

Application ref: 2022/5448/L
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Lichfields
The Minster Building
21 Mincing Lane
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EC3R 7AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1161 A

Reason: In order to safeguard the special architectural and historic interest of

the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of the proposed slate (to be submitted to the Local Planning Authority) and a sample of the material (to be provided on site).

- b) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent-

Listed building consent 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.

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.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Daniel Pope
Chief Planning Officer