

Mr Povilas Jurevicius
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2015/2041/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

29 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Wedderburn Road
London
NW3 5QS

Proposal:
Installation of 2 sliding front gates and repositioning of brick post.

Drawing Nos: Site Location Plan (Ref. 3WED-002 Rev P1); 3WED-001 Rev P1; 3WED-901 Rev P1; 3WED-902 Rev P1; Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; Site Location Plan (Ref. 3WED-002 Rev P1); 3WED-001 Rev P1; 3WED-901 Rev P1; 3WED-902 Rev P1; Design and Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The brick pier which proposals seek to reposition must be rebuilt in facsimile.

Reason: In the interest of preserving the detailing, particularly the face-bond, present in the existing brick pier.

Informative(s):

- 1 Reasons for granting permission.

The material, finish and simple detailed design of the proposed new vehicular gates are considered to be appropriate. The metal vehicular gates carefully mirror the detailed design of the existing metal railings, and so will sit cohesively within the existing boundary treatment. Comprising permeable metal posts, the new gates will form a lightweight addition to front boundary and so respect their setting. The principle of installing the new gates is also acceptable, as it closely follows the precedent set by consents at 5 Wedderburn Road (under permissions 2013/5636/L and 2013/5584/P) for the installation of two double gates to the front entrance of the dwelling house. Some harm could arise from proposals to reposition an existing brick pier, which benefits from a uniquely patterned face-bond, however any potential loss of detail here is mitigated by the condition stipulating that the brick pier be rebuilt in facsimile. Proposals are therefore not considered to have an adverse impact on the appearance or character of the host building's front elevation, or the wider street scene and are considered to preserve and enhance the building's setting within the Fitzjohns Netherhall Conservation Area.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history was taken into account when coming to this decision. No objections were received as a result of public and adjoining occupier consultation.

Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment