

Application ref: 2020/1568/P  
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Date: 10 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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TYPE Studio  
c/o Sutton House  
2-4 Homerton High Street  
London  
E9 6JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**14 Wedderburn Road**  
**London**  
**NW3 5QG**

Proposal: Erection of rear single storey ground floor extension. Replacement and refurbishment of front/side windows and door at ground floor.

Drawing Nos: 070.010 Rev.A; 070.040 Rev.A; 070.045 Rev.A; 070.050 Rev.A; 070.060 Rev.A; 070.070 Rev.A; 070.080 Rev.A; 070.110 Rev.B; 070.120 Rev.B; 070.200 Rev.B; 070.210 Rev.B; 070.220 Rev.B; 070.300 Rev.B; 070.320 Rev.B; 070.330 Rev.B and Arboricultural Impact Assessment by SJ Stephens Associates ref. 1505 dated 12th March 2020.

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 policies 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:

070.010 Rev.A; 070.040 Rev.A; 070.045 Rev.A; 070.050 Rev.A; 070.060 Rev.A; 070.070 Rev.A; 070.080 Rev.A; 070.110 Rev.B; 070.120 Rev.B; 070.200 Rev.B; 070.210 Rev.B; 070.220 Rev.B; 070.300 Rev.B; 070.320 Rev.B; 070.330 Rev.B and Arboricultural Impact Assessment by SJ Stephens Associates ref. 1505 dated 12th March 2020.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report inc. tree protection plan by SJ Stephens Associates ref. 1505 dated 12th March 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal involves the erection of an extension measuring 5.1m deep, 4.5m wide and 3.1m high to the rear parapet. The extension is lowered to 2.6m from the neighbour's garden level on the side of No.12. Its depth would match the adjoining neighbour's extension at 14A Wedderburn Road and its height would not project over the existing side boundary parapet. Although it is 0.3m higher than this property its height difference is considered to be marginal. The depth is considered in keeping with the pattern of development on this side of Wedderburn Road and will retain sufficient useable rear garden space.

The extension will be brick to match the existing building with a set of metal sliding doors and a green roof. A fully glazed sloping roof lantern is proposed. The modern design and fenestration material will distinguish the extension as a new addition and given its scale and siting at lower level with no public views it is not considered to detract from the character and appearance of the host property, terrace or wider conservation area.

The existing front ground floor windows, one side window and entrance door will be refurbished or replaced to match the existing in terms of scale, siting and detailed design therefore there is no material change. The existing side metal casement window at ground floor will be replaced with an obscure timber window of the same scale, siting and opening method. The use of timber is considered to enhance the host property. The fenestration alterations are considered acceptable.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The extension will match the depth of the extension at No.14A and project 0.3m higher, but match its side parapet height. It is noted that the adjoining neighbour No.12 is set at a higher level (0.2m) to the site with a shared 2m high fence from the application site's ground level. No.12 has a large circular bay with full height windows. The extension would be 2.6m from this neighbouring property's ground level and project 0.8m above the shared boundary. Although the extension may result in a minor loss of light to this property, the proposal complies with the 45degree angle test to assess loss of light and given No.12's fenestration arrangement on the bay closest to the extension it is not to the extent that would warrant a reason for refusal. It is not considered to have a detrimental impact on either adjoining neighbour in terms of loss of privacy, overlooking or a sense of enclosure.

The fenestration alterations will be have an identical outlook to the existing and privacy is improved with the replacement side window as it will be obscure glazed.

No trees are proposed to be removed in order to facilitate development although T1, a mature Camellia shrub is proposed to be removed. This shrub is

of minimal visibility from the public realm, is not considered to significantly contribute to the character and appearance of this part of the conservation and is afforded no legal protection automatically as it is not a tree. Its removal is considered acceptable and implementation in accordance with the tree report will be conditioned. Details of the proposed green roof will also be conditioned.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and 2019 (intended to publish) and of the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

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 rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment