

Application ref: 2025/0763/L
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Development Management
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Harry + Co Ltd
19 Dunnett Close
Hartley Wintney
Hampshire
RG278FE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 3
7 Wedderburn Road
London
NW3 5QS

Proposal:

Removal of a modern second floor fireplace.

Drawing Nos: 250202 - DAS and Heritage Statement_19022025; 250202-001_Location Plan; 250202-004 - Elevations Plans; 250202-002a - Existing Plans; 250202-003a - Proposed Plans

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:

250202 - DAS and Heritage Statement_19022025; 250202-001_Location Plan; 250202-004 - Elevations Plans; 250202-002a - Existing Plans; 250202-003a - Proposed Plans

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 The subject building at 7 Wedderburn Road is one half of a semi-detached pair of dwellings (with No. 9) that is Grade II Listed on the National Heritage List for England (No. 1379140) and located in the Fitzjohns/Netherhall Conservation Area. The houses were built in 1887 and attributed to Horace Field. The red brick building is in a Queen Anne or early Neo-Georgian style with a tiled hipped roof with dormers and tall chimney stacks, and forms part of wider grouping with Nos. 1, 3, 5, 11 and 13.

The application relates to the Flat 3 on the second and third (attic) floors and proposes the removal of a fire surround in the main room at second floor level. The fireplace concerned has been confirmed to not be original to the building and is a reclaimed feature. So, while it is of traditional materiality and design, it is not of an appropriate scale, hierarchy or aligned with the Queen Anne period and detail of the property.

Removal of the feature would therefore not harm any historic fabric, and while the surround would be removed, the firebox/inset of the chimney breast would be left open to retain evidence of feature. The application works would therefore not pose harm to the character or significance of the heritage asset.

Public consultation was not required for the internal works to the Grade II Listed Building.

- 2 The site's planning history has been taken into account when making this decision.

Special regard has been attached 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 (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 3 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.
- 4 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.
- 5 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 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



Daniel Pope
Chief Planning Officer