

T: 0207 692 0643
M: 07900 413080
E: stuart@smplanning.com
W: www.smplanning.com

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80-83 Long Lane,
London,
EC1A 9ET

Via Planning Portal only

18 June 2024

Dear Sir/madam

LISTED BUILDING CONSENT APPLICATION – THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

INTERNAL AND EXTERNAL ALTERATIONS TO THE LOWER GROUND AND UPPER GROUND FLOOR FLAT AT 9 WEDDERBURN ROAD, LONDON, NW3 5QS

Please accept this letter as an accompaniment to this listed building consent application for internal and minor external alterations to the lower ground and ground floor maisonette at no.9 Wedderburn Road.

This letter provides a summary of the site and the proposed development. Please also find enclosed a completed application form, a full set of existing, demolition and as built/proposed plans. Also accompanying the application is a detailed heritage statement, authored by Cogent Heritage and a detailed photograph schedule.

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 19th and first half of the 20th 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 property has been altered on numerous occasions throughout its lifetime, to an extent that very few original features of interest have survived.

The Proposal

Planning permission is sought for internal alterations to the building comprising of replacement of non-original ceilings and cornices, removal of non-original down stand beam and replacement with portal frame, installation of a sliding partition, replacement flooring, installation of architrave, reduction in number of spot lights, installation of underfloor heating, removal and installation of timber stud partitions, new bathroom to the side extension, installation of a flue and vent, installation of kitchen extraction, re-opening of historic opening, relocation of kitchen, and replacement of non-original doors, architraves, cornices, skirting and chimney pieces.

For full details of the proposed development please refer to the supporting plans.

Relevant Planning History

On the 18th of November 1980 planning permission was granted (reference 31514) for the 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.

On the 11th of September 1981 planning permission was granted (reference 32967) – Conversion of second floor to form a self-contained flat, and alterations to rear dormer and balcony at second floor level.

On the 7th of July 1982 planning permission was granted (reference 34582) for 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).

On the 20th of May 1983 planning permission was granted (reference 36356) for the retention of dormer windows at third floor level, clad with tile hanging.

On the 21st of July 1992 conservation area consent was granted (reference 9260087) for the demolition of wooden fence to front garden as shown on drawing numbers 9218/2.

On the 21st of July 1982 planning permission was granted (reference 9200715) for the erection of new wall piers and railings on frontage as shown on drawing number 9218/2 and as revised by letter dated 27th August 1992.

On the 11th of April 2003, listed building consent was granted (reference LWX0302077) for 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.

On the 20th of July 2016, listed building consent was granted (reference 2016/1594/L) for like-for-like replacement of casement window in rear-facing dormer.

On the 5th of June 2019, planning permission and listed building consent (references 2019/1204/P and 2019/1717/L) was granted for replacement of casement windows within rear facing dormers.

On the 18th of December 2023, listed building consent was granted (reference 2023/4458/L) for internal alterations to the upper and lower ground floors.

On the 9th of May 2024, a planning and listed building consent application was submitted (reference 2024/1033/P and 2024/1693/L) for the erection of a single storey rear extension including various internal and external alterations. The application is pending determination at the time of writing.

Legislation and Planning Policy

Section 16/16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have a special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest they possess.

National Planning Policy

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. Section 16 (conserving and enhancing the historic environment) is relevant to the consideration of this application.

Local Planning Policy

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.

Assessment

Heritage impact

Case law dictates that decision makers are required to give *great weight* to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. No.9 Wedderburn Road is grade II listed, as part of a pair with no.7.

London Plan Policy HC1 states that *“development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.”*

Camden Local Plan Policy D2 states that *“the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a. the nature of the heritage asset prevents all reasonable uses of the site; b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.”*

Camden Local Plan Policy D2 continues to set out that *“listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will: i. resist the total or substantial demolition of a listed building; j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and k. resist development that would cause harm to significance of a listed building through an effect on its setting.”*

Since its construction in the 1880’s the building has undergone significant changes, having been converted from a single-family dwelling to flats, been extended and other internal and external alterations. The building has been altered to a degree in which very little of the original historic fabric, other than the principal staircase and some other joinery and chimney pieces remains internally. The main interest of the building is its external appearance and the fact it is an example of Field and Moore’s collaborative work and it being part of the original development of this part of Hamstead in C19. The building is of little artistic or archaeological interest.

Externally, the proposal includes the installation of a modest flue at lower ground level in the principal elevation, below the entrance stairs and a modest kitchen extract vent. The proposed flue and vent is discreetly located and finished in an appropriate material and is inline with similar flues and vents

found elsewhere on historic buildings in the locality. The proposed external works do not harm and preserve the special interest of the building.

Internally, most of the proposed internal works have been approved by listed building consent 2023/4458/L. This includes re-locating the kitchen, demolition and installation of stud partitions, re-location and installation of bathrooms, replacement decorative plaster and joinery, replacement floor finishes and associated minor loss of historic fabric. The officer report for the application concluded that *"the various proposed internal works are of a minor and reversible nature, so will cause no harm to the special interest of the grade II listed building."*

At ground floor level the proposal includes minor changes to the approved scheme including replacement of non-original ceilings and cornices with fire resistant plasterboard ceilings, remove the non-original down stand beam and replacement of portal frame, installation of a sliding partition, alternative timber flooring, installation of architrave, reduction in the number of sport lights and installation of underfloor heating to principal rooms. The proposals primarily affect modern fabric that does not contribute to the special interest of the building, the underfloor heating has been designed to ensure that it does not result in an excessive build up, adversely impact any features of interest or the appreciation of room proportions. The proposed works to partitions would improve the legibility of the historic plan form and introduce more appropriate flooring and lighting. As such the proposals do not harm the significance of the building.

At lower ground floor level the works include installation of underfloor heating to principal rooms, replacement of modern plasterboard ceilings with fire resistant plasterboard ceilings, removal of modern render/plasterboard build ups, removal and partial replacement of modern timber stud walls, new bathroom and wardrobe to the side extension, re-opening of historic opening off the hall and replacement of non-original joinery and chimney pieces. The proposed works primarily relate to modern fabric which is of no special interest. The underfloor heating has been designed to ensure that it does not result in an excessive build up, adversely impact any features of interest or the appreciation of room proportions. The proposed works to partitions would improve the legibility of the historic plan form and introduce more appropriate flooring and lighting. The proposals do not harm the significance of the building.

The internal works which have already been undertaken and those which are proposed relate primarily to non-original fabric. The proposal will re-instate features which contribute positively to the legibility and detailing of the original dwelling. The works will serve to preserve the special interest of the property and accord with London Plan Policy HC1 and Local Plan Policy D2.

Closing Comments

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable and beneficial effects on the character and appearance of the building. The development is in accordance with the relevant Development Plan, it is therefore respectfully requested that listed building consent is granted.

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

Stuart Minty
Director
SM Planning