

## **Planning Guidelines at Nov 2020 (including issues that have evolved over time as interpreted by the Board).**

### **1. General**

The guiding principles shall be to:

- maintain the style and standard of the estate, as ‘Regency style’ properties, and to restrict any over-development
- maintain the houses at similar size with visual conformity from all public areas of the estate
- maintain uniform paint colours of external building surfaces including doors and windows
- extensions/alterations to create additional rooms, other than conservatories, greenhouses or garden rooms as provided below, are not permitted
- creating new living accommodation or bedrooms is not permitted.

Gradual conversion (where owners or future owners change use of a prior approved conversion) is not acceptable; i.e. conversions that might subsequently be changed without notice into bedrooms (such as loft or all-garage conversions) are not permitted

All works must be in compliance with Wandsworth Council planning, and national building and fire regulations as managed through Wandsworth Building control.

### **2. External Modification Front and Side of the Property**

Alterations to the rooflines of the building’s front or side elevations are not permitted.

No additional windows or doors are permitted to these elevations. Windows may be replaced in different materials from the original only with approval and if the external style and colour are identical.

Venting holes, external cabling and similar modifications to provide essential utility services are permitted provided they are visually unobtrusive.

### **3. External Modification Rear of the Property**

Alteration on the ground floor to replace the original French windows and sash window with modern bifold/sliding glazing is permitted. The replacement glass windows need to be of a suitable and unobtrusive design with white frames.

Alterations to the rear of the property, such as conservatories, greenhouses or garden rooms, are permitted, provided they are of suitable design and materials, do not compromise the external views of the building and are unobtrusive to neighbours. Each property will normally be permitted one of the following structures: a conservatory, greenhouse or garden room. Exceptionally, in situations where the physical layout is unobtrusive to neighbours, two structures may be permitted.

Conservatories may be of either Regency style or modern design. Conservatories should conform with national building standards including: being constructed predominantly of glass; separated from the house by walls/doors/windows; separately heated.

The normal standard is that developments to the rear or side of the property will be of one storey only with either a flat roof or a pitched roof extending up to a maximum of the level of the nearest garage roof or top of the first-floor windows, as appropriate. Exceptions to the standard will only be permitted where external views of the building are not compromised.

#### **4. Garages**

Garage extensions or side doors, and garden entrances, are permitted provided they are in keeping with overall design, are not obtrusive to neighbours, do not compromise external views and are not reducing access by neighbours to their respective properties.

Single garages or the front half of double garages are to be retained as garage/storage space. The garage is the only parking space owned by the house, so it is essential to maintain the option for all current or future owners to be able to park at least one vehicle off-road.

The rear half of double garages may be converted to a garden room or home office. There must be a clear demarcation between the modified use of the rear half of a double length garage and the front half by means of a dividing wall or equivalent.

Garages may not be used for other purposes such as bedrooms, bathrooms or kitchens.

#### **5. Internal Modifications Including the Roof Space**

The alteration of internal rooms while maintaining their function eg the redesign of kitchens and bathrooms, is permitted.

Alteration of the ground floor layout to remove internal walls is permitted.

The creation of new living or bedroom accommodation, for example by conversion of the loft or roof alterations, is not permitted.

#### **6. Building & Fire Regulations**

Any works that receive Lynden Gate Planning permission must also adhere to current Wandsworth Building and Fire Regulations. Owners are asked to attest that they have due process in place to assure compliance during the Lynden Gate Planning application process.

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Peter Franklin  
Director with responsibility for Planning  
Lynden gate Residents

13 Nov 2020