained 1980s pitched timber canopy.

The current proposals now seek permission to install a new porch to the eastern elevation in place of the previously approved canopy. The porch would be of a fairly modest size of a traditional design with pitched slate roof, brick base, with a timber frame and glazing and the eaves are a similar height to the existing porch on site.

The applicant reduced the size of the porch in response to pre-application comments from the Council to ensure it remains subordinate to this elevation, and to ensure that the eastern elevation as a whole remains subservient to the principal south elevation. The design and materials would be keeping with the existing building and it is considered a complementary addition to the host listed building. In addition, the proposals include improvements to the existing building including the removal of the vent-axia grille and casing and the relocation of the soil vent pipe onto the northern elevation which is less visible, helping to de-clutter the street-facing eastern elevation.

The existing canopy and meter cupboard are unattractive and unsympathetic additions to the existing building. Their replacement with a new porch of an appropriate size and sympathetic materials, alongside general improvements and de-cluttering of this elevation is considered to preserve and enhance the appearance of the listed building, thereby preserving its significance and special interest. Likewise, the proposals would preserve the character and appearance of this part of the conservation area.

The proposals were revised during the course of the application to replace the previously proposed double glazing to the porch with the more appropriate histoglass mono glazing, which is welcomed.

Due to the minor nature and location of the proposals, they would not impact upon neighbouring amenity by way of a loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and to preserving or enhancing the character or appearance of the conservation area, as required under s.66 and 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 proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with 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](http://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:

<https://www.gov.uk/appeal-planning-decision>.

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