

Application ref: 2019/3283/P  
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Date: 17 December 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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JMS Planning & Development Ltd  
Build Studios  
203 Westminster Bridge Road  
London  
SE1 7FP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**24 Wedderburn Road**  
**London**  
**NW3 5QG**

Proposal:

Amalgamation of 8 studio units to create 4 larger studio units at first floor level the conversion of no. 22 and no. 23 units at third floor level into three units; erection of a single storey ground floor side and rear extension; replacement of two windows with double doors and associated Juliet balcony on the first floor rear elevation; replacement windows to the front, rear and side elevations; relocation of the side elevation ground floor door; alterations to the front boundary treatment; installation of a bin store and 2 visitor cycle parking spaces to the front garden; installation of 22 long stay cycle parking spaces to the rear garden; hard and soft landscaping to the front and rear gardens; removal of 2 trees in the rear garden; and associated external works.

Drawing Nos: Cover Letter; Planning Design & Access and Heritage Statement; Tree Protection Plan Rev A; Tree Report Method Statement May 2020; Sustainability Statement; Existing and Proposed Area Schedule; Typical Existing & Proposed Windows WED-PL-WS-01; WED-PL-WS-02; WED-PL-WS-03; WED-PL-WS-04; WED-PL-WS-05; WED-PL-WS-06; WED-PL-WS-07; WED-PL-WS-08; WED-PL-WS-09; WED-PL-WS-10; WED-PL-WS-11; WED-PL-WS-12; WED-PL-WS-13; WED-PL-WS-14; WED-PL-WS-15; WED-PL-WS-16; WED-PL-WS-17; WED-PL-WS-18; WED-PL-WS-19; WED-PL-WS-20; WED-PL-WS-21; WED-PL-WS-22; WED-PL-WS-23; WED-PL-WS-24; WED2-PL.1D; WED2-PL1.1B; WED2-PL1.2A; WED2-PL.2F; WED2-PL.3F; WED2-PL.9D; WED2-PL.10C; WED2-PL.4A; WR-04/2020-PL/EL.04; WR-04/2020-PL/EL.03; WED3-PL.6F; WED3-PL.7F; WED3-PL.8E.

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 [WED-PL-WS-01; WED-PL-WS-02; WED-PL-WS-03; WED-PL-WS-04; WED-PL-WS-05; WED-PL-WS-06; WED-PL-WS-07; WED-PL-WS-08; WED-PL-WS-09; WED-PL-WS-10; WED-PL-WS-11; WED-PL-WS-12; WED-PL-WS-13; WED-PL-WS-14; WED-PL-WS-15; WED-PL-WS-16; WED-PL-WS-17; WED-PL-WS-18; WED-PL-WS-19; WED-PL-WS-20; WED-PL-WS-21; WED-PL-WS-22; WED-PL-WS-23; WED-PL-WS-24; WED2-PL.1D; WED2-PL.1B; WED2-PL.1.2A; WED2-PL.2F; WED2-PL.3F; WED2-PL.9D; WED2-PL.10C; WED2-PL.4A; WR-04/2020-PL/EL.04; WR-04/2020-PL/EL.03; WED3-PL.6F; WED3-PL.7F; WED3-PL.8E]

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

- 4 Prior to superstructure works, details of replacement trees, hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the

development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 6 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 Glen Harding Trees ref. GHA/MS/126360:20 dated 27th May. 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 in line with the approved arboricultural report.

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.

- 7 The flat roof of the single storey rear extension hereby approved shall not be used as a roof terrace and must only be accessed for maintenance purposes.

Reason: To protect the amenity of neighbouring occupants in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

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.

- 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 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.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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



Daniel Pope  
Chief Planning Officer