

Application ref: 2019/1204/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 5 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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4D Planning  
86-90 Paul Street, 3rd Floor  
London  
London  
EC2A 4NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**9 Wedderburn Road**  
**London**  
**Camden**  
**NW3 5QS**

Proposal: Replacement of casement windows within rear facing dormers.

Drawing Nos: 4D01; 4D02; 32923 MANNATT - ITEM 1; 32923 MANNATT - ITEM 2;  
WR01OS and Heritage & 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 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; 4D01; 4D02; 32923 MANNATT - ITEM 1; 32923 MANNATT - ITEM 2; WR01OS and Heritage & Design and Access Statement.

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

Informatives:

- 1 Reasons for granting permission:

The proposed works to replace the timber casement window within a rear dormer window in the grade II listed building situated in the Fitzjohn's/Netherhall Conservation Area have become necessary as a result of deterioration due to damp ingress. As such, the window has become structurally damaged and is beyond repair.

It is proposed to replace the small paned double casement window within the centre and the Northeast dormer extensions with 4 x 6 window panes casement window that matches the fenestration pattern and detailed design including use of materials, finishes, glazing bar profile.

The proposal would enhance the visual appearance of the windows and no changes are proposed to the dormer in which it is positioned. It is concluded that the works will not harm the special interest of the grade II listed building or the character and appearance of the Fitzjohn's/Netherhall Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and the character and appearance of the conservation area, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The minor nature of the proposed external works, which are limited to the replacement of existing dormer windows at fourth floor level, would ensure no harm is caused to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 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 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 paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is written over a light grey grid background.

Daniel Pope  
Chief Planning Officer