

Mr Felix Finkernagel
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London
E1 6PJ

Application Ref: **2014/5804/L**
Please ask for: **Mandeep Chagger**
Telephone: 020 7974 **6057**

11 December 2014

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Wedderburn Road London London NW3 5QS

Proposal:

Erection of rear extension to house with associated landscaping works to garden.

Drawing Nos: 3WED-000 EXISTING SITE PLAN, OS MAP REV P1, 3WED-001 EXISTING GROUND FLOOR PLAN REV P1, 3WED-010 DEMOLITION PLAN REV P2, 3WED-030 EXISTING ELEVATIONS REV P2, 3WED-100 PROPOSED SITE PLAN REV P2, 3WED-101 PROPOSED GROUND FLOOR PLAN REV P2, 3WED-102 PROPOSED FIRST FLOOR PLAN REV P2, 3WED-200 PROPOSED SECTION A-A REV P2, 3WED-201 PROPOSED SECTION B-B & C-C REV P2, 3WED-300 PROPOSED ELEVATIONS REV P2, DESIGN & ACCESS STATEMENT (01/08/2014), ARBORICULTURAL REPORT.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Samples of materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- (a) Brickwork for the garage
- (b) Stonework for the terrace
- (c) exterior finishes for the extension

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment