

4 December 2015



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Dear Sir/Madam,

**15 Wedderburn Road, NW3**  
**Planning Application**

On behalf of our client, Mr Daniel Wagner, we hereby submit a planning application for the following development at 15 Wedderburn Road:

*“Change of use from three residential flats to two residential flats.”*

The application is submitted via Planning Portal, and supported by the following documentation:

- Site Location Plan
- Existing and Proposed plans
- CIL additional information form

The required application fee of £770 will be paid over the phone.

The following provides our planning assessment in relation to the proposals.

**The Site and Surroundings**

No. 15 Wedderburn Road is located to the far west end of the road, at the junction of Akenside Road. The existing property is set over lower ground, ground, first and second floor levels, and has been subdivided in the past to form three self contained flats.

Flat 1 occupied the ground and lower ground floors of the building, together with the garden areas and an adjoining single storey garage.

Flat 2 occupies the first floor and Flat 3 occupies the third floor, each with their own separate accesses.

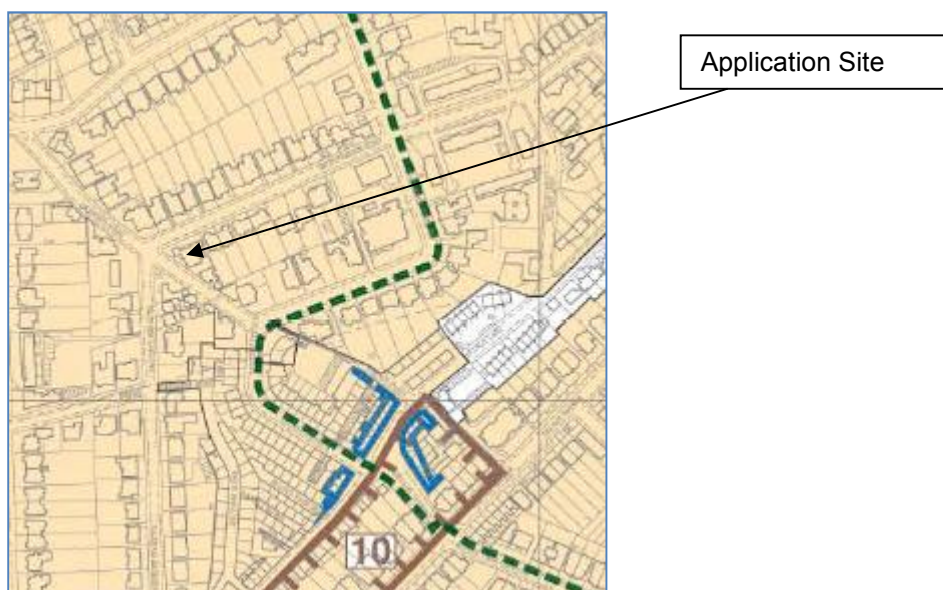
The property is a large red brick building which has undergone a number of unsympathetic alterations over time including the garage and ad hoc extensions at the lower levels.

In terms of surrounding uses, Wedderburn Road consists of large red brick mansion houses and flats. A number of these properties are listed. The properties which lie immediately adjacent to the site to the east (Nos 11-13 Wedderburn Road) are two Grade II listed semi-detached properties.

### Designations

The site lies within the Fitzjohns/Netherhall Conservation Area. Whilst the property is not listed, it is designated within the Conservation Area Statement as a building which makes a positive contribution to the character and appearance of the conservation area. As mentioned above, the property immediately adjacent to the site to the east is Grade II listed (Nos. 11 and 13).

The site is not subject to any further designations, as shown by the extract below from Camden Council's Proposals Map.



The site is well located in terms of accessibility, with a PTAL rating of 5. The site is located within a 5-10 minute walk of Belsize Park, Finchley Road & Frognal, Hamstead and Finchley Road stations, providing access to various underground lines (Northern, Jubilee and Metropolitan), as well as the London Overground. The site is also well located for a number of bus routes running along both Haverstock Hill and Finchley Road.

## **Planning History**

Permission was granted in 1963 for the construction of an underground transformer chamber with two private garages above at the rear of No. 5 Gliddon Road

More recently, planning permission was granted in March 2014 for the following development:

*“Extension of existing lower ground level and excavation of new basement level beneath; demolition of double garage and replacement with new single storey side extension; remodelling of front vehicular entrance with new front gate and vehicle access ramp to lower ground level; rebuilding of rear lower ground floor extension with terrace above; removal of side conservatory and minor alterations to the treatment of the north, west and south elevations all in connection with existing lower and upper ground floor flat” (ref. 2013/7182)*

The above planning permission has not yet been implemented, but remains extant.

## **Development Proposals**

It is proposed to change the use of the property from three residential flats to two residential flats.

As shown in the enclosed plans, the property will be divided up into one flat (Flat 1) at lower ground floor and one flat (Flat 2) on ground, first and second floor (with access and stores at lower ground level). Flat 1 will be a one bedroom flat measuring 170sqm, whilst Flat 2 will comprise a 3 bedroom residential unit measuring 543.7sqm.

## **Key Planning Considerations**

### *Principle of Loss of One Residential Unit*

The proposals result in the loss of one residential unit. Policy DP2(d) states that the Council will seek to minimise the loss of housing by:

*“protecting residential uses from development that would involve the net loss of residential floorspace”*

Whilst Policy DP2(f) states that the Council will resist developments that would involve:

*“the net loss of two or more homes”*

The proposals comply with the above policies. The proposals do not result in the net loss of any residential floorspace, and the proposals only result in the net loss of one residential dwelling.

We note that Camden have published their draft revised Local Plan. Whilst this is still in draft form, we have taken account of any proposed changes to housing policy, and note that Policy H3 resists the loss of residential floorspace and resists development which would involve the net loss of two or more homes. As such, the emerging policy requirements in relation to the proposals essentially remain the same as existing and the proposals therefore comply with emerging policy.

#### **Quality of Residential Accommodation**

The proposal provides two high quality flats which exceed Mayoral room and unit size standards. Flat 1 will utilize the existing rear garden as private amenity space, whilst Flat 2 will utilise the existing ground floor terrace.

We would be grateful for confirmation of receipt of this letter. Please feel free to contact me if you have any queries.

Yours faithfully,

Charlotte Handscomb