

<b>Address:</b>	The Cottage 10 Lyndhurst Road London NW3 5PX		<b>4</b>
<b>Application Number(s):</b>	2024/0698/P	Officer: Josh Lawlor	
<b>Ward:</b>	Hampstead Town		
<b>Date Received:</b>	20/02/2024		
<b>Proposal:</b>	Demolition of existing single dwelling house (Class C3) and redevelopment to provide a 3 bedroom dwelling (Class C3) comprising basement, ground and first floors, with associated garden room, landscaping and air source heat pump.		
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
LOCATION PLANS: MD141-A-(00)-001; MD141-A-(00)-002; MD141-A-(00)-010-P01			
EXISTING: MD141-A-(00)-100; MD141-A-(00)-101; MD141-A-(00)-102; MD141-A-(00)-103; MD141-A-(00)-200; MD141-A-(00)-201; MD141-A-(00)-202; MD141-A-(00)-300; MD141-A-(00)-301; MD141-A-(00)-302			
DEMOLITION: MD141-A-(12)-100; MD141-A-(12)-101; MD141-A-(12)-200; MD141-A-(12)-201; MD141-A-(12)-300; MD141-A-(12)-301; MD141-A-(12)-302			
PROPOSED: MD141-A-(01)-100; MD141-A-(01)-101 P01; MD141-A-(01)-102 P01; MD141-A-(01)-103; MD141-A-(01)-110 P01; MD141-A-(01)-200: MD141-A-(01)-201; MD141-A-(01)-202 P01; MD141-A-(01)-203 P01; MD141-A-(01)-300; MD141-A-(01)-301 P01; MD141-A-(01)-302 P01			
Structural Report Basement Impact Assessment & Construction Plan Drainage Building Condition Survey Anderson Wilde & Harris and is referenced within the report. Daylight / Sunlight Assessment (Waterslade) Energy & Sustainability Statement prepared by Integration Arboricultural Report (CTC)			
<b>RECOMMENDATION SUMMARY:</b>			
<b>Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Applicant:</b>	<b>Agent:</b>		
Mr. John Fitzpatrick	Miss Mary Duggan Royle Studios Unit 2		

	23 - 41 Wenlock Road London
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## ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
C3	Dwelling	69.1	194.2	+ 125.1

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0
Cycle	0	+ 2	+ 2

## EXECUTIVE SUMMARY

- i) The proposal replaces a two-storey 2 bedroom single-dwelling house with a two-storey plus basement three-bedroom dwelling.
- ii) The existing building has various structural issues, such as dry rot to structural timber, extensive dampness, and asbestos contamination. Therefore, the demolition of the building has been justified from a structural perspective and, hence, in terms of sustainability principles.
- iii) Whilst the existing building is identified as making a contribution to the character of the conservation area in the Fitzjohns and Netherhall Conservation Area Statement, this is on a very low scale of positive contribution.
- iv) The design of the replacement home and outbuilding would be high-quality and has been informed by the Arts & Crafts character of the context. The proposal uses interesting details such as lintels, cills and copings that reference buildings in the conservation area, and the material palette of stone bricks is rich and characterful.
- v) The new larger home would be more suitable for families, have improved sustainability credentials, and positively contribute to the character and appearance of the conservation area.
- vi) The scheme complies with the development plan as a whole.

## OFFICER REPORT

**Reason for Referral to Committee:** Demolition of a building considered to make a positive contribution to a conservation area (Clause 3(iii)).

### 1. SITE AND BACKGROUND

#### *Location*

- 1.1 The site is The Cottage, 10 Lyndhurst Road which is located in the Hampstead Town Ward. The plot is oriented North-South and sits between two large semi-detached houses.
- 1.2 Located between nos. 9 and 10 Lyndhurst Road, the site is in the Fitzjohns / Netherhall Conservation Area, designated in 1984. The Conservation Area appraisal and management strategy was recently updated in 2022. Other conservation areas flank it: Hampstead to the North and east, Redington Frognal to the West, and Belsize Park to the South.
- 1.3 The plot contains a single two-storey dwelling in poor condition, resting against no.10A-D Lyndhurst Road, and a front and rear garden. The existing two-storey semi-detached building is in poor condition. Although the property on the site is not listed, it is identified within the Conservation Area Appraisal as a building in a consecutive arrangement with nos. 1-11, which make a positive contribution to the area.



*Figure 1. There is a shared gate entrance to the front garden, which provides access for The Cottage and the flats within the adjacent 10 Lyndhurst Road*



*Figure 2. 9 Lyndhurst Road is a flatted building detached from The Cottage and set back from the boundary wall. Its windows overlook the site.*



*Figure 3. The windows on the flank wall to 10 Lyndhurst Road face onto The Cottage's front garden and existing roofscape. The Cottage's first floor is set back to accommodate one of these windows.*

- 1.4 The area is predominantly residential and is characterised by high-quality Arts & Crafts architecture, masonry construction, and generous front and rear gardens.

1.5 Substantial trees occupy the private gardens and line the streets, providing a green and leafy character. The scale of buildings varies from two to six storeys, typically, with very few taller buildings.

1.6 The site is within the Hampstead Neighbourhood Plan area.

## **2. THE PROPOSAL**

2.1 The proposal is to demolish an existing single-dwellinghouse (Class C3) and redevelop it to provide a three-bedroom dwelling (Class C3) comprising basement, ground, and first floors, with an associated single-storey garden room and landscaping. The proposed dwelling and outbuilding would have a GIA of 194.2sqm.

2.2 An Air Source Heat Pump (ASHP) would be installed in the garden within an acoustic enclosure. In the front garden, a bin store with a green roof would be erected.

## **3. RELEVANT HISTORY**

### ***The site***

3.1 None relevant

## **4. CONSULTATION**

### ***Statutory consultees***

#### Hampstead Neighbourhood Forum

4.1 A letter was sent to the Forum, but no response was received

### ***Local groups***

#### Fitzjohns and Netherhall CAAC

4.2 A letter was sent to the CAAC, but no response was received

### ***Adjoining occupiers***

4.3 Three site notices were displayed, one at the rear of the site on Thurlow Road and two on Lyndhurst Road (one outside the site and one opposite No. 10). The notices were displayed on 05/04/2024 until 29/04/2024, and the application was advertised in the local paper on 11/04/2024, expiring 05/05/2024. The site notices were re-publicised from 01/05/2024 to 25/05/2024

4.4 Three local households raised objections. The letters of representation have been published in full on the website. The key issues raised are.

### Light

- Concerns around blocking natural light to kitchen/living room and side window of the Garden/Basement Flat 9 Lyndhurst Road.
- Question results of the light assessment and request reassurance that there will be no loss of light to window W6/9.
- Question if further independent light survey verification may be helpful.

*Officer response: See section 7.8 of the report, which shows full compliance with BRE guidelines. W6/9 shows no loss in VSC, with existing and proposed VSC being 16.2%.*

### Outlook

- Loss of sky view.

*Officer response: There would be no harmful loss of outlook or sky view from the proposals.*

### Privacy

- Overlooking the gardens to the rear from the flat roof at first floor level.
- Windows/skylights on the side roof slope.

*Officer response: This flat roof is not to be used as a terrace or outdoor amenity area, and this is labelled on the plans. A condition is attached to prohibit use of the flat roof as an amenity space. The skylight on the side roof slope are on a pitch/angle and would not overlook any habitable rooms as they face towards the sky.*

### Heritage/design

- The size of the rear of the building and its building line is not in keeping.
- Use of the rear flat roof as a terrace.
- Approx 1.6m higher than existing.
- How will it integrate with context / disproportionate relative to the existing property.

*Officer response: The increase in scale on the existing is considered acceptable. See section 8 Heritage for a more detailed response.*

### Construction

- Noise, dust and vehicle traffic.

*Officer response: Under s106, a construction management plan would be secured to reduce dust, noise, and vehicular impacts. See section 14 Transport para 12.3 for a complete response.*

## Other

- Insufficient detail of drawings adjacent to our flat and blocking of a side window used for exit at first floor.
- Will the height of the boundary wall increase?
- Request a rent reduction from Camden Council.

*Officer response: The drawings are considered to be sufficiently detailed, and the proposed scale increase would not impact the neighbouring property window. The claim that it blocks a fire exit through a first-floor window is unrelated to the assessment. The height of the boundary wall will remain the same for large sections but will increase where it forms part of the side elevation of the new dwelling.*

## 5. **POLICY**

### ***National and regional policy and guidance***

[National Planning Policy Framework 2023 \(NPPF\)](#)

[Draft NPPF 2024](#)

[National Planning Practice Guidance \(NPPG\)](#)

[Written Ministerial Statement on First Homes \(May 2021\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

### ***Local policy and guidance***

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy H6 Housing choice and mix](#)

[Policy H7 Large and small homes](#)

[Policy C6 Access for all](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy A5 Basements](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC3 Water and flooding](#)

[Policy CC4 Air quality](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy T4 Sustainable movement of goods and materials](#)

[Policy DM1 Delivery and monitoring](#)

[Hampstead Neighbourhood Plan \(2018\)](#)

[Policy DH1: Design](#)

[Policy DH2: Conservation areas and listed buildings](#)  
[Policy DH3: The urban realm](#)  
[Policy NE2: Trees](#)  
[Policy NE4: Supporting biodiversity](#)  
[Policy BA1: Basement Impact Assessments](#)  
[Policy BA2: Basement Construction Plans](#)  
[Policy BA3: Construction Management Plans](#)  
[Policy TT1: Traffic volumes and vehicle size](#)  
[Policy TT4: Cycle and car ownership](#)

### Supplementary Planning Documents and Guidance

*Most relevant Camden Planning Guidance (CPGs):*

[Access for All CPG - March 2019](#)  
[Air Quality - January 2021](#)  
[Amenity - January 2021](#)  
[Basements - January 2021](#)  
[Biodiversity CPG - March 2018](#)  
[Design - January 2021](#)  
[Energy efficiency and adaptation - January 2021](#)  
[Housing - January 2021](#)  
[Transport - January 2021](#)  
[Trees CPG - March 2019](#)  
[Water and flooding CPG - March 2019](#)

*Other guidance:*

[Fitzjohns/Netherhall CA Statement](#)

### Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for which consultation has now ended (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).



## **6. ASSESSMENT**

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

<b>7</b>	<b>LAND USE</b>
<b>8</b>	<b>STANDARD OF PROPOSED HOUSING</b>
<b>9</b>	<b>IMPACT ON NEIGHBOURING AMENITY</b>
<b>10</b>	<b>HERITAGE</b>
<b>11</b>	<b>SUSTAINABILITY AND ENERGY</b>
<b>12</b>	<b>TREES</b>
<b>13</b>	<b>BASEMENT</b>
<b>14</b>	<b>TRANSPORT</b>
<b>15</b>	<b>LAND CONTAMINATION</b>
<b>16</b>	<b>COMMUNITY INFRASTRUCTURE LEVY (CIL)</b>
<b>17</b>	<b>CONCLUSION</b>
<b>18</b>	<b>RECOMMENDATION</b>
<b>19</b>	<b>CONDITIONS</b>
<b>20</b>	<b>INFORMATIVES</b>

## **7. LAND USE**

7.1 The proposal demolishes and replaces a single dwelling. The existing property is two storeys and contains an entrance hall, kitchen, and living area on the ground floor. Although the existing dwelling is not suitable for habitation, it is registered for council tax and is considered a self-contained residential dwelling (Class C3).

7.2 CLP policy H6 is about housing choice and mix, and it aims to minimise social polarisation and create mixed, inclusive, and sustainable communities, by seeking high quality accessible homes and a variety of housing suitable for Camden's existing and future households.

7.3 The re-provision of the residential unit to provide a modest, but family sized home in this part of the borough is supported and would retain residential floorspace in line with the development plan.

## 8. STANDARD OF PROPOSED HOUSING

8.1 In line with LP policy D6 and CLP policies H6 and D1, housing should be high quality and provide adequately sized homes and rooms, and maximise the provision of dual aspect dwellings. CLP policy A2 encourages opportunities to provide private amenity space, which is reflected in a requirement to provide amenity space in LP policy D6. CLP policy A1 seeks to protect the amenity of future occupiers in relation to a number of factors, including privacy, outlook, light, and noise. CLP policy A4 says suitable noise and vibration measures should be incorporated in new noise sensitive development.

8.2 LP policy D5 says development should provide the highest standard of accessible and inclusive design, allowing them to be used safely, easily and with dignity by all, also reflected in CLP policies D1, H6, and C6.

### ***Design and layout***

8.3 CLP policy H6 confirms that new residential development should conform to the Nationally Described Space Standards, and this is reflected in LP policy D6, which sets the same minimum space standards in Table 3.1 of the London Plan 2021. The relevant excerpt from the table is reproduced below.

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5

*Table 1 - Minimum internal space standards (London Plan Table 3.1, Policy D6)*

8.4 The new 3-bedroom home will have a GIA of 194.3 sqm, exceeding the minimum standard of 90 sqm. It will be a 3-storey split level dwelling with living located at ground level, two bedrooms on the lower level and one larger bedroom on the upper floor. The house will be open-plan, including an open staircase with large windows. The replacement dwelling would have good ceiling floor-to-height (around 2.5 metres) and good room sizes. It is well laid out with a simple and rational plan, providing dual aspect accommodation. The home has a generous rear garden. The home has its own front door that leads to the street.

- 8.5 The hipped roof form to the west and south facades would not negatively impact the habitable space in the bedrooms. Overall, the layout is high quality and a significant improvement on the existing dwelling.

***Noise and vibration***

- 8.6 An Air Source Heat Pump is proposed, assessed under paragraph 9.8 below.

***Daylight and sunlight***

- 8.7 The internal daylight/sunlight report applies the relevant BRE guidelines to the proposed units. The Building Research Establishment publishes the leading industry guidelines on daylight and sunlight in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports using the BRE guidance for assessment purposes. However, it should not be applied rigidly but should be used to make a balanced judgement.
- 8.8 BRE suggests Spatial Daylight Autonomy (sDA) and sunlight exposure targets. They have been tested against the sDA targets set out within the UK National Annex (UKNA) on BS EN 17037:2018 for daylight rooms.
- 8.9 The UK Annex recommends 100 Lux in bedrooms, 150 Lux in living rooms, and 200 Lux in kitchens. These are median illuminances to be achieved over 50% of the assessment area for at least half of the daylight hours. A living room target of 150 Lux can be acceptable for a combined living/kitchen/dining room.
- 8.10 The results show that the interior of the proposed dwelling and the daylight illuminance (Lux levels) contours are achieved for 50% of daylight hours. All rooms achieve the daylight target: 167 and 144 Lux for bottom bedrooms, 432 for LKD, and 462 for top bedrooms.

***Outlook and privacy***

- 8.11 The dwelling would have adequate distance between neighbouring properties and a choice of views. It would essentially retain the same outlooks as the existing dwelling. Using a lightwell for the subterranean bedrooms is considered acceptable, and overall, the future occupants will have a high-quality outlook. The dwelling would have adequate privacy, and the openings/layout has been designed to avoid overlooking neighbouring windows.

***External amenity space***

The rebuilt dwelling would continue to have a large rear garden, and a front garden, which far exceed the minimum of 6 sqm for a three-bedroom, four-person dwelling.

### ***Accessible units***

- 8.12 The existing gated entrance to the front garden from the pavement sits outside the site ownership and includes three steps. The home has been designed to a high standard of accessibility and inclusion. Level access is provided from the garden path to the front door. The front steps are outside of their control, and the provision of a lift for a single dwelling is not required under the policy.

### ***Waste storage***

- 8.13 A small storage structure will be located behind the front brick wall and will contain a refuse store. The structure will be made of timber and sit behind the brick wall fronting Lyndhurst Road. A narrow pathway will provide access for removal. Condition 21 requires the submission and approval of the waste storage details.

### ***Conclusion***

The proposed home is considered acceptable in terms of aspect, outlook, noise, light, and amenity space and would provide an acceptable level of amenity.

## **9. IMPACT ON NEIGHBOURING AMENITY**

- 9.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Construction work impacts are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

### ***Daylight and sunlight***

- 9.2 A Daylight, Sunlight, and Overshadowing Report detailing any impacts upon neighbouring properties has been submitted as part of the application.
- 9.3 The Building Research Establishment publishes the leading industry guidelines on daylight and sunlight in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes. However, it should not be applied rigidly and should be used to quantify and understand the impact when making a balanced judgement.
- 9.4 Paragraph 129 of the NPPF supports making efficient use of land and says that authorities should take a flexible approach in applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit efficient use of a site, as long as the resulting scheme would provide acceptable living standards.

## Methodology

9.5 The methodology and criteria used for the assessment are based on the approach set out by BRE guidance. The report makes use of several metrics in its assessment of surrounding buildings, which are described in the BRE guidance:

- **Vertical Sky Component (VSC)** – The daylight on the surface of a window. A measure of the amount of sky visible at the centre of a window.
- *The BRE considers daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (a reduction of more than 20%) its former value.*
- **No Sky Line (NSL)**, also known as **Daylight Distribution (DD)** – The daylight penetration into a room. It measures the area at desk level (“a working plane”) inside a room that will have a direct view of the sky.
- *The NSL figure can be reduced to 0.8 times its existing value (a reduction of more than 20%) before the daylight loss is noticeable.*
- **Annual Probable Sunlight Hours (APSH)** - The amount of sunlight that windows of main living spaces within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period. The main focus is on living rooms.
- *The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months. If below this, impacts are noticeable if less than these targets, and sunlight hours are reduced by more than 4 percentage points, to less than 0.8 times their former value. It recommends testing living rooms and conservatories.*
- **Sun-hours on Ground (SoG)**, also known as **Overshadowing** – The amount of direct sunlight received by open spaces.
- *The BRE recommends at least half (50%) of the area should receive at least two hours (120 mins) of sunlight on 21 March (spring equinox), and the area which can receive some sun on 21 March is less than 0.8 times its former value.*

## Assessment

9.6 A Daylight, Sunlight, and Overshadowing Report detailing any impacts upon neighbouring properties has been submitted as part of the application. All windows at the adjacent two properties are sufficiently close to warrant assessment. The report demonstrates that 9 and 10 Lyndhurst Road are fully compliant with BRE guidelines in terms of VSC, NSL and APSH. The biggest reduction at no.9 is from W8/10, which goes from a VSC of 22.8 to 21.2, which is still a fully BRE complaint. For no.10, the biggest reduction is to a bathroom window W1/21, which goes from a VSC of 17.6 to 9.3, which is a fully BRE complaint.

### ***Outlook and privacy***

- 9.7 The separation distances between the proposed building and neighbouring properties are similar to the current situation as the dwelling would occupy the same location as the existing one.
- 9.8 There are no side windows that would cause harmful overlooking of neighbouring windows; all new windows face the same direction as the existing other than one of the rear top bedroom windows, which face across the gardens to the northeast. This is acceptable and would not cause a loss of privacy to neighbours. The increased height is not considered to create an increased sense of enclosure to neighbouring properties.

### ***Noise***

- 9.9 An air source heat pump is proposed in the rear garden. A Plant Noise Assessment, in accordance with BS 4142, has identified the maximum acceptable noise levels that the proposed plant equipment may emit during both the daytime and nighttime periods. The background noise levels at daytime are 40dB(a) and at nighttime are 30dB(A). The noise emissions level provided by the manufacturer is 50Db(A). The noise level at 1m from the closest residential receptor, No. 09 Lyndhurst Road, is 23dB(A) and 20dB(A).
- 9.10 The Council's Environmental Health Noise Pollution Officer has reviewed the submitted Plant Noise Assessment and has confirmed that the proposals are acceptable in their impact and compliant with the development plan policies with regards to noise and vibration, subject to compliance with condition 15 to ensure the cumulative sound level from building services and fixed plant is 10dB(A), and by 15dB(A) where the source is tonal, at the nearest residential receptor and 16 to install anti-vibration measures and condition 4 to. No mitigation measures are required.
- 9.11 These conditions would ensure that the amenity of neighbouring residents is protected from noise and vibration from the proposed plant in the rear garden. With the proposed mitigation measures, the noise levels identified should ensure a low likelihood of an adverse impact on amenity.

## **10. HERITAGE**

### ***Designated and non-designated heritage assets***

- 10.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be given to preserving or enhancing the character and appearance of a conservation area.

### ***The Fitzjohns/Netherhall Conservation Area – preserve***

- 10.2 The Fitzjohns/Netherhall Conservation Area was designated in 1984 and extended progressively to 2001. The conservation area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road. Overall, the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road. The growth of urban London during the 19th Century largely accounts for the development of the residential area of Fitzjohns/Netherhall.
- 10.3 The Conservation Area is predominantly residential, but several institutional and educational uses are located there. Some infill and demolition and rebuild has been done for private residential development.
- 10.4 The hills and their gradients are essential in determining the area's character. Within a context of broadly similar building types, a mixture of architectural styles includes neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Craft/Norman Shaw. More modern interventions also exist. Various architectural details across the conservation area include extensive tiling and tile hanging, stone mullions to windows and bay windows. Roof forms are an important and noticeable element, with the most common type being gables of various designs often with dormers. Most properties are detached or semi-detached with few terraces. Small gaps between the buildings, provide views to the rear gardens and a rhythm to the frontage.
- 10.5 The Conservation Area Appraisal & Management Plan (2022) states that the general layout and character are green and leafy, and the streetscape is significant, including trees, vegetation, boundaries between private gardens and the street, and rear gardens.

#### The site

- 10.6 Historic maps dating from 1866 - 1915 show how the area developed from the west side with large semi-detached houses, typically 3-4 storeys emerging on what had previously been Rosslyn Park, part of Rosslyn Estate. Rosslyn House remained in parkland until it was demolished between 1896-1909.
- 10.7 Although not evident on the historic maps, on which 10 Lyndhurst Road and The Cottage appear simultaneously, the exploratory works on the house have confirmed that the cottage is an addition to the original 10 Lyndhurst Road. This is evidenced by the external brick wall surfaces exposed in internal areas. Figure 4 shows decorative cornices being visible within the interior of the rear bedroom cupboard; they are not concealed with plaster, which demonstrates that the subject property is a later addition



*Figure 4 shows decorative cornices being visible within the interior of the rear bedroom cupboard, they are not concealed with plaster, which indicates that the subject property is a later addition*

10.8 The overall proportions and distribution of elevational features are of moderate to low quality. Windows are awkwardly distributed in low-quality PVC materials on both the ground and first floors, and the main entrance has no gravitas.



*Figure 5 Front Elevation photograph as existing*





*Figure 6 View from the front garden towards Lyndhurst Road illustrates a large hardstanding and refuse collection expanse.*

- 10.9 The current building's contribution to the conservation area is limited and largely arises from the plot's setback layout, consistent brick detailing, and subordinate relationship to the primary buildings on either side.
- 10.10 The proposed building reflects these contributions and improves on them in several respects. The proposal retains a subservient position in terms of the building mass within the street and relative to the neighbouring houses, 9 & 10, whilst also developing an independent character.
- 10.11 The main façade sits in the same position as The Cottage and relative to the main facade of no.10 Lyndhurst Road. The rear façade extends beyond the original footprint of The Cottage into the garden. The building elevates higher compared to The Cottage, but does not appear excessive in scale.
- 10.12 The streetscape is defined by a large mansion typology. The proposal does not fall within this typology but does not harm the streetscape due to the setback from the street, which is masked by the larger mansion houses. Large trees also obscure it.
- 10.13 The Fitzjohn/Netherhall Conservation Area contains many significant buildings in neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts, and Norman Shaw styles.

- 10.14 The proposals have taken reference from a number of domestic vernacular details, specifically entrance thresholds containing fanlights, sidelights and niches, which have a human scale and give articulation to the facades.
- 10.15 The front elevation design responds to the prevalence and scale of the dominant motifs within the area. It has been influenced by arched windows, loggias, and oriel windows. The rear elevation adopts similar principles and also takes reference from bay windows to drive the form and orientation of the rear elevation.



*Glenilla Road*



*Glenloch Road*



*Belsize Avenue*



*Lyndhurst Terrace*

*Figure 7 Domestic details of entrances containing arched windows and loggias, fanlights, sidelights and ornate surrounds. Picture from the submitted DAS.*

- 10.16 The facades contain high-quality natural materials and bespoke details. They use simple forms, referencing the local vernacular and motifs, and are conscious of each piece within the overall facade composition.
- 10.17 The main façade has an elevated entrance portal encompassing a circular study window and a small seat (niche) adjacent to the door. The front door is glazed and set back. A tall, arched window fits into the pitched roof form

at the first-floor level. The playful distribution of windows plays on the Arts & Crafts asymmetrical character.

- 10.18 The facade is constructed with stone bricks set at a 45-degree angle, similar to a herringbone brick pattern and picking up on fish scale tiles in the area. A series of stone lintels, cills, and copings unify the facade through the use of a single material and consistent colour. Key details are highlighted with green stone and brass fixings, which reference the local vernacular and motifs.



*Figure 8 front elevation.*

- 10.19 The rear façade imitates the geometry of a large bay window referencing the articulation of the neighbouring properties. The bay window form is complete at the upper level, with another arched window sitting centrally and aligned with the south facade. Each bespoke stone piece is crafted to fit each condition- lintel, capping or cill with a connecting detail to the stone brick.
- 10.20 The façade is predominantly made of pink/brown square stone brick laid diagonally. The stone's colour has been selected to subtly contrast the main host building, emphasising the pinker tone evident within the historic garden walls. The flank west elevation will be made of salvaged brick to match the existing garden wall. The roof to the main house will be a standing seam zinc with in-line roof lights.



*Figure 9 Elevations in context*

- 10.21 The studio contains one main façade fronting onto the garden, made of the same materials as the main house. The outbuilding would retain a generous and open garden. The design was revised to a flat roof that sits level with the garden walls featuring a green roof. The east and west-bounding walls rest against the adjacent refurbished garden walls to no. 9 and no.10A-D Lyndhurst Road. The rear wall is a retaining structure to no. 27 and 28 Thurlow Road gardens, which sit at a higher level than the site, also with the outer facing brick flush to the garden walls.
- 10.22 Condition 7 removes permitted development rights for extensions to ensure that the scale of development is appropriate for the site and the architectural quality of the dwelling is preserved.

- 10.23 The front garden will be upgraded with soft planting with a large reduction in the hard material. A planter is positioned adjacent to the entrance and will contain climber plants on a wire trellis to add texture to the facade.
- 10.24 In summary the proposals are well designed and would provide an innovative and creative contemporary addition to the area, whilst being contextual and sensitive to the character of the surroundings. The removal of the current building and the erection of the proposed building would preserve the character and appearance of the Fitzjohns and Netherhall Conservation Area in accordance with the development plan.

## **11. SUSTAINABILITY AND ENERGY**

- 11.1 In November 2019, the Council formally declared a Climate and Ecological Emergency and adopted the Camden Climate Action Plan 2020-2025, which aims to achieve a net zero carbon Camden by 2030.
- 11.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to, the mitigation of, and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

### ***Principle of demolition and existing building survey***

- 11.3 The detailed condition and feasibility study is in accordance with page 45 of Energy Efficiency and Adaptation CPG. It allows for an informed assessment as to whether demolition is fully justified. In this case, the building on site has structural issues that make refurbishment and extension impractical and challenging, so demolition is justified.
- 11.4 Not only is the fabric of the building in poor condition, but there are also a number of points of non-compliance with Building Regulations, including:
- Part M - narrow doorways and entrances,
  - Part B - poor fire safety with the stair as a route of escape leading to an open living space,
  - Part L - poor conservation of heat and power.
- 11.5 A structural survey (by Anderson Wilde & Harris dated 19th May 2023) concludes that the building is uninhabitable, with dry rot to structural timber and extensive dampness. Asbestos has been identified for removal.
- 11.6 The windows, roof, and gutters require wholesale replacement. Evidence of ground movement also damaged the brickwork and hardstandings in the building.

11.7 A renovation project was deemed unfeasible due to the extensive building component replacement required and fundamental structural repairs. Other than potentially reusing the brickwork in areas of the build, such as for substrates, it is unlikely that any other materials will be reused. Key points in the Condition Report highlighted.

- The property is in a dilapidated and uninhabitable condition.
- There is evidence of dry rot infestation in structural timbers at the first floor and roof levels.
- There is evidence of suspected asbestos-containing materials.
- Extensive dampness affects the ground floor areas from rising and penetrating groundwater sources.
- There is extensive dampness affecting the first-floor areas due to defective roof fabric and external walls.
- No live services reach the property, and the internal conditions of the various systems are such that extensive refitting will be required before these services can be restored.
- There are areas of structural disrepair, and roof finishes and parapet gutters have failed, requiring wholesale reconstruction.
- Roof - the main areas of the flat roof are defective. They are formed in asphalt, which is now of significant age. Cracked, slumped, and blistered areas throughout have promoted long-term water ingress and internal decay to the structure.
- Walls display areas of distortion indicative of structural movement/deflection, which is likely to arise from movement to the foundations. These require major repairs in tandem with advice from a structural engineer. The deflection may also be consequential to the effects of the decayed mansard roof structure, which is sinking and causing lateral forces on these walls, which would require extensive remedial measures.
- External Surfaces - to the rear and side flank elevations, the external ground levels are 300mm or greater than the internal floor levels at the ground floor in the subject property. Given the age and nature of the construction, these walls will not be adequately detailed to prevent long-term water penetration through the structure.

11.8 The Report concludes, *"It is our opinion that, with regard to the inherent deficiencies in terms of environmental impact, quality of internal environment, and limited elements of the original building that might be salvageable, the building is best considered beyond its useful service life and is now best wholly demolished and replaced with a new structure in its entirety."*

11.9 In this case, the condition and scale of the property, the condition and feasibility study, and the feasibility of working with the existing building justify the development strategy in accordance with CPG chapter 9. A retrofit, or

refurb and extend option, would be difficult and costly to deliver on the site. It is noted that the existing building is a coach house and is similar in size to a two-storey rear extension to a large block.

- 11.10 The development plan promotes circular economy principles and local plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that retaining and improving the existing building and optimising resource efficiency is impossible.
- 11.11 To ensure greater resource efficiency through recycling and reuse of materials, a condition is attached requiring 95% of construction and demolition waste to be reused, recycled, or recovered, and 95% of excavation waste to be put to beneficial use (condition 11).

### ***Energy and carbon reductions***

- 11.12 To minimise operational carbon, development should follow the energy hierarchy in the London Plan (2021) Chapter 9 (particularly Policy SI2 and Figure 9.2). The first stage of the energy hierarchy is to reduce demand (be lean), the second stage is to supply energy locally and efficiently (be clean), and the third step is to use renewable energy (be green). The final step is to monitor, verify and report on energy performance (be seen).
- 11.13 Paragraph 8.8 of the Local Plan requires all new residential development (of 1 – 9 dwellings) to meet a 19% reduction in carbon dioxide, below Part L of the 2013 Building Regulations. Reductions are measured against a baseline, the requirement set out in the Building Regulations.
- 11.14 In this case, the development far exceeds the policy target of 19% reductions, achieving an excellent overall on-site reduction of 67.1% below Part L requirements, as shown in the table below.
- 11.15 In terms of Be Clean, combined heat and power (CHP) and connection to district heat networks are unsuitable due to the size of the scheme.
- 11.16 In terms of Be Green, space heating and hot water will be provided via a central high-efficiency air-source heat pump system in conjunction with underfloor heating. Condition 14 is imposed to require that the air-source heat pump not be used for air conditioning, as active cooling is discouraged.
- 11.17 In terms of Be Lean, the use of water-efficient fittings and decreased hot water temperatures will minimise the energy use associated with domestic hot water (DHW). The proposal uses high-efficiency mechanical ventilation with heat recovery. The system will have a summer bypass to support night-time free cooling of thermal mass. Low-energy fixed lighting, generally comprising high-efficiency LED fittings, will be installed throughout the property. All building services systems will comply with and exceed the efficiency requirements outlined in the Building Service Compliance Guide.

<b>Policy requirement (on site)</b>	<b>Min policy target</b>	<b>Proposal reductions</b>
Be Lean (energy demand reduction)	No specific policy requirement at this stage for one dwelling	5.8%
Be Clean (heat network / CHP)	No specific policy requirement at this stage for one dwelling	
Be green stage (renewables): CLP policy CC1	No specific policy requirement at this stage for one dwelling	61.3%
Total carbon reduction: LP policy SI2 and LP CC1	19%	67.1 %

*Table 2 - Operational carbon summary*

***Climate change adaption and sustainable design***

- 11.18 The proposal includes sustainable drainage and biodiverse, blue, or green roofs. Active cooling is not proposed, and the proposal uses passive measures such as deep window reveals, high-performance glass, and aspects to avoid or minimise active cooling (air conditioning) in line with policy CC2.
- 11.19 The development plan (CLP policy CC3 and LP policy SI12 and SI13) also seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible. Development should incorporate sustainable drainage systems (SUDS) and water efficiency measures.
- 11.20 In this case, the development incorporates the provision of a green roof on the outbuilding, which would enhance the site's biodiversity and reduce water runoff. Condition 4 will secure details of this system. Condition 3 will secure water efficiency measures, ensuring a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use). Flood risk is covered in this report's 'Flood risk and drainage' section.

**12. TREES AND BIODIVERSITY**

- 12.1 No trees would be removed. One small tree will be retained in the rear garden design. Neighbouring trees are located near the party fences and walls surrounding the front and rear gardens. An Arboricultural Impact Assessment has been submitted and assessed by the Council's Tree and landscaping Officer. Should any roots be discovered, careful root protection will precede work close to the bounding walls. Condition 12 ensures that the tree protection measures are installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.
- 12.2 This application is not required to meet the statutory requirement for 10% Biodiversity Net Gain because it was made before 2 April 2024. Nonetheless, biodiversity improvements are included as part of the proposal.



- 12.3 The site will improve soft landscaping and biodiversity. This is done by removing unattractive concrete in the front area, which would be replaced with planting, providing a verdant character. Details of the landscaping would be secured by condition 18. A green roof is also proposed for the outbuilding, and details of the species, substrate depth, and maintenance would be secured by condition.

### **13. BASEMENT**

- 13.1 Camden Local Plan Policy A5 requires basement proposals to have a minimal impact on and be subordinate to the host building and property and its architectural character. Following the permitted demolition of the previous building, there is no existing “host” building on site, but it is still helpful to consider the proposal against the criteria which would be applied if it were a basement to be excavated beneath an existing building.

#### ***Basement size limitations***

- 13.2 Policy A5 and CPG Basements Table 1 sets out criteria (f. to m.) regarding the size of basements. The criteria include not exceeding 50% of each garden within the property, being less than 1.5 x the footprint of the host building in the area, extending into the garden no further than 50% of the depth of the host building, and being set back from neighbouring property boundaries.
- 13.3 The proposed basement in terms of its size would comply with the criteria f to m. It would span the footprint of the proposed dwelling plus a modest lightwell at the rear.

#### ***Basement Impact Assessment (BIA)***

- 13.4 Policy A5 also requires basement development not to cause harm to neighbouring properties; structural, ground, or water conditions; character and amenity of the area; and significance of heritage assets. The applicant has submitted a BIA, which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG Basements. These requirements are also reflected in the NP policies including BA1 which requires no greater damage than Burland Scale 1. Campbell Reith issued their BIA audit report in July 2024 confirming that each stage of the BIA has been carried out by engineering professionals who hold qualifications relevant to the matters being considered, that the risk of instability is minimal, that the hydrogeological/hydrological impact and risk of groundwater flooding, flooding from sewers and surface water is also minimal.
- 13.5 Campbell Reith confirms that following the methodologies outlined in the BIA, it is possible to construct the basement within Burland scales 0 and 1, which is negligible and very slight damage to neighbouring properties, in compliance with the development plan.

- 13.6 Condition 5 is attached, requiring that the basement development be implemented in accordance with the approved BIA construction methods. Condition 6 would require details of the appointed qualified engineer who will inspect, approve, and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design, which would then be checked and approved by a building control body. Therefore, the proposals are considered to be compliant with Policy A5 and NP policies BA1 and BA2.

#### **14. TRANSPORT**

- 14.1 Local Plan Policy T2 states that the Council will not issue on-street or on-site parking permits in connection with new developments and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. As this proposal is for a full demolition and rebuild with new occupants, the dwelling should be secured as car-free. The new occupants currently live at 26 Lyndhurst Road, and given the site's proximity, the car-free requirement will be temporarily relaxed while they reside there. The returning occupiers are exempt from the requirement as there will be a named exemption clause in the S106 Agreement.
- 14.2 In line with Policy T1 of the Camden Local Plan, we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces. Currently, there is no cycle parking at the existing site. Condition is added for details of a secure and accessible cycle store for 2 bicycles.
- 14.3 NP policy BA3 requires Construction Management Plans for proposals involving basements. Given the extent of demolition, excavation and construction works proposed in this predominantly residential area, it will be necessary to secure a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 by means of a Section 106 Agreement. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policies A1 and T4 of the Camden Local Plan and policy BA3 of the Neighbourhood Plan.
- 14.4 Given that the proposal is likely to lead to damage to the adjacent footway as a result of construction works, it is necessary to secure a highway contribution of £16,493.65 to repave the footway adjacent to the site following completion of the development.

## **15. LAND CONTAMINATION**

- 15.1 Ground and water was previously investigated with boreholes. Ground conditions comprised made ground (dark brown gravelly sandy, silty clay with flint and brick) to a maximum of 0.6m overlying Claygate Member and London Clay Formation.
- 15.2 Limited testing of three made ground samples was undertaken, with elevated lead recorded in each sample collected between 0.2-0.5m (between 687mg/kg to 2950mg/kg) above the General Assessment Criteria for a residential end use. The report recommended that a full contamination assessment be undertaken at the site.
- 15.3 The Council's Contaminated Land Team states that given the concentrations reported within the shallow ground soils and the proposed residential development with a private garden area, a contaminated land condition (number 17) is applied to the development. This condition requires the submission of a Land Contamination Risk Assessment.

## **16. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 16.1 CIL applies to all proposals that add 100m<sup>2</sup> of new floor space or an extra dwelling. This includes bringing vacant buildings back into use. The amount to pay is the increase in floor space (m<sup>2</sup>) multiplied by the rate in the CIL charging schedule. Based on the uplift of 194 sqm, the total charge for Mayoral CIL would be £17,937 and 142,663 for Camden CIL. This is a total of £160,600.

## **17. CONCLUSION**

- 17.1 The proposal, despite its strong material colour and increased size compared with the existing building, would not dominate the street scene due to the setback from the street, masked by the larger mansion houses. Large established trees also obscure the site from the street. The proposal delivers a high-quality family home in a contemporary design which is sensitive to the historical setting of the CA. The home will be more sustainable than what exists and will contribute towards environmental objectives of better managing the water environment and biodiversity.

### ***Public benefits***

- 17.2 No harm has been identified to heritage assets, but if the committee decides there is harm, a number of public benefits could counter that harm.
- Provision of a larger 3-bedroom family-sized dwelling from what is currently an uninhabitable 2-bedroom site.
  - Provision of a highly sustainable building which achieves a carbon reduction of 67.1% beyond the baseline (19% policy target).

- High-quality architecture.
- Increased soft-landscaping and biodiversity.

## **18. RECOMMENDATION**

18.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Construction management plan (CMP)
- CMP Implementation Support Contribution of £4,194
- CMP Impact Bond of £8,000
- Highways contribution of £16,493.65.
- Car-free (with named returning occupiers exempt)

**19. CONDITIONS**

1	<p><b>Three years from the date of this permission</b> This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p><b>Approved drawings</b> The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>LOCATION PLANS: MD141-A-(00)-001; MD141-A-(00)-002; MD141-A-(00)-010</p> <p>EXISTING: MD141-A-(00)-100; MD141-A-(00)-101; MD141-A-(00)-102; MD141-A-(00)-103; MD141-A-(00)-200; MD141-A-(00)-201; MD141-A-(00)-202; MD141-A-(00)-300; MD141-A-(00)-301; MD141-A-(00)-302</p> <p>DEMOLITION: MD141-A-(12)-100; MD141-A-(12)-101; MD141-A-(12)-200; MD141-A-(12)-201; MD141-A-(12)-300; MD141-A-(12)-301; MD141-A-(12)-302</p> <p>PROPOSED: MD141-A-(01)-100; MD141-A-(01)-101 P01: MD141-A-(01)-102 P01: MD141-A-(01)-103: MD141-A-(01)-110: MD141-A-(01)-200: MD141-A-(01)-201: MD141-A-(01)-202 P01: MD141-A-(01)-203 P01: MD141-A-(01)-300: MD141-A-(01)-301 P01: MD141-A-(01)-302 P01</p> <p>Structural Report Basement Impact Assessment &amp; Construction Plan Drainage Building Condition Survey Anderson Wilde &amp; Harris and is referenced within the report. Daylight / Sunlight Assessment (Waterslade) Energy &amp; Sustainability Statement prepared by Integration Arboricultural Report (CTC)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p><b>Water Efficiency</b></p> <p>The development hereby approved shall achieve a maximum internal water use of 105 litres per person per day for internal use and 5 litres for external</p>

	<p>use. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
4	<p><b>Details of green roof</b></p> <p>Prior to the outbuilding being constructed, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. The details shall include</p> <ul style="list-style-type: none"> <li>• a detailed scheme of maintenance;</li> <li>• sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used; and</li> <li>• full details of planting species and density.</li> </ul> <p>The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity, landscaping and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.</p>
5	<p><b>Basement Impact Assessment (BIA)</b></p> <p>The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment and Ground Investigation Report dated May 2024 prepared by Ground and Water, as audited by Campbell Reith on 25th July 2024, hereby approved with a predicted Burland Scale category of no higher than 1.</p> <p>Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.</p>

6	<p><b>Details of engineer</b></p> <p>The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.</p>
7	<p><b>Permitted development rights</b></p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order) 2015 and any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.</p> <p>Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policy D1 of the Camden Local Plan 2017</p>
8	<p><b>Carbon reduction targets</b></p> <p>The energy saving and sustainability measures detailed in Integration's Energy &amp; Sustainability Statement shall achieve the reported 61.3% reduction at the Be Green Stage of the energy Hierarchy and a total carbon reduction of 67.1%. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities and contributes on-site carbon reduction targets in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan.</p>

9	<p><b>Details of brick</b></p> <p>Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
10	<p><b>Outbuilding as an ancillary use</b></p> <p>The outbuilding hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Cottage 10 Lyndhurst Road NW3 5PS.</p> <p>Reason: To protect amenity of adjoining occupiers and also ensure the outbuilding hereby permitted does not become an independent self-contained dwelling, in accordance with policies H1, H6, A1, T2 and A4 of the Camden Local Plan 2017.</p>
11	<p><b>Landfill diversion</b></p> <p>The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.</p>
12	<p><b>Tree Protection measures</b></p> <p>Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.</p>



	<p>Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.</p>
13	<p><b>Cycle Storage details</b></p> <p>Before the occupation of the development, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the dwelling, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.</p>
14	<p><b>No active cooling - details of air source heat pumps and ventilation</b></p> <p>Prior to of the relevant works taking place on site, full details of Air Source Heat Pumps (ASHPs) and any mechanical ventilation shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate the ASHP system and any ventilation either has no active cooling function, or cooling deactivated by the manufacturer, or that it is an air to water heat pump system only supplying underfloor heating and/or oversized radiators. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme, and no other system of active cooling shall be implemented.</p> <p>Reason: In order to minimise energy consumption and following the energy and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.</p>
15	<p><b>Noise</b></p> <p>The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>

16	<p><b>Anti-vibration isolators</b></p> <p>Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017</p>
17	<p><b>Land Contamination Risk Assessment</b></p> <p>Part A:</p> <p>No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person.</p> <p>Subsequent parts are subject to the findings of the desk study:</p> <p>Part B:</p> <p>No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.</p> <p>The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.</p> <p>Part C:</p>

	<p>No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.</p> <p>Part D:</p> <p>Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.</p> <p>Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.</p>
18	<p><b>Landscaping details</b></p> <p>Prior to occupation of the dwelling full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, D2 of the London Borough of Camden Local Plan 2017.</p>
19	<p><b>Sustainable urban drainage system SUDS</b></p> <p>Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.</p>

	<p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.</p>
20	<p><b>No use of specific roof as terrace</b></p> <p>The flat roof of the rear ground projection as shown on drawing number 102 shall not be used as a roof terrace, sitting out area or other amenity space.</p> <p>Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.</p>
21	<p><b>Waste and recycling storage – details to be submitted</b></p> <p>Prior to the commencement of the use hereby permitted, details of waste and recycling storage for the development shall be submitted to and approved in writing by the local planning authority. The waste and recycling storage shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted, and shall thereafter be retained solely for its designated use.</p> <p>Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management and collection of waste, and to safeguard the visual amenity of the area in accordance with policies A1, A4, D1, CC5 of the Camden Local Plan 2017.</p>

## 20. INFORMATIVES

1	<p>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).</p>
2	<p>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 &amp; Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London</p>

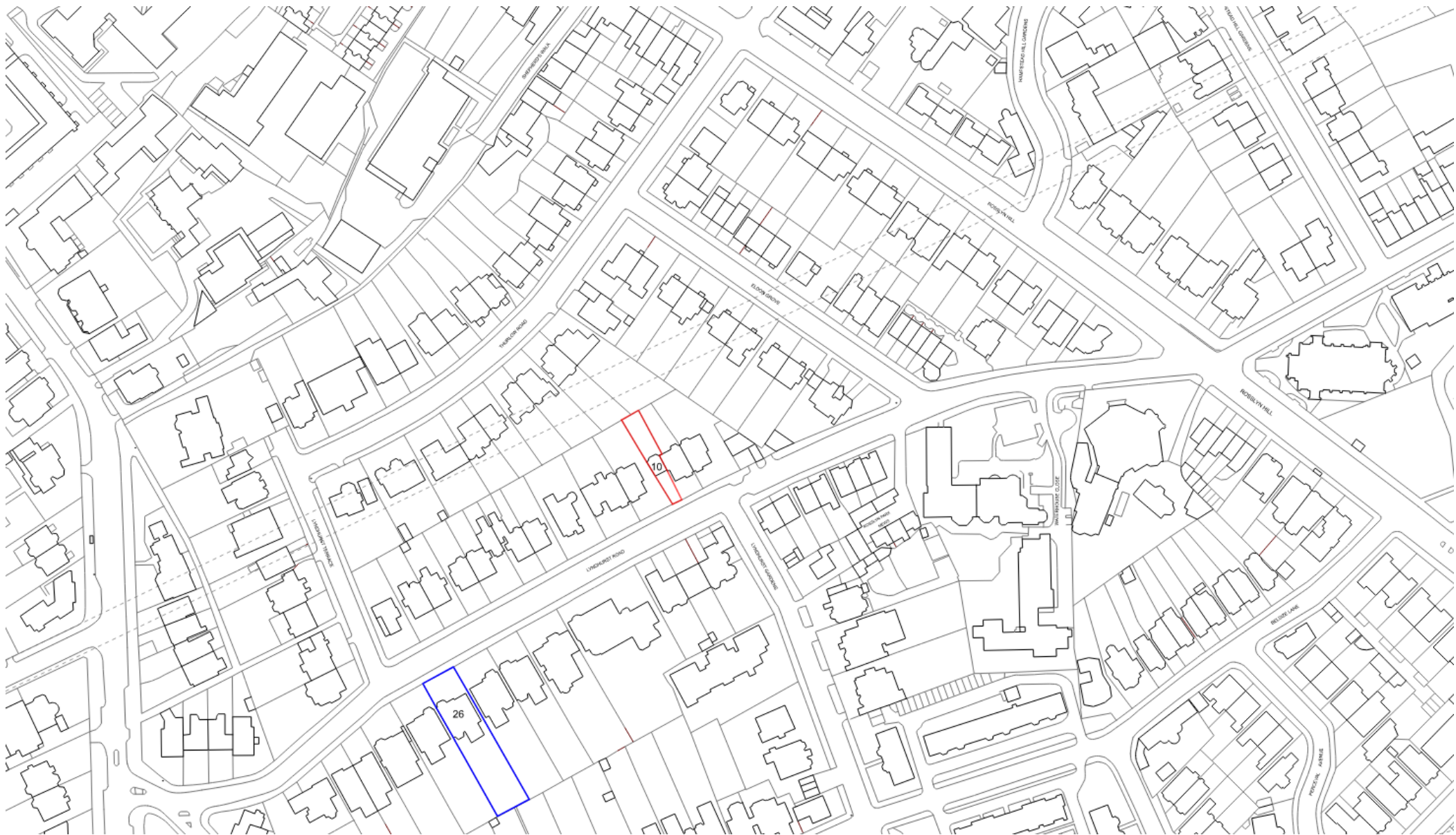
	<p>WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
3	<p>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 <a href="http://www.camden.gov.uk">www.camden.gov.uk</a>) 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)</p> <p>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.</p>
4	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>

# Planning Committee

11<sup>th</sup> of September 2024

2024/0698/P

The Cottage  
10 Lyndhurst Road  
London  
NW3 5PX





## Views of the site



## View from the pavement and within the front garden



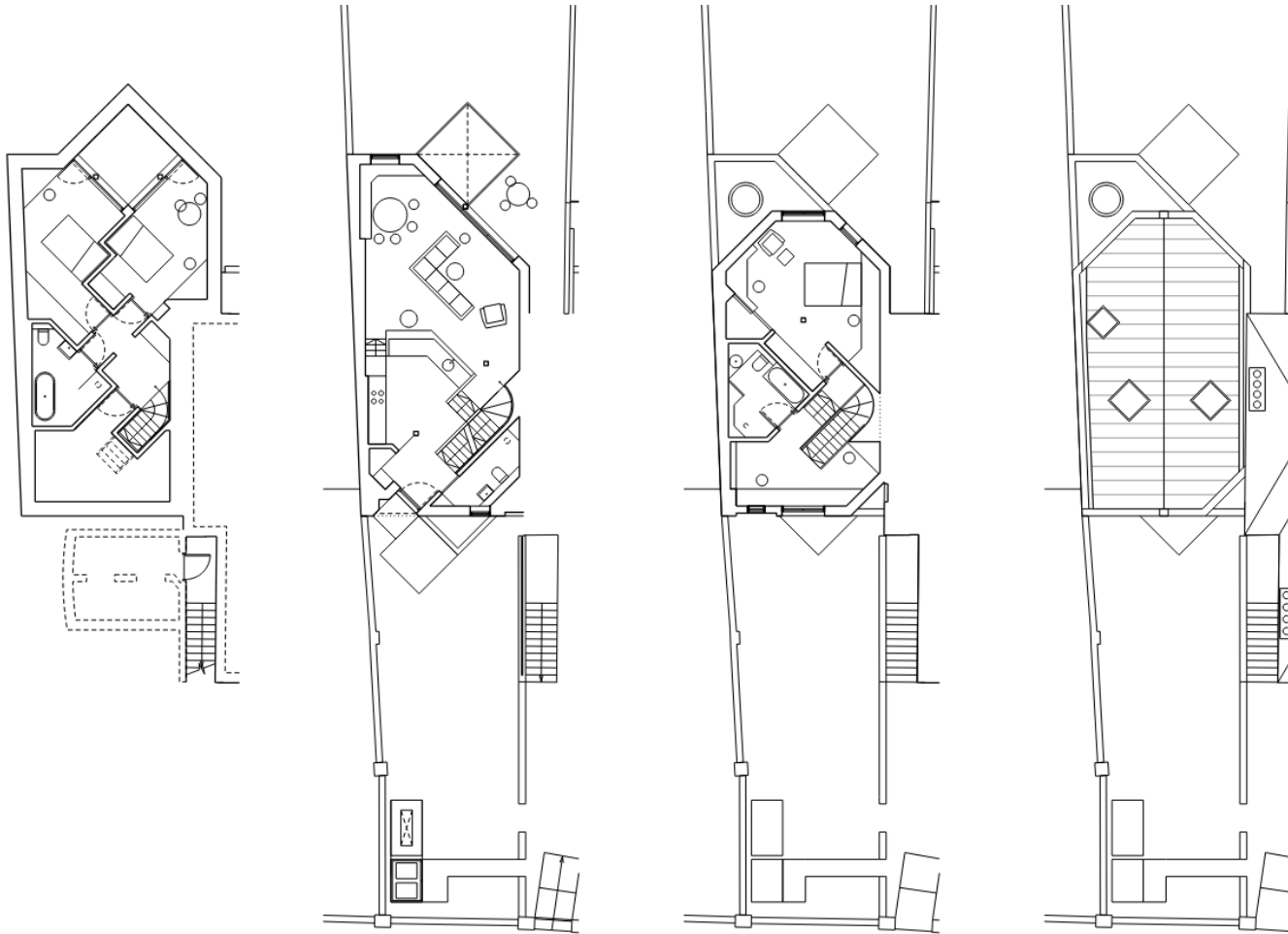
# Views from within the site and of 10 Lyndhurst Gardens



# Section of the existing site



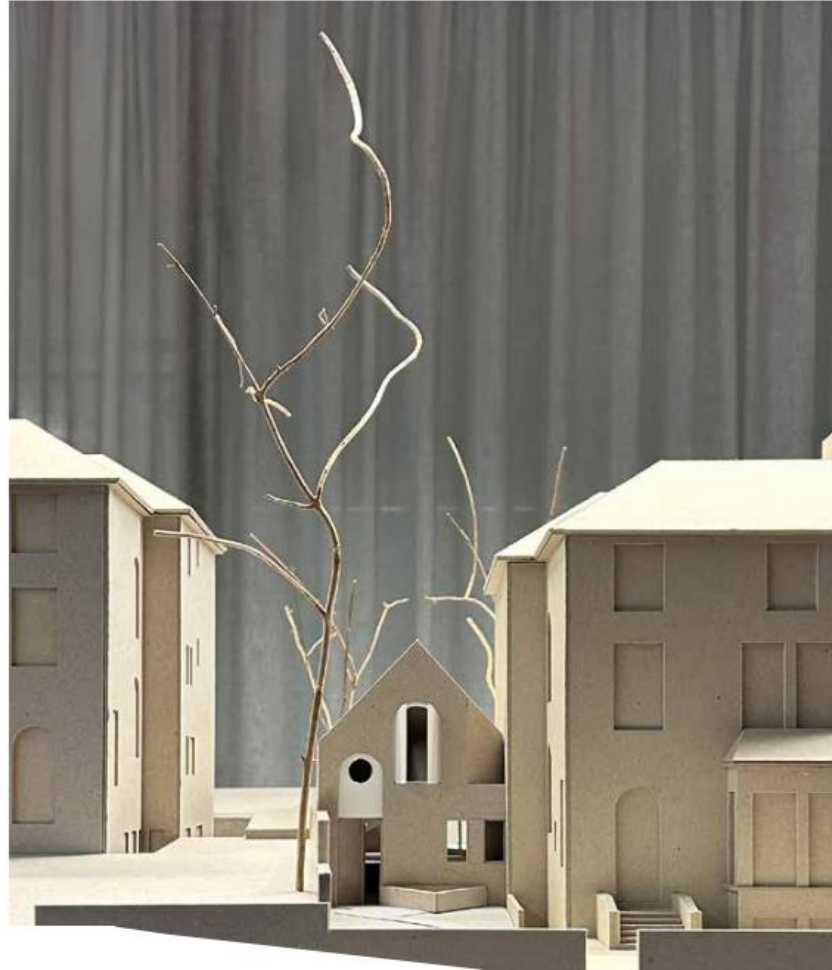
# Proposed floorplans and roof plan



## Model of proposal looking towards the front of the site



## Model of proposal looking towards the front of the site



## Model of proposal looking at the rear of the site





# Proposed front elevation



## Key

- 01 Stone coping with decorative finial
- 02 Facade constructed of stone bricks
- 03 Stone surround to arched window
- 04 Arched bi-parting framed white window
- 05 Set back to facade (preserving light to adjacent window)
- 06 Stone cill
- 07 Stone parapet/Lintel
- 08 Stone mullion/Stone cill
- 09 Retained window to no.10B
- 10 Planter
- 11 Stone surround and inset to entrance
- 12 Oriel window to study
- 13 Fully glazed entrance door
- 14 Recessed porch with niche
- 15 Bespoke metal doors (colour matched)
- 16 Hoppers and downpipes (colour matched)
- 17 Stone surround to circular window
- 18 Circular opening window
- 19 Sliding/folding white glazed screen
- 20 Reclaimed brick to match garden wall

# Proposed rear elevation



## Key

- 01 Stone coping with decorative finial
- 02 Facade constructed of stone bricks
- 03 Stone surround to arched window
- 04 Arched bi-parting framed white window
- 05 Set back to facade (preserving light to adjacent window)
- 06 Stone cill
- 07 Stone parapet / Lintel
- 08 Stone mullion / Stone cill
- 09 Retained window to no.10B
- 10 Planter
- 11 Stone surround and inset to entrance
- 12 Oriel window to study
- 13 Fully glazed entrance door
- 14 Recessed porch with niche
- 15 Bespoke metal doors (colour matched)
- 16 Hoppers and downpipes (colour matched)
- 17 Stone surround to circular window
- 18 Circular opening window
- 19 Sliding / folding white glazed screen
- 20 Reclaimed brick to match garden wall

# Proposed front elevation (left) and rear elevations (right)



*Illustration 6.13  
Facades referencing adjacent facade motifs and materials.*

# Proposed elevation of rear outbuilding

