



19 February 2025

Our Ref: 250202

Your Ref:

EMAIL

London Borough of Camden
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c/o Town Hall, Judd Street
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Dear Sir/Madam

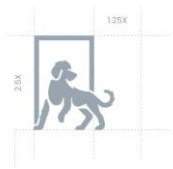
LISTED BUILDING CONSENT FOR THE REMOVAL OF A MODERN FIREPLACE AT FLAT 3, 7 WEDDERBURN ROAD, LONDON NW3 5QS

PROPERTY OVERVIEW AND PLANNING HISTORY

Flat 3 is a flat on the second and third floors within the roof space. 7 Wedderburn Road is a grade 2 listed building and is within the Fitzjohns & Netherhall Conservation Area. Wedderburn Road is a quiet street lined with mature trees and characterised by large brick houses built around the end of the 19th century.

The planning history for Flat 3 is as follows in date order (latest first):

- 2014 – (Refused) – Reference Number: 2014/2069/P & 2014/2205/L – *Enlargement of dormer window to rear roof slope of top floor flat.*
- 2000 – (Approved) – Reference Number: LWX0002297 & PWX0002296 – *Creation of a rear roof terrace at second floor level, the installation one roof light to the rear roof slope and the replacement of an existing roof light to the side roof slope.*
- 2000 – (Approved) – Reference Number: LWX0002694 – *Replacement of existing UPVC windows at front, side and rear at 2nd and 3rd floor levels with new timber casement and sash windows*
- 1983 – (Approved) – Reference Number: No 9 36356 – *The retention of front and rear dormers.*



HERITAGE CONTEXT

7 Wedderburn Road is a Grade 2 listed building designed by Horace Field and built in 1887. It is within the Fitzjohns & Netherhall Conservation Area. The building has undergone historical modifications, primarily being converted into self-contained flats, while its original form and exterior appearance remain unchanged.

The Listing (Number: 1379140) describes it as:

'Semi-detached pair of houses 1887 By Horace Field. Red brick, hipped and tiled roof with eaves cornice, tall brick chimneys. White-painted wooden sash windows; dormers in roof. Queen Anne or early Neo-Georgian style. 2 main storeys. Long front of 8 windows width to each house, with strongly projecting single-storey bay windows at the two ends and brick porches, also projecting and covered by segment-headed hoods over pilasters, in centre of each house. Upper storeys flat-fronted. Part of a group with Nos 1, 3, 5, 11 and 13, also early works by Field.'

However, a comment on the listing on 8th October 2024 has said:

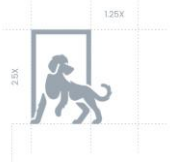
These houses have been attributed to Horace Field but this seems to be complete speculation. There is no evidence that these were his designs. To support his 1903 application for fellowship of the RIBA he lists all his Hampstead designs, including Wedderburn House, 1 & 3 Wedderburn Road and 1 Akenside Road, but notably does not claim, as you would have expected, 5-9 Wedderburn Road. These houses are also dissimilar to any of his other works.

THE PROPOSAL

The proposal involves removing a modern fireplace (see Figure 1), repairing the wall before sealing the opening with a timber stud wall featuring an integrated ventilation grill. The wall will be finished with plasterboard, a skim coat of plaster, and painted to match the existing wall.



FIGURE 1



It has been determined that this is a modern fireplace, replacing an original one. The original fireplaces in the kitchen and bedroom (see Figure 2) have been identified as authentic, featuring a timber surround and mantelpiece, a brick insert, and a black cast iron grate. In contrast, the modern fireplace has a marble surround and mantelpiece, with a Victorian-style insert and grate. It is the only fireplace of this style in the property and holds no historic merit/interest to the property and listing.



FIGURE 2

CONCLUSION

The proposal respects the property's listed status and does not involve the removal of a fireplace with historical value. Therefore, it is recommended that this application be approved.

Kindest regards

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