

**Via Planning Portal Only**

14 March 2024

Dear Sir/Madam

**9 WEDDERBURN ROAD, LONDON, NW3 5QS.**

**SINGLE STOREY REAR EXTENSION AND INTERNAL AND EXTERNAL ALTERATIONS TO LOWER GROUND FLOOR AND GROUND FLOOR**

**HOUSEHOLDER PLANNING APPLICATION AND LISTED BUILDING CONSENT UNDER:  
THE TOWN & COUNTRY PLANNING ACT 1990 &  
THE PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990**

Please accept this covering letter as an accompaniment to this full and listed building consent application for a single storey rear extension and various internal and external alterations at lower ground floor and ground floor at 9 Wedderburn Road, London, NW3 5QS ('the site'). This letter provides a summary of the site and the proposed development.

Please find also enclosed a completed application form, a full set of existing and proposed plans (including a photographs schedule and proposed architectural details) and a Heritage Statement.

### **The Site**

The property is located on the south side of Wedderburn Road which is a residential street within Fitzjohn/Netherhall Conservation Area there is a group of five listed buildings designed by Horace Field in association with Edwin E Moore between 1884-1888, including the number 9. The application building is a Grade II listed building, is semi-detached (paired with number 7) with two main storeys. The application property was first listed on 11 January 1999.

The character of the conservation area encompasses large houses set-back behind small front gardens or front courts with low front walls or hedges with generous back gardens, surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road. Buildings within the conservation area have common

features, reflecting their time of construction in the late 19<sup>th</sup> and first half of the 20<sup>th</sup> century. However, these are stylistically diverse, albeit predominantly drawing on Queene Anne Revival and Arts and Crafts influences. There are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.

No. 9 is located in the Belsize Estate which lies on the east side of the conservation area and is set-back behind a low front boundary fence. The application buildings frontage includes red brick, hipped and tiled roof with dormers, eaves cornice, tall brick chimney, white painted wooden sash windows, a projecting single-storey bay window and dormers in the roof.

### **The Proposal**

The proposal includes the erection of a single storey rear extension and in broad terms, the alterations include the following:

#### **Lower Ground Floor:**

- Block off an existing opening between Bedroom 3 wardrobe and Corridor
- Reinstate an original opening in order to allow use of the corridor
- Remove modern plasterboard cladded stud walls from 2003 between Bedroom and Master En-suite
- Addition of stud walls to form a new Laundry and Master En-suite
- Reinstate door opening under the external stairs
- Reinstate a door opening in the existing Laundry to be able to have access to the rear extension.

#### **Undercroft extension:**

- Minor excavation of soil to level the floor with main building FFL.
- Frameless glazing in the arched openings – as per pre-application guidance

#### **Rear extension:**

- Minor excavation of soil to level floor with main building FFL.
- 4.5m deep extension from rear wall to sliding glass doors. Only 1 solid side wall and glazing from 2 sides. The roof has a diagonal brise-soleil profile to make the roof visually light – as per no.3 Wedderburn Road.
- Glazed link between proposed extension and existing building.

As a result of pre-application guidance, the proposal does not affect the existing windows. The proposal will reinstate two openings in order to facilitate access to the extensions. The extension has been significantly reduced in depth and is deliberately intended to be a lightweight structure.

### **Relevant Planning History**

31514 – Change of use of the ground and lower ground floors including works of conversion to form a self-contained maisonette and the raising of the brickwork on the existing two storey extension by 5 feet together with the provision of an external flight of stairs on the west elevation in connection with the formation of a separate access to first and second floors – Planning Permission granted on 18 November 1980.

32967 – Conversion of second floor to form a self-contained flat, and alterations to rear dormer and balcony at second floor level – Planning Permission granted on 11 September 1981.

34582 – Alterations including the construction of a second floor side extension, dormers at front and rear at third floor level, and the formation of a new balcony at rear (second floor) – Planning Permission granted on 07 July 1982.

36356 – Retention of dormer windows at third floor level, clad with tile hanging – Planning Permission granted on 20 May 1983.

*(Fitzjohn/Netherhall Conservation Area first designated in 1984)*

9260087 – Demolition of wooden fence to front garden as shown on drawing numbers 9218/2 – Planning Permission – Conservation Area Consent granted on 21 July 1992.

9200715 – Erection of new wall piers and railings on frontage as shown on drawing number 9218/2 and as revised by letter dated 27<sup>th</sup> August 1992 – Planning Permission granted on 21 July 1992.

*(Application building listed on 11 January 1999)*

LWX0302077 – Internal alterations at lower ground floor and ground floor levels plus the enlargement of an existing rear windows opening at lower ground floor level and the conversion of a rear window to a door at ground floor level, as shown on drawing numbers: 1401.001 Rev A, 002 Rev B, 003, 004, 005 140/P10, P11, P12 and P13 – Listed Building Consent granted on 11 April 2003.

2016/1594/L – Like-for-like replacement of casement window in rear-facing dormer – Listed Building Consent granted on 20 July 2016.

2019/1204/P – Replacement of casement windows within rear facing dormers – Planning Permission granted on 05 June 2019.

2019/1717/L– Replacement of casement windows within rear facing dormers – Listed Building Consent granted on 05 June 2019.

2023/4458/L – Internal alterations to upper and lower ground floors – Listed Building Consent granted on 18 December 2023.

There are also various applications relating to works to trees on site.

## **Planning Policy**

### ***National***

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

Chapter 12 provides for achieving well-designed places and Chapter 16 provides for conserving and enhancing the historic environment.

## ***Local***

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), and Camden's Local Plan (2017) and Supplementary Planning Documents.

The following policies and guidance are considered relevant to the proposed development -

### ***London Plan 2021***

- Policy D4: Delivering Good Design
- Policy HC1: Heritage Conservation and Growth

### ***Camden Local Plan (2017)***

- Policy D1: Design
- Policy D2: Heritage

### ***Camden's Supplementary Planning Documents***

- Design (2021)

## **Planning Analysis**

The submitted Heritage Statement analyses the significance of the listed application building and the proposals impact upon its significance. The Heritage Statement confirms that the listed building has been significantly altered. The proposed developments have been meticulously thought-out and designed sympathetically to ensure there is no harm to the significance of the listed building.

As set out in the 'Proposal' section of this letter, the proposed internal alterations involve only modest alterations, most of which will be to non-original fabric and would reinstate original detail and room layouts within the listed building, thereby preserving and enhancing the significance of the listed building.

The rear extension would be limited in footprint and its single storey proportions ensure it would not unduly compete with the hierarchy of the host dwelling, particularly in light of its isolated location. It would therefore maintain a subservient visual appearance, reflective of both the host site and its surroundings.

In terms of design, the proposed architecture is contemporary and simple in appearance, inspired by the principle of combining modern, sleek lines with the more traditional architecture found over the wider surroundings.

For these reasons, the proposed development represents a high-quality design which is sympathetic to the existing character and appearance of the existing property and neighbouring properties. It is considered that the proposed works will enhance the quality of the host dwelling and consequently the townscape quality of the area. There will be no adverse effect on the setting of the wider Conservation area. The proposed development is therefore considered acceptable with regard to its impact on the designated heritage assets identified locally, in accordance with the development plan and national planning policy guidance.

## **Conclusion**

As demonstrated within this letter and supporting documents, the proposed alterations to the host dwelling are minor and would not result in harm to the significance of the listed building. The proposed internal works would reverse modern internal alterations and would better reveal the legibility of the plan form overall, thus preserving and enhancing the significance of the listed building.

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

A handwritten signature in black ink, appearing to read 'Stuart Minty', is written over a light grey rectangular background.

**Stuart Minty**  
**Director**  
**SM Planning**