

Mr Nick Jenkins
Smith Jenkins Ltd
16 Upper Woburn Place
London
WC1H 0BS

Application Ref: **2015/5375/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

18 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**4 Wedderburn Road
London
NW3 5QE**

Proposal:
Extension of front boundary wall with new gates, extension of side passage steps and installation of garage door to create an integral parking space at lower ground level.

Drawing Nos: Design & Access Statement, P1000, P01, 2-085-01RevA, 2-005-01, 2-005-02.

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:

Design & Access Statement, P1000, P01, 2-085-01RevA, 2-005-01, 2-005-02.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The material, finish and simple design of the garage doors, extended front passage steps and front boundary wall/gate and wall planter are considered to be appropriate. The doors, gates and wall would be in keeping within the existing building and boundary treatment. Revised plans were submitted to show the existing front walls to be retained.

The timber gates and timber garage door it would form a lightweight addition to front boundary and front façade to respect their setting. The principle of installing the new gates is also acceptable, as it closely follows the precedent set by consents at 3 Wedderburn Road (2015/2041/P) and 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.

It is considered that the brick wall to match the existing property's materials and height, and timber gate is considered an enhancement to the front boundary treatment as it would screen the existing concrete paved void which where there are cars being parked. The boundary would also screen the majority of the appearance of the new timber garage doors. The proposals are considered to conserve and enhance the host building and the Fitzjohns/Netherhall Conservation Area.

The proposal includes converting the previously approved store at lower ground level to a garage, this would not increase the amount of off-street car parking for the property. The property currently has two off-street car parking spaces. However, the alterations to the front step will reduce the size of this area so that

only 1 car can be parked on the forecourt. Therefore, the property retains the existing number of car parking spaces compliant with policies DP18 and DP19.

Due to its nature of development, layout, and location, the proposal would 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. One objection was 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 DP18, DP19, 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 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.
- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

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

Ed Watson
Director of Culture & Environment