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Via Planning Portal only

27th January 2023

Dear Sir/Madam

FLAT 2, 16 LYNDHURST GARDENS, LONDON, NW3 5NR

**PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 & LISTED BUILDING
CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990**

**EXTENSION AND ALTERATIONS TO EXISTING SIDE CONSERVATORY AND GROUND FLOOR
TERRACE, INCLUDING THE INSTALLATION OF AN EXTERNAL STAIRCASE WITH BLACK METAL
RAILINGS AND BALUSTRADE, REPLACEMENT OF CONSERVATORY WINDOWS AND DOORS,
AND ALTERATIONS AT FRONT/SIDE TO PROVIDE REPLACEMENT AND NEW WINDOWS AND
A DOOR.**

**INTERNAL ALTERATIONS, INCLUDING RECONFIGURATION OF EXISTING STAIRCASE AT
GROUND/LOWER GROUND FLOOR LEVELS AND LOWER GROUND FLOOR LAYOUT, AND
INSERTION OF NEW LINTEL TO GROUND FLOOR LANDING OPENING.**

Please accept this covering letter as an accompaniment to this planning and listed building consent application for proposed works to Flat 2, 16 Lyndhurst Gardens, London, NW3 5NR ('the site').

The property has an extant permission for similar works at the property (2021/2824/P and 2021/3468/L) and this application seeks minor amendments to those approved works, namely to the depth of the lower ground floor extension and ground floor terrace, and the ground floor extension. This letter provides a summary of the site and the proposed development.

Please find also enclosed a completed application form, CIL form, a full set of existing and proposed plans and elevations, design document and a heritage statement.

The Site

The site contains a large four storey Grade II listed detached property located on the eastern side of Lyndhurst Gardens. The site is located within the Fitzjohns/Netherall Conservation Area (Sub Area Two – Rosslyn). The property is subdivided into four flats, and the proposal relates to flat 2 which is a ground and lower ground floor flat within the building. The immediate surroundings are largely characterised by residential development and the neighbouring properties (Nos 4 to 14) are grade II listed.

The Proposal

This application seeks planning permission and listed building consent for extensions and various internal and external alterations to the property. The description of development can be best described as follows:

‘Extension and alterations to existing side conservatory and ground floor terrace, including the installation of an external staircase with black metal railings and balustrade, replacement of conservatory windows and doors, and alterations at front/side to provide replacement and new windows and a door. Internal alterations, including reconfiguration of existing staircase at ground/lower ground floor levels and lower ground floor layout, and insertion of new lintel to ground floor landing opening’.

The application is a revised scheme to the extant permission (2021/2824/P and 2021/3468/L) and seeks minor amendments to those approved works, as follows:

- The lower ground floor part of the extension and ground floor terrace, as now proposed, would be deeper (i.e. extend further into the rear garden) than the extant permission by 400 mm.
- The slope-roofed ground floor part of the extension, which would sit on top of the lower ground floor element, would be deeper than the extant permission by 1600 mm (but it would stop well short of the bay window).

All other details of the extant permission are to remain the same.

For full details of the proposed development please refer to the supporting design document and plans and elevations.

Planning Assessment

As set out previously within this letter, this application is a revised scheme to the extant permission (2021/2824/P and 2021/3468/L) and seeks revisions to the depth of the lower ground floor extension and ground floor terrace and the ground floor extension. All other details remain the same as the extant permission and therefore it is not considered necessary to consider these further. The following assessment will therefore consider only the proposed revisions.

Design and Heritage Impact

Policy Context

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Section 16 refers to the historic environment and requires a consideration whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 193-197).

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is further reflected in London Plan Policy D4 (Good Design) and Policies F/N1 and F/N18 – F/N22 of the Fitzjohns/Netherall Conservation Area Statement (FNCAS). In addition, FNCAS Policies F/N7-F/N10 require development to retain and respect original detailing of properties along with the use of high-quality materials. Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the ‘Home Improvements’ and ‘Design’ Camden Planning Guidance (CPG).

CLP 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 and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth) and FNCAS Policies F/N2 -F/N6.

Extant permission

The existing conservatory extension, covered stairwell and terrace to the side of the property are relatively modern structures which are not considered to have a positive impact on the

character and appearance of the property. This view was shared by the Council in the extant permission where the officer report concluded the conservatory and terrace *'have no historic merit and do not contribute to the significance of the main listed building'*.

Furthermore, as part of the delegated officers report in assessing the proposals, it was considered by the Council that:

- the conservatory structure would only be marginally deeper than existing and allow for an appreciation of the rear bay window;
- the alterations would not appear noticeably different in design terms than existing;
- the extension would appear subservient in appearance to the main building;
- There would be no material change in the relationship between the existing and proposed extensions, and the significance of the heritage asset would be preserved;
- the rear of the property is not widely visible except from within restricted private views;

Consequently, the Council concluded the proposals to be acceptable in terms of their design, size, location, colour and materials used and would preserve the character and appearance of the Fitzjohns Netherhall Conservation Area and the architectural and historic interest of the Grade II listed building.

Amendments to extant permission

The lower ground floor part of the extension and ground floor terrace is only proposed to be 0.4m deeper than the consented extension/terrace.

As set out in the supporting design document prepared by KSR Architects, this small increase in depth has been proposed to align with the brick lower ground and ground floor structure on the opposite side of the bay window. In view that the rear bay window is such a strong feature, this element on the opposite side of the bay window has not eroded its presence and does compete visually with it.

Similarly, it is considered the small increase proposed under this application will further not compete visually with the bay window and allow it to continue to be appreciated. The proposed increase of the lower ground floor and ground floor terrace will not extend any deeper than the rear bay window, they will stop short of the canted corner of the bay window and would be deeply set back from this feature. Furthermore, it should also be acknowledged that the bay window is very wide and stands a full two storeys tall, and so it would remain the primary and visually dominant feature when viewed in the restricted private views from the rear garden. Accordingly, the proposed increase of this lower ground floor extension and ground floor terrace by 0.4m would not harm the appreciation of the rear bay window and

the overall architectural character and appearance of the property when compared to the extant permission.

Turning to the proposed increased depth of the ground floor side conservatory, the side extension would be deeper than the extant consent by 1600 mm. However, as outlined within the supporting design document the extension would stop well short of the bay window and the proposed extension depth has been designed so that it does not project beyond (and to respond sensitively to) the building line of the adjacent property at no.14. It should further be highlighted that the footprint of the extension would fundamentally have the same footprint (but rotated width ways) as the existing external staircase which is to be removed.

The proposed increased depth of the conservatory extension would only be seen at certain angles in the restricted private views from the rear garden where there would be no material change in the relationship between the listed building and the extension. Due to the subservient size and scale of the extension this would allow the house to retain its full stature and dominance and it would continue to tower above this minor element seen peripherally on the side. Furthermore, the existing covered staircase which projects along the side wall of the house and further back towards the rear bay window than the extension proposed would be removed and replaced with a better designed and less intrusive extension. Consequently, the subservience of the extension in relation to the house (compared to the extant permission) would remain unchanged and there would be no effect on the significance of the listed building or the character and appearance of the conservation area.

For the reasons outlined above, the proposed development represents a high-quality proposal which is sympathetic to the existing character and appearance of the conservation area and the listed building. The proposed works to the building will not detract from the significance of the listed building. The development therefore complies with Policies D1 and D2 of the Camden Local Plan, London Plan Policies D4 and CH1 and FNCAS policies F/N1, F/N2 -F/N6and F/N18 – F/N22.

Impact on Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development.

The proposed extensions and alterations by virtue of their size, scale and relationship to neighbouring properties will not have an overbearing impact or result in a loss of daylight/sunlight to neighbours. No new windows are proposed which would directly

overlook neighbour windows or gardens. For these reasons, the proposed works will not result in a loss of privacy to neighbours.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the listed building, the surrounding Conservation area and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Ian Pickup
Associate
SM Planning