

Application ref: 2024/0938/L
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Date: 3 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

ADARA
20 Bittacy Road
London
NW7 1BP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat D
13 Wedderburn Road
London
Camden
NW3 5QS

Proposal:

Reinstate pre-existing external window. Remove non original partition wall. Remove non original rotted stud wall. Renovate and repaint pre-existing arch. Box in existing pipework
Drawing Nos: Heritage Statement; 13WR-100; 13WRD - 101; 13WRD - 102; 13WRD - 103; 13WRD - 104; 13WRD - 105; 13WRD - 106; 165-11/sk-01

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

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

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

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

Heritage Statement; 13WR-100; 13WRD - 101; 13WRD - 102; 13WRD - 103; 13WRD - 104; 13WRD - 105; 13WRD - 106; 165-11/sk-01

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

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

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

Informative(s):

- 1 Reason for granting Listed Building Consent:

The application site comprises a Grade II listed building and it is located within the Fitzjohns Netherhall conservation area.

The building was built as a semi-detached pair within no.11 in 1888 by Horace Field. Constructed from red brick in a Queen Anne style, the building has two main storeys with a heavy composition and a tall gable rising at roof level. The building has been divided into flats.

The proposals are to remove two modern partitions and within the coal hole and to reopen the coal shoot and put in a window. The alterations will not harm the special interest of the listed building and are considered to be acceptable.

No objection is raised by the Council's conservation officer subject to details of the proposed window being submitted, approved and implemented. A condition has been added to the contemporaneous planning permission (2023/5009/P) accordingly.

The Fitzjohns Netherhall Conservation Area Advisory Committee was consulted and raised no objections.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London 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.
- 4 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 www.camden.gov.uk) 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)

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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer