

Application ref: 2024/1693/L
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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Wedderburn Road
London
NW3 5QS

Proposal:
Reconstruction of the external staircase and repair/replacement of the roof of the existing rear extension.
Drawing Nos: 131_005_PL01; 131_022_PL01; 131_202_PL03; 131_420_PL01;
131_421_PL01; 131_422_PL01 and 131_423_PL01.

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: 131_005_PL01; 131_022_PL01; 131_202_PL03;

131_420_PL01; 131_421_PL01; 131_422_PL01 and 131_423_PL01.

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 host building is a Grade II listed property located on the south side of Wedderburn Road. It comprises an 1880s semi-detached property with two principal floors raised on a semi-basement and topped by a double attic storey within a steeply pitched roof. The building is located within Fitzjohn's Netherhall Conservation Area, which forms a row of listed red brick houses designed in a Freestyle by the Victorian architect Horace Field.

Listed building consent is sought for the roof of the ground floor conservatory to be refurbished and for alteration to the external staircase, including the replacement of the existing coping stone and cladding.

The existing stairs leading from the ground to the lower ground floor will be replaced with new stone. The existing stairs consist of cladding, and the proposed stone stairs would be clad in limestone. During the application, elevation and section drawings were requesting details for the step construction showing the new surface finish, details of the drawing at the scale of 1:10 showing the steps and typical details of treads and riser in the context of the side wall/parapets of the staircase at a scale of 1:1 or 1:2 were also requested to show retention of the existing step construction in conjunction with the laying of the new surface finish. Whilst it is not clear whether limestone would have been the original facing material of the steps, as they are currently covered in asphalt, given the location at the back and the alterations in this area of the building over time, the Conservation Officer was consulted and raised no objection to the proposed work.

The roof of the conservatory will be fully renovated to match the existing structure, with all existing roof tiles to be replaced with Clay tiles to match the existing tiles. The proposed works will not harm the special interest of the listed building.

In summary, the various works proposed in this application are of a minor nature. The works will not harm the special interest of the Grade II listed

building or the character and appearance of the conservation area, and no harm is proposed to the special interest of the Grade II listed building or the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving the listed building, its setting 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.

Multiple objections were received and these are assessed separately. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also aligns with the policies outlined in the London Plan 2021 and the National Planning Policy Framework 2024.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer