
**15 Wedderburn Road, London,
NW3 5QS**

Planning Statement



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1. Introduction

- 1.1. This statement has been produced in support of a Minor Material Amendment application (Section 73, Town and Country Planning Act 1990 ('TCPA') pursuant to application ref. 2017/1006/P consented by Camden Council ('the Council') in March 2018.
- 1.2. This application relates to 15 Wedderburn Road, London, NWS 5QS ('The Site'). The Site is the same property that was granted consent in 2018 (ref. 2017/1006/P) for the works as described below:
- 'Change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment (following the demolition of the existing side conservatory and rear extension'.*
- 1.3. This application therefore seeks to vary Condition 2 (Approved Plans) of the 2017/1006/P consent. This is due to internal layout alterations that require alterations to the treatment of some of the windows and doorways as well as minor design alterations to the approved extensions and light well, such that there is disparity from the approved plans which requires them to be updated. No further changes are proposed.
- 1.4. This statement provides the background information on the Site and an assessment of the proposal in relation to planning policy and other material considerations, and is set out under the following sections:
- **Section 2** outlines the site and its context with the surrounding area
 - **Section 3** provides an overview of the planning history
 - **Section 4** provides an outline of the proposals
 - **Section 5** examines the planning and policy considerations
 - **Section 6** draws our conclusions in respect of the proposals
- 1.5. This report should be read in conjunction with the following documents:
- Site Plan / Site Location Plan
 - Consented Drawings
 - Proposed Drawings
- 1.6. As there are only minor changes proposed, it has not been considered necessary to amend the supporting documentation relating to the initial planning consent, such that the only updated detail submitted is that of the approved plans.

2. Site and Surroundings

2.1. Site

- 2.2. The Site is located within the borough of Camden, specifically within the Hampstead Town ward.
- 2.3. No. 15 Wedderburn Road is situated on a corner plot on the southern side of Wedderburn road, where Wedderburn and Akenside Road and Dalehame Gardens meet.
- 2.4. The property comprises a detached red brick building, with lower ground, ground, first and second floors. There is planning consent for a basement extension on site. The property has been subdivided into two self-contained flats (as permitted under 2017/1006/P planning consent).
- 2.5. The site's access is off Wedderburn road, though the front elevation is largely shielded from public view by way of a high garden wall and mature planting. Similarly, the western and southern boundaries contain well established trees and also have a high brick wall, creating a sense of seclusion and privacy to the property in keeping with the character of the area, and limiting views to the lower storeys of the property.

2.6. Surroundings

- 2.7. The site is well located and easily accessible by way of public transport. Belsize park, Finchley Road & Belsize Park underground Stations, and Finchley Road & Frognal over ground station are within 0.7 km. Local buses also serve the site by way of bus stops on nearby Fitzjohns Avenue.
- 2.8. Wedderburn Road is a residential street, with large red brick mansion houses and flats. A number of these properties are statutorily listed. Of note, are the properties immediate neighbours to the east which are Grade II listed semi-detached properties (Nos 11-13 Wedderburn Road).



Site location plan



2.9. Designations

2.10. The site is not statutorily listed but does sit within the Fitzjohns/Netherall Conservation Area. It is identified as making a 'positive contribution' to the character and appearance of the Conservation Area within the Conservation Area Statement. The site is adjacent to Grade II listed buildings 11 and 13 Wedderburn Road (1379147), which were listed in 1999 for their external architectural interest.

2.11. A check on the Council's proposals Map identifies that the site is not subject to any further designations.

2.12. The Site is located within Flood Zone 1 (low probability of flooding).

3. Planning History

3.1. A check on the Council's online planning application register identifies a number of relevant planning applications, these are noted in the table below.

Reference	Description	Status
2021/2728/P	Commencement of works in accordance with condition 1 (within three years from date of permission) of planning permission (2017/1006/P) granted on 15-03-2018 for 'Change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment (following the demolition of the existing side conservatory and rear extension).'	Grant Certificate of Lawfulness 7.9.21
2021/1131/P	Alterations to tree protection plan, as an amendment to planning permission ref. 2017/1006/P dated 15/03/2018 (for Change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment).	Registered 11.3.21
2020/5854/P	Details of hard and soft landscaping and means of enclosure of all un-built, open areas as required by condition 4 of planning permission 2017/1006/P dated 15/03/2018 (for change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment).	Grant 20.7.21
2017/1006/P	Change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment (following the demolition of the existing side conservatory and rear extension).	Granted Subject to a Section 106 Legal Agreement 15.3.18
2015/6808/P	Change of use from three residential dwelling units to two residential dwelling units	Grant 29.1.16
2013/7182/P	Extension of existing lower ground level and excavation of new basement level beneath; demolition of double garage and replacement with new single storey side extension; remodelling of front vehicular entrance with new front gate and vehicle access ramp to lower ground level; rebuilding of rear lower ground floor extension with terrace above; removal of side conservatory and minor alterations to the treatment of the north, west and south elevations all in connection with existing lower and upper ground floor flat.	Granted Subject to a Section 106 Legal Agreement 24.3.21

- 3.2. The planning history identifies that planning permission (ref. 2017/1006/P) was granted for the following development on 15 march 2018.
- 'Change of use from three residential flats to two residential flats (Class C3); extension of lower ground floor level with lightwells and excavation of new basement level; erection of a single storey rear extension at lower ground floor level with terrace and 2 single storey side extensions at lower and ground floors; minor alterations to the north, west and south elevations and front boundary treatment (following the demolition of the existing side conservatory and rear extension).'*
- 3.3. The application was granted under delegated powers. The online planning register does not include the case officer's report for review, and it does not appear that any objections were made to the proposal. However, the Decision notice for the consent notes several relevant informative of note, relevant extracts are noted below for reference:
- 3.4. Informative 1 – *'...the existing ground floor level conservatory extension on the west side would be replaced with a single storey side extension of similar dimensions but lower height and also with a flat roof and terrace above as before. This side extension would therefore be smaller than the existing conservatory extensions and would not be overly visible from the street given the high boundary wall and vegetation. It would be subordinate to the subject property and would be constructed using matching materials.'*
- 3.5. Informative 1 contd. *'...the other external alterations include the following – installation of a replacement door at upper ground floor level on the side elevation, refurbishment of the existing side elevation windows behind the conservatory, extension of the existing terrace area above the garage onto the roof of the new side extension with railings, installation of replacement timber windows and door on the front elevation at ground floor level and replacement timber door/sliding doors in at lower ground floor level in the front lightwell, installation of windows in the east elevation at lower ground floor level and installation of timber bi-folding doors at upper ground floor level on the rear elevation to provide access to the terrace. All these alterations would be constructed using materials to match the existing property and would harmonise with the original property.'*
- 3.6. The decision notice also notes in Informative 2 that *'the extensions and alterations would not result in any harmful impact on the amenity of neighbours with regard to loss of privacy, outlook, sunlight and daylight.'*
- 3.7. Relevant Conditions
- 3.8. The Decision notice for Application 2017/1006/P contains one condition that is of particular relevance to this application:
- 3.9. Condition 2, which states:

'The development hereby permitted shall be carried out in accordance with the following approved plans: 001 P2, 002 P2, 003 P3, 004 P5, 009 P2, 010 P2, 011 P3, 012 P3, 013 P2, 021 P1, 031 P1, 032 P1, 033 P1, 098 P3, 099 P5, 100 P6, 101 P4, 102 P5, 103 P5, 201 P2, 301 P4, 302 P4, 303 P4, 610 P1, 611 P1, Area Schedule, BS5837 Tree Survey AIA & AMS ref 17238/A2_AIA_Rev.A, Ground Movement Analysis J13235/HD/01, Construction Management Plan Rev O, Site Investigation and Basement Impact Assessment Report J13235, Construction Method Statement 23569 rev B, Independent Assessment of Basement Impact Assessment LBH 4237.

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

3.10. Other relevant applications

3.11. The planning permission (ref. 2017/1006/P) was subject to two pre-commencement conditions (condition 1 - the development to start within 3 years of consent and condition 4 – full details of hard and soft landscaping) and a S106 agreement.

3.12. The Council issued a discharge letter on 16 December 2020 confirming that the financial contributions had been received, and the required documentations that made up the non-financial obligations to the S106 were submitted to the Council in December 2020 and were acknowledged as received by the Council.

3.13. A Certificate of Lawfulness was Granted on 7 September 2021 (ref. 2021/2728/P) which certified that there had been a commencement of works in accordance with Condition 1 aforementioned, and that the planning consent remains extant.

3.14. The requisite landscaping details for condition 4 were submitted to the Council in December 2020 (ref.2020/5854/P) and were approved on 20 July 2021.

3.15. An NMA application (ref. 2021/1131/P) for changes to the Indigo Surveys Arboricultural Reports ref. 17238/A2_AIA_REV.A and Tree Protection Plan ref: 13891/TPP/01 Rev A, which were approved under the original application and under condition 7 were required to be complied with during the construction of the proposals, was submitted on 11 March 2021. This application is still pending decision.

3.16. Applications Ref. 2017/1006/P; 2020/5854/P; 2021/2728/P and 2021/1131/P noted above, are therefore relevant to this proposal.



4. Proposals

- 4.1. This application seeks to make a Minor Material Amendment pursuant to Planning Consent (ref. 2017/1006/P), considering Condition 2 above.
- 4.2. The table below identifies the plans approved under the Planning Consent (ref. 2017/1006/P), which are listed on the decision notice under condition 2. The second and third columns identify the plans that are proposed to be updated under this application, that it is proposed that Condition 2 would read (updates identified in red text):

'The development hereby permitted shall be carried out in accordance with the following approved plans: 001 P2, 002 P2, 003 P3, 004 P5, 009 P2, 010 P2, 011 P3, 012 P3, 013 P2, 021 P1, 031 P1, 032 P1, 033 P1, 098 P4, 099 P6, 100 P7, 101 P5, 102 P6, 103 P6, 201 P3, 301 P5, 302 P5, 303 P5, 610 P1, 611 P1, Area Schedule, BS5837 Tree Survey AIA & AMS ref 17238/A2_AIA_Rev.A, Ground Movement Analysis J13235/HD/01, Construction Management Plan Rev O, Site Investigation and Basement Impact Assessment Report J13235, Construction Method Statement 23569 rev B, Independent Assessment of Basement Impact Assessment LBH 4237. Reason: For the avoidance of doubt and in the interest of proper planning.'

Consented Drawings/Reports	Replacement Drawings/Reports	Reason for change
001 P2 Location Plan (existing)	NA	No change
002 P2 Site Plan (existing)	NA	No change
003 P3 Location Plan (proposed)	NA	No change
004 P5 Site Plan (proposed)	NA	No change
009P2 Lower Ground Floor (existing)	NA	No change
010 P2 Ground Floor (existing)	NA	No change
011 P3 First Floor (existing)	NA	No change
012 P3 Second Floor (existing)	NA	No change
013 P2 Roof Plan (existing)	NA	No change
021 P1 Section AA & BB (existing)	NA	No change
031 P1 East & North Elevations (existing)	NA	No change
032 P1 South & West Elevations (existing)	NA	No change
033 P1 Street Elevations (North & West) (existing)	NA	No change
098 P3 Lower Basement (proposed)	098 P4 Lower Basement (proposed)	Internal layout design only.
099 P5 Lower Ground Floor (proposed)	099 P6 Lower Ground Floor (proposed)	Removal of lightwell; glazing; internal layout;
100 P6 Ground Floor (proposed)	100 P7 Ground Floor (proposed)	Internal layout; front lightwell void removed; Flat Access layout updated; External Stairway to terrace;
101 P4 First Floor (proposed)	101 P5 First Floor Level:1 (proposed)	Internal Layout; (western) external terrace increase in size;
102 P5 Second Floor (proposed)	102 P6 Second level: 2 (proposed)	Internal layout only
103 P5 Roof Plan (proposed)	103 P6 Roof plan (proposed)	Western terrace outline
201 P2 Section AA & BB (proposed)	201 P3 Section AA & BB (proposed)	Western terrace extended



301 P4 East & North Elevations (proposed)	301 P5 East & North elevations (proposed)	<p>East Elevation alterations: Windows removed at lower ground floor and new stair to garden terrace erected; larger windows at lower ground floor level; additional windows and rearrangement of windows and porch roof height at ground level.</p> <p>North elevation alterations: doorway and glazing and roof height raised on porch at ground level; double door to front entrance; lightwell removed;</p>
302 P4 South & West Elevations (proposed)	302 P5 South & West Elevations (proposed)	Window alterations
303 P4 North & West Elevations (proposed)	303 P5 North & West Elevations (proposed)	<p>Southern elevation alteration: Glazing updates at ground and lower ground floor level; terrace overhang; porch roof height raised slightly.</p> <p>Western elevation alteration: Western Patio extension and railing update.</p>
610 P1 Floor build up/ Acoustic Floor	NA	No change
611 P1 Proposed Timber Gate to Driveway	NA	No change
Area Schedule	NA	No change
BS5837 Tree Survey AIA & AMS ref: 17238/A2_AIA-Rev.A	NA	No change
Ground Movement Analysis J13235/HD/01	NA	No change
Construction Management Plan Rev O	NA	No change
Site Investigation and Basement Impact Assessment Report J13235	NA	No change
Construction Method Statement 23569 Rev B	NA	No change
Independent Assessment of Basement Impact Assessment LBH 4237	NA	No change

5. Planning Considerations

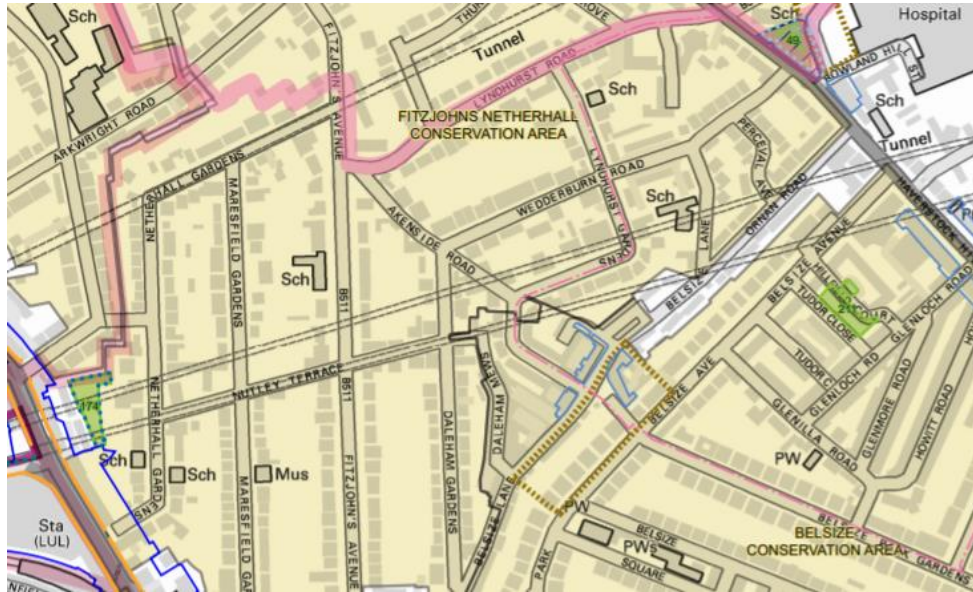
- 5.1. This application is made under section 73 of the Town and Country Planning Act 1990, to vary Condition 2 of extant permission (Ref. 2017/1006/P), which granted Planning permission for the aforementioned works.
- 5.2. Section 73 of the Town and Country Planning Act 1990 'Determination of applications to develop land without compliance with conditions previously attached.' of the TCPA 1990 states '(2) *On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly...*'
- 5.3. There is no statutory definition of a 'minor material amendment' however Paragraph 017 (Reference ID: 17a-017-20140306) of the Planning Practice Guidance (PPG) states that '*it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.*'
- 5.4. As noted above the changes proposed are considered minor and are in keeping with the original planning consent and development description. The changes to the plans identify only minor changes to the locations and sizing's of windows, doorway treatments, room heights (in one location), and floor space of an extension (in one location). All other approved details are unchanged.
- 5.5. Development plan policy compliance
- 5.6. In line with Section 38(6) of the 2004 Planning & Compulsory Purchase Act and section 70(2) of the Town and Country Planning Act 1990 (as amended) which requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise.
- 5.7. The previous consent was granted in conformity with the Development plan for Camden Council as of 2017.18 which comprised:
- The London Plan (July 2011)
 - The London Borough of Camden Core Strategy and Development Policies (November 2010)
- 5.8. Heritage and conservation were also material considerations in decision making, with the Fitzjohns/Netherhall Conservation Area Appraisal also being consulted.
- 5.9. Since the consent, Camden have adopted a new local plan, which supersede the above. The relevant development plan now comprises:
- The London Plan (2021)
 - Camden Local Plan (2017)

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- 5.10. There has been no update to the relevant Conservation Area Appraisal, such that the Fitzjohns/Netherhall (February 2001) CAA is still a material consideration.
- 5.11. There has been no update to the site in terms of strategic policies, or any statutory designations or site allocations, as exemplified by the updated policy map below.



Extract of policy map (Camden Local Plan 2017)

- 5.12. The key policies for the proposed works are therefore considered to be:
- **Policy A1 Managing the impact of development** which protects the quality of life of occupiers and neighbours, supporting development unless it causes unacceptable harm to amenity.
 - **Policy D1 Design** which seeks to secure high quality design in development.
 - **Policy D2 Heritage** seeks the preservation, and where appropriate, the enhancement of Camden's heritage assets and their settings, including conservation areas.
- 5.13. This application has assessed the minor changes proposed in the context of the development plan context, and has also considered relevant material considerations such as policy and guidance as contained in the National Planning Policy Framework (NPPF), National Planning Practice Guidance (PPG), the Fitzjohns/Netherhall Conservation Area Appraisal and other relevant Supplementary Planning Documents.
- 5.14. Planning Considerations**
- 5.15. As noted above, the proposals do not alter many elements of the proposal as approved under planning permission ref. 2017/1006/P. As such the proposed alterations do not alter the majority of the original consent which are therefore not considered further in this statement.

- 5.16. This section therefore examines the planning considerations in relation to the proposed minor amendments from the approved scheme. The amendments are considered under the following headings:
- Internal changes;
 - External alterations to elevations covering lightwell, glazing, fenestration and doorway treatments;
 - Summary and policy compliance.
- 5.17. Internal changes
- 5.18. The internal alterations shown on the proposed floor plans are indicative of design alterations only. There is no increase to the size of the footprint of the scheme, and no external walls are to be altered. A reconfiguration of the entrance at ground level to Flat 2 has seen a change to the doorway only, however this is situated in an existing opening in the wall.
- 5.19. The only external manifestations of the internal changes are a slight raising of the height of the porch roof, a new door and fixed glazing to existing porch openings; the slight increase in the size of the terrace on the western extension; and, several glazing and doorway changes these are expanded on below.
- 5.20. Internal updates do not require planning consent and are considered minor to allow for better internal circulation of the property. They are included on the plans for consistency in construction and for interest only.
- 5.21. External alterations
- 5.22. *Front elevation*
- 5.23. The previous consent allowed a light well at the front of the property. However, in design development as the lower ground floor room is to be used as a gym there is no need for a light well at this location.
- 5.24. The removal of this element therefore maintains the existing front elevation of the property, better maintaining the character and appearance of the conservation area. Light levels and amenity are not harmed as a result of this change due to the use of the lower ground room as a gym.
- 5.25. As noted above the removal of the light well at the front of the property is seen to benefit the setting of the property. It is also proposed to alter the front doorway to include a double door, and to add a doorway and glazed panel to the existing porch at flat 2. The new doorways will better denote access and also helpfully identify the hierarchy of the access at the property.
- 5.26. The roof height of the flat 2 access porch is also proposed to be raised by 1 metre. This pulls the porch roof height in line with to link with the existing console line on the property providing continuity to the fenestration of the property, which would enhance the appearance of the front elevation of the property, and in turn enhances the Character and appearance of the Conservation Area. There are no changes to the materials proposed.
- 5.27. No further changes are proposed to the front elevation.

5.28. *Eastern elevation*

5.29. As noted above, the porch roof height is proposed to be raised by 1 metre which also creates update to the eastern elevation of the property. The roof height increase allows for the relocation and resizing of the window on this elevation, which faces neighbouring property, 13 Wedderburn Road. As the window is existing the relocation and reduction in its size does not create harm to amenity on neighbouring property, rather, with this amendment any impact in terms of outlook and privacy is improved further by way of a more discreet window at this side. Similarly, the raising in the porch roof height allows for the porch roofline to improve the appearance of the eastern elevation, allowing for the ground floor level glazing to sit together, improving the reading of the building and its storeys.

5.30. The glazing on the eastern elevation is proposed to be altered such that, as noted above, the lower ground and ground floor storeys can be better read, and also receive better light levels internally. This aiding the quality of the living accommodation offered in flat 1. Glazing already exists on this elevation, and as previously assessed within the original application, the slight uplift in number of openings on this elevation was not seen to cause any harm to neighbouring amenity. This position is therefore unchanged by the relocation and resizing of some of the windows at lower levels on this elevation.

5.31. The garden terrace to the rear of the property, and the flat 1 windows on the eastern elevation which faced the garden are proposed to be removed to make way for an access staircase to provide outside access to the garden terrace. As previously approved and assessed, the garden terrace is well located to the rear of the property and would not cause harm to neighbouring amenity. The addition of the staircase is beneficial to the occupants of the site, and would not create any harm to neighbouring amenity due to its use being transient in nature. The windows removed on this part of the site, are to be relocated to the southern elevation such that flat 1 does not suffer from any loss of light.

5.32. *Southern elevation*

5.33. As noted above, the slight uplift in the roof height of the porch is also visible from the south elevation, though again this benefits the appearance of the property creating a more harmonious and continuous façade than as existing.

5.34. The glazing that is relocated from the eastern elevation to the southern elevation of Flat 1 at lower ground floor level sit well with the proposed glazing on this elevation, and also provide access to the garden for the occupant of Flat 1.

5.35. The glazing is proposed to be updated at lower ground level in design only, the extent of the openings is the same. The ground floor glazing is slightly expanded in width to create a better reflection of the glazing below, the frame therefore falls in line with the lower ground floor framing and enhances the facades appearance by way of continuity and symmetry.

5.36. The aforementioned stairway to the back garden terrace is also visible from the southern elevation.

- 5.37. The western extension which replaced the conservatory on site was approved under the previous planning consent. No increase in floor space of the extension at ground level is proposed for this element however, the terrace above that relies on an overhang above ground floor level is proposed to be extended. The terrace will be visible from the southern boundary, however it falls against the backdrop of the existing garage and therefore does not protrude from the existing building line.
- 5.38. As noted above, the rear (southern) elevation of the property is well screened, particularly at lower levels such the changes proposed would not be seen from public views or neighbouring properties.
- 5.39. *Western elevation*
- 5.40. The western elevation faces the road, and as aforementioned, is well screened by a brick wall and mature vegetation that lines this boundary. The nearest neighbours are some distance separated by a two way street.
- 5.41. The minor extension to the terrace sits back from the garage wall, and raises the terrace and railings at first floor such that the terrace which was previously approved as two levels, will instead by one level in line with the existing garage roof. This will create a preferable continuous railing line at first floor level than that previously approved.
- 5.42. Summary
- 5.43. As described above, the proposed changes to the approved plans are minor alterations, to elements of the building already approved to change.
- 5.44. The external manifestations of internal changes present a more streamlined design which benefits from enhanced continuity of design and architectural features on the property elevations.
- 5.45. The changes to the front (northern) and western boundaries are negligible and unlikely to be noticed by the average person on the street. The glazing changes on the eastern and southern boundaries, although offering a differing design, reflect the approved glazing patterns while enhancing the design and symmetry of the elevations.
- 5.46. The glazing design reflects the glazing already on the property, and vertical elements proposed reflect the local context of the Fitzjohns/Netherhall Conservation area which includes a number of windows of white wooden sash design.
- 5.47. The changes do not cause any harm to amenity, and do not harm the Fitzjohns/Nethrhall Conservation Area, nor cause any harm to the neighbouring listed building at 13 Wedderburn Road.
- 5.48. The proposed changes therefore comply with relevant Local Plan policies A1, D1 and D2 as described above, as well as the Fitzjohns/Netherhall Conservation Area Appraisal.

6. Conclusion

- 6.1. This statement has been produced in support of a Minor Material Amendment application (Section 73, Town and Country Planning Act 1990 ('TCPA') pursuant to application ref. 2017/1006/P consented by Camden Council ('the Council') in March 2018.
- 6.2. This application seeks to vary Condition 2 (Approved Plans) of the 2017/1006/P consent. This is due to internal layout alterations that require alterations to the treatment of some of the windows and doorways as well as minor design alterations to the approved extensions and light well, such that there is disparity from the approved plans which requires them to be updated.
- 6.3. The proposed terrace extensions, light well removal and glazing updates create minor alteration on elevational treatment at the property. The changes are limited to lower and ground level such that the proposals are largely screened from public and private views by way of the tall boundary treatment at the property.
- 6.4. The proposals would preserve the character and appearance of the conservation area, and neighbouring listed building at 13 Wedderburn Road, in accordance with Local plan policy D2 Fitzjohns/Netherhall Conservation Area Appraisal, especially where enhancement is offered by the proposal by way of improved symmetry and continuity of the architectural features on the front and eastern elevations.
- 6.5. The changes are well designed and do not cause any harm to amenity, and also therefore comply with relevant Local Plan policies A1, D1 and D2 as well as the Fitzjohns/Netherhall Conservation Area Appraisal.

