

Application ref: 2023/5009/P
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Date: 3 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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ADARA
20 Bittacy Road
London
NW7 1BP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
13 Wedderburn Road
London
Camden
NW3 5QS

DECISION

Proposal:

Reinstatement of pre-existing external window (See 2024/0938/L for other associated internal works)

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The application site is a Grade II listed building located within the Fitzjohns Netherhall conservation area. The building comprises lower ground, upper ground and 3 upper floors (two of which are within the roof). The building is currently in use as 4 self-contained flats. This application relates to Flat D which is located on the lower ground floor.

Planning permission is sought for the reinstatement of one window, on the western side of the rear outrigger, to serve a room which is proposed to be opened up under works approved under listed building consent application (app ref: 2023/3375/L). The proposed window would match the surrounding windows in design and materials and look onto the private garden of Flat D. A condition is attached to secure the details of the window, in the interests of preserving the appearance of the building.

No objection has been raised by the Council's conservation officer (subject to the aforementioned condition regarding details). The Fitzjohns Netherhall Conservation Area Advisory Committee was consulted and raised no objections.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would be no additional impact on the amenities of neighbours. No loss of light, outlook or privacy would result.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the conservation area, under s.66 and s.72 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 A1, D1 and 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 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).
- 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION