

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

Application Ref: **2015/2456/L**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

29 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Wedderburn Road
London
NW3 5QS

Proposal: Installation of 2 sliding front gates, repositioning of brick post and repairs to existing brick wall and railings.

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 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 All new work and work of making good shall be carried out to match the original



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 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 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.

- 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 listed building consent

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. Proposals to restore the existing railing and wall are also acceptable - as both are in dire need of repair proposals will improve on their current condition. Proposals also involve the repositioning of a brick pier, for which there will be some loss of historic fabric involved, however this is not considered significant, and is mitigated by the condition stipulating that the brick pier be rebuilt in facsimile. Proposals are not considered to have an adverse impact on the appearance or character of the building's front elevation, or the wider street scene and are considered therefore to preserve the building's special architectural and historic interest.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the 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 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. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17 and 126-141 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment