

Flat B, 10 Wedderburn Road, NW3 5QG ref:  
2017/5538/P



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1) Rear of no. 6, 8 and 10



2) Rear of no. 8



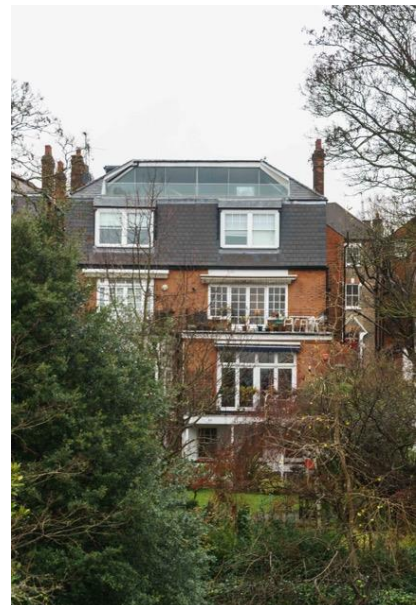
3) Rear of no. 10 & 12



4) From no. 10 towards no. 12



5) From no. 10 towards no. 8



6) Rear of 24 Lyndhurst Road

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/11/2017</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>30/11/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			2017/5538/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat B, 10 Wedderburn Road London NW3 5QG			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Formation of rear roof terrace to existing flat roof (third floor level) with associated access and balustrade; installation of conservation style rooflight on side roof slope					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full planning application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	1	No. of objections	0
Summary of consultation responses:	A site notice was displayed on 08/11/2017 (consultation end date 29/11/2017), and a press notice was displayed on 09/11/2017 (consultation end date 30/11/2017).  No objections were received.					
Heath and Hampstead Society	Heath and Hampstead Society objected to the proposal on 20/11/2017, a summary of which is provided below: <ul style="list-style-type: none"><li>• Very large terrace at third floor level is grossly intrusive, harming the conservation area</li><li>• Overlooking to adjoining gardens</li><li>• Noise pollution</li></ul> <b>Officer response:</b> <ul style="list-style-type: none"><li>• A number of similar examples exist within the street, including immediately adjoining either side of the property at nos. 6, 8 &amp; 12 Wedderburn Road, and to the rear at no. 24 Lyndhurst Road, all approved between 2013 and 2015 (refer to Relevant Planning History below for Wedderburn Road references)</li><li>• Given the existing level of overlooking achievable on-site, and from neighbouring terraces, the additional overlooking is considered not to constitute undue harm</li><li>• Given the scale of the terrace, and residential use of the property, the proposal would not allow for large gatherings of people, and is unlikely to result in unduly harmful levels of noise</li></ul>					

## Site Description

Flat B, 10 Wedderburn Road is a second and third floor duplex which currently has a projecting flat roof as a result of an original rear projection in a similar style to the properties along this stretch of Wedderburn Road.

The property is not a listed building; however, it is noted as a 'positive contributor' within the Fitzjohns/Netherall Conservation Area Statement.

## Relevant Planning History

### Application address - 10 Wedderburn Road

**2010/4365/P** - Installation of metal railings to create balcony above existing rear ground floor bay projection, creation of new 1st floor balcony overhanging existing rear ground floor extension and associated alterations to include replacement of sash windows with timber framed doors to provide access – **Granted 12/10/2010**

### 6 Wedderburn Road

**2015/4671/P** - Alterations at third floor level to create rear balcony – **Granted 23/10/2015**

### 8 Wedderburn Road

**2013/1997/P** - Erection of single storey rear extension at ground floor level (following demolition of existing extension), alterations to roof including enlargement of existing third floor balcony within rear roof slope and installation of 6x roof lights, alterations to windows to east elevation, and replacement of rear bay windows to dwelling house (Class C3) – **Granted 12/06/2013**

### 12 Wedderburn Road

**2014/5895/P** - Installation of inset balcony within rear roofslope, alterations to windows on front gable, replacement roof light and two conservation style roof lights in the two side roof slopes – **Granted 14/11/2014**

**2015/1067/P** - Erection of a rear third floor level terrace (with associated removal of chimney, installation of balustrade and sliding doors), replacement of window within front elevation at upper floor level, installation of window within eastern elevation at upper floor level, installation of five roof lights on side roof slopes, replacement of central roof light – **Granted 01/06/2015**

## Relevant policies

### **National Planning Policy Framework (2012)**

### **London Plan (2016)**

### **Camden Local Plan (2017)**

A1 Managing the proposal impact of development

D1 Design

D2 Heritage

### **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

**Assessment**

**1. The proposal**

1.1. This application seeks planning permission for the following works:

- Formation of roof terrace at third floor level with associated access and 1.1m balustrading to existing flat roof of rear projection
- Installation of a conservation style roof light to side roof slope

**2. Conservation and design**

2.1. The application site is located within the Fitzjohns/Netherall Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.2. The proposed roof terrace would be in a similar style to a number of examples surrounding the site, notably at nos. 6, 8 and 12 Wedderburn Road (Ref: 2015/4671/P granted 23/10/2015, 2013/1997/P granted 12/06/2013 & 2015/1067/P granted 01/06/2015 respectively). The design and form is appropriate, with a simple 1.1m high balustrade surround and appropriate access. By reason of its siting to the rear of the property, the addition would not be immediately visible within the streetscene and would serve to maintain the character, appearance, and historic interest of the property and surrounding conservation area. Given the above assessment, the proposal would fit comfortably within the roof slope and is therefore considered to be acceptable.

2.3. The installation of the conservation style roof light is similarly considered to be acceptable, discretely sited to the side of the property, it would not be immediately visible in public views and would serve to preserve the character, appearance and historic interest of the property and surrounding conservation area. Details of the roof light have been submitted as part of the application and would be secured to the decision.

**3. Impact on Neighbour Amenity**

3.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

3.2. Given the existence of a number of roof terraces in this stretch of Wedderburn Road, coupled with the existing fenestrations at roof level on the host property, it is considered that this would not represent undue harm and refusal is not warranted on this basis. Whilst the addition of the roof terrace would inevitably result in some overlooking to neighbours, it is considered that roof terraces at all levels are part of the established pattern of development and levels of existing overlooking would not materially increase.

3.3. Given the scale of the proposed roof terrace (1.6m depth, 6.7m width) it is unlikely to result in large gatherings of people or unduly high levels of noise, particularly given the property's residential use.

3.4. Similarly the installation of the conservation style roof light is considered to be acceptable and would not result in the loss of residential amenity. Given its position in the slope of the roof, overlooking opportunities would not be materially increased.

3.5. Given the minor scale of the additions, coupled with the separation distance to other properties, the proposal would not result in undue harm to neighbouring amenity. Overall, the

proposal is considered acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

**Recommendation:**

2017/5538/P - Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> December 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



John Perrin  
John Perrin & Sons Ltd  
885 Green Lanes  
London  
N21 2QS

Application Ref: **2017/5538/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

8 December 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B  
10 Wedderburn Road  
London  
NW3 5QG**

**DECISION**

Proposal: Formation of rear roof terrace to existing flat roof with associated access and balustrade; installation of 1 x conservation grade rooflight

Drawing Nos: Location Plan (unnumbered), Block Plan (unnumbered), 2830/1, 2830/2, 2830/3, 2830/4, 2830/5, 2830/6 and Roof light specification (unnumbered)

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).

Executive Director Supporting Communities





- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), Block Plan (unnumbered), 2830/1, 2830/2, 2830/3, 2830/4, 2830/5, 2830/6 and Roof light specification (unnumbered).

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Director of Regeneration and Planning