
15 Wedderburn Road, London, NW3 5QS

Planning and Heritage Statement

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1. Introduction

- 1.1. This statement has been produced in support of a planning application at 15 Wedderburn Road, London, NWS 5QS ('the Site'), for the following works:

'Erection of a single storey extension, landscaping and associated works'.

- 1.2. This Planning and Heritage 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** describes the proposals;
- **Section 4** provides an overview of the planning history;
- **Section 5** outlines the planning and policy framework;
- **Section 6** examines the main planning considerations in the context of the framework; and,
- **Section 7** draws our conclusions in respect of the proposals.

- 1.3. In line with Camden Council's Validation requirements this report should be read in conjunction with the following documents:

- Existing and proposed plans and drawings prepared by Clive Sall Architecture
- Design and Access Statement prepared by Clive Sall Architecture

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 also a single storey garage at the front of the property. 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 existing elevations are varied and utilise mixed materials including uPVC and Timber. A timber lean-to porch covers the walkway between the existing garage and the main entrance, this porch is considered to be a later addition with deterioration at junctions particularly due to rainwater ingress.
- 2.6. Beyond the porch, the property has a small front garden, the area is a mix of soft and hard landscaping and is bounded by a brick wall 1.8m-2.1m tall with a large amount of foliage above. The combination of wall and foliage completely screens the area and the ground floor windows from view from Wedderburn Road.
- 2.7. 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.
- 2.8. The site's access is off Wedderburn road, with vehicular access provided to the garage, and to an off street parking area on the eastern side of the property. Pedestrian access is via a small gap in the wall off Wedderburn Road.

2.9. Surroundings

- 2.10. 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.
- 2.11. 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).
- 2.12. Designations
- 2.13. 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.

- 2.14. A check on the Council's proposals Map identifies that the site is not subject to any further designations.
- 2.15. The Site is located within Flood Zone 1 (low probability of flooding).



Front Elevation as existing

3. Proposed Development

3.1. This application seeks to make an application for the following:

‘Erection of a single storey extension, landscaping and associated works’.

- 3.2. The accompanying Design and Access Statement and proposed plans describe the proposal in full. However, for reference the proposal seeks to demolish the existing front porch and erect a brick front extension with deliberate glazing to replicate the openness of the porch in its place.
- 3.3. Measured externally, the extension is 3.4m deep x 7.4 m wide and 2.7 m high. It adds 22.6 sq.m to the overall building's GIA.
- 3.4. The existing porch is 1.5m deep and 9.5 m in length across part of the front façade of the building, it is also largely located on existing hardstanding in the form of brick paving. Therefore after demolition and erection of the replacement extension, the extension will sit 1.9 metres forward of the existing situation, but will be reduced in length from the present structure by approximately 2.1m. This ensures that the extension is smaller and subservient to the original building, and also sits back from the established building line of the property, and nearby neighbours.
- 3.5. The proposal would be single storey with a glazed rooflight at roof level to further allow light into the property. The glazing and brick design bring a lightness to the structure, and the extension also steps down internally so to keep the overall external height low. The glazing therefore sits in line with the existing front boundary wall and is shielded from public view as a result. The brick parapet above the glazing is also kept low, such that it sits below the existing vegetation along the front boundary wall, and through the utilisation of materials that match and sit well with the existing materials on the front façade, is also shielded from public view.
- 3.6. As aforementioned, the extension is proposed to be erected on existing hardstanding, such that the proposal does not reduce any soft landscaping. Rather, the extension will enable the front garden to be re-landscaped in line with the landscaping approved under application ref. 2017/1006/P (condition 4), which offers improvement to the soft landscaping at the front of the property.
- 3.7. The changes affect the north elevation of the property only, due to the single storey nature, and because it is set back behind the front building line of the existing garage. The proposed extension would not be seen from any other elevation.

4. Planning History

- 4.1. A check on the Council's online planning application register identifies a number of relevant planning applications, these are noted in the table below.
- 4.2. Of the records outlined above, the planning consent (ref. 2017/1006/P) and lawful development certificate (ref. 2021/2728/P), as well as a recent Minor Material Amendment application (ref. 2021/6253/NEW) are of particular note.
- 4.3. The extant planning consent (ref. 2017/1006/P) has been implemented as evidenced by the lawful development certificate granted in 2021 (ref. 021/2728/P).
- 4.4. The MMA as submitted in December 2021 (ref. 2021/6253/NEW) relates to the 2017/1006/P consent and presents several minor changes in plan form and ground floor glazing. The proposed development as presented within this application is complementary to the updates proposed.

Reference	Description	Status
2021/6253/N EW	Minor Material Amendment – Variation of Condition 2 (approved Plans of 2017/1006/P consent, which approved: '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'.	Pending decision
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 24.3.15

5. Planning Policy Context

- 5.1. Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any Planning Application must be in accordance with the Development Plan, unless material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).
- 5.2. **Adopted 'Development Plan'**
- 5.3. The Site is located within the administrative area of Camden Council, Camden is therefore the relevant Local Planning Authority ('LPA') for the site. The relevant development plan documents therefore comprise:
- Camden Local Plan (2017)
- 5.4. The Council's proposals map indicates that the site is within the Fitzjohns/Netherall Conservation Area, the Fitzjohns/Netherall Conservation Area Statement (2001) is therefore also a material consideration, alongside the Council's Design Supplementary Planning Document (SPD) (2021) and Home Improvements SPD (2021).
- 5.5. The London Plan (2021) and the National Planning Policy Framework (NPPF) (2021) are also material considerations.
- 5.6. **NPPF Planning Policy Framework (NPPF) (2021)**
- 5.7. The revised NPPF (2021) maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating economic, social and environmental objectives. The framework notes that the presumption means that for decision taking 'c) approving development proposals that accord with an up-to-date development plan without delay;'
- 5.8. Paragraph 126 of the NPPF states that '*high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*'
- 5.9. Paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 5.10. Paragraph 134 states development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

6. Planning Considerations

- 6.1. The following section of this planning statement sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:
- Design and impact on the conservation area
 - Amenity
- 6.2. Design and impact on the Conservation Area
- 6.3. Camden Local Plan policy D1 'Design' requires development of high-quality design which respects local context and character and comprises details and materials that are of high quality and complement the local character.
- 6.4. Camden Local Plan (2021) D2 heritage requires the preservation and, where appropriate, the enhancement of Camden's heritage assets and their settings. The policy also considers the impact of development on Conservation Areas, listed buildings and buildings which contribute to the character of the area.
- 6.5. The Design SPD (2021) notes that development should seek to achieve these principles by responding sensitively to the context and character of an area, and by promoting accessible and liveable development. The SPD supports development in Conservation Areas that preserve and where possible enhance the character and appearance of the Conservation Area. The Design Guide highlights that the Conservation Area Statements provide insight into how the Council identifies areas of enhancement of an area.
- 6.6. Extension
- 6.7. The property is not listed but sits adjacent to Grade II listed semi-detached properties (Nos 11-13 Wedderburn Road), which were listed in 1999 for their external architectural interest. It is also within the Fitzjohns/Netherall Conservation Area, where the site is identified as making a 'positive contribution' to the character and appearance of the Conservation Area within the Conservation Area Statement (CAA). The Statement (2001) highlights that the '*distinct quality of Fitzjohns/Netherhall is that it largely retains its homogenous mid-later 19th century architectural character.*', it is noted as this reason that the site, along with other properties is noted as a positive contributor.
- 6.8. Needless to say this does not mean that all elements of the property as existing are positive, especially where this homogeneity is impacted. For example, Fitzjohns/Netherhall (February 2001) CAA identifies that 15 Wedderburn Road as including negative features '*loss of front boundary and creation of hardspace and garaging*'.

- 6.9. The Camden Home Improvements SPD (2021) states that *'front extensions are usually highly visible alterations that can change the character of a building and the street. They can particularly impact where front gardens are an important characteristic of the area and where the street has a regular pattern of buildings and a clearly defined building line (as in many streets of terraces and semi-detached houses).'*
- 6.10. As noted above, the building is a detached building, and the building line on Wedderburn is established by way of similar grand properties. The extension, though projecting further forwards on the front elevation, does not project beyond this established line. Furthermore, the alteration is a reduction in width from the existing porch, and would not be visible due to the prominent and characteristic front boundary of the site. The extension therefore appears as though a bay window at the front of the property. As it is single storey and glazed to lighten its impact, and replaces an arguably uncharacteristic front porch, it enhances the front elevation of the property.
- 6.11. The character of the site and its visibility from the street are key matters to consider. To this end, it is worth noting that the topography of Wedderburn Road and perpendicular Akenside Road, mean that the site has a north-easterly slope away from the road. The CAA notes that this slope means that the Wedderburn road north side is higher, with difference between north and south sides.
- 6.12. The proposed single storey extension is therefore well hidden by the topography of the site, as well as the tall brick boundary wall that exists on site. The boundary of the Site also contains mature planting above the wall, which further screens the property creating almost full obscurity of the ground floor when viewed from the road.
- 6.13. Garden
- 6.14. Camden Local Plan policies A2, and A3 seek to secure additional vegetation and enhance biodiversity on sites.
- 6.15. The CAA notes that the *'trees and other vegetation in private gardens augment the street's avenue of limes'* (page 26) and the brick walls and planting above, as well as soft landscaped front gardens with a path (page 36) are considered to be characteristic of the street scape, and loss of such front garden treatment is not acceptable.
- 6.16. 15 Wedderburn's existing front garden is noted as having a large amount of hardstanding, and the existing shrubbery and ornamental planting on site are not considered to have ecological value.
- 6.17. The proposal which enables the re-landscaping of the front garden therefore protects and arguably enhances the character of the street scape by improving the balance of hard and soft landscaping on site. This in turn also acting to enhance the possibility of the site's contribution toward biodiversity.
- 6.18. The placement of the front extension on existing hardstanding has limited loss to existing soft landscaping on site, and the landscaping proposed allows for the replacement of ornamental planting with an approved landscaping scheme (approved under Condition 4 of the ref. 2017/1006/P planning consent). The landscaping is shown on the proposed drawings, and will enhance the appearance of the front garden.

6.19. Summary

6.20. The proposed extension and changes outlined above therefore respect the context and original form of the property and its setting. The proposal is not visible from public views and only changes the northern elevation of the property. As the nearby listed buildings are located to the east, there is no impact on the nearby heritage assets.

6.21. Similarly, the proposals protect and enhance the Fitzjohns/Netherhall Conservation Area by enhancing the appearance of the property by removing the uncharacteristic and run down porch at the front of the property, and replacing it with a glazing option that reflects the characteristic bay windows on nearby properties. The Conservation Area is also protected and enhanced by the careful designs utilised, which integrate the proposal with the existing property, and enhance the soft landscaping within the front garden, although it should be noted that the proposal is obscured by the boundary wall of the site.

6.22. The proposals therefore align with policies D1 and D2 of the Local Plan, and the guidance as outlined above, and endeavours to contribute to the ecological and greening of the property in line with Local Plan policies A2 and A3.

6.23. Amenity

6.24. 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.

6.25. As noted above, the visibility of the changes proposed are minimal, particularly when viewed from outside of the site due to the boundary treatment, and as a result indistinguishable to the average person on the street. There is therefore no harm to the impact on the outlook of neighbouring properties, and the scale, design and location of the extension, which are located far from the sites eastern boundary on a detached property, mean that the development would not have any overbearing impact on the neighbours as a result.

6.26. The extension is located at ground floor only and there is therefore no increase in the level of overlooking out of the property onto public or neighbouring private spaces, and no impact to the privacy of neighbours. The proposed extension replaces the existing porch and existing glazing, and the massing will not create detrimental shadow or overbearance.

6.27. The front garden updates, will also complement the enhanced glazing of the front extension such that the amenity value of the site is increased through enhanced visibility of the front garden by the occupiers of the property. The relationship between the inside of the property and the front garden is currently hindered by the solidity of the wall on the northern elevation.

6.28. The proposals do not create any change to noise levels experienced on site. Noise and disturbance created by construction can be actively managed and secured through the use of an appropriately worded planning condition, and as the site is well hidden from street views, even construction work is likely to be largely obscured from nearby views.

- 6.29. The changes do not cause harm to amenity considering noise and privacy or sense of overlooking, and the glazing and front garden changes improves the interconnectivity of the internal rooms of the property with its own garden and thereby satisfy the requirements of Policy A1.

7. Conclusion

- 7.1. This statement has been produced in support of a planning application at 15 Wedderburn Road for an extension and associated landscaping.
- 7.2. The proposals present an opportunity to increase the footprint of the internal rooms by 22.6 sq, improving amenity of the occupiers by enhancing the relationship of the internal rooms with the external front garden. The proposals increase lighting levels within the property, and enhance the soft landscaping at the front of the property.
- 7.3. The proposals are well screened and would preserve the character and appearance of the conservation area, and do not create any harm to the neighbouring listed building at 13 Wedderburn Road, in accordance with Local Plan policy D2 and the Fitzjohns/Netherhall Conservation Area appraisal.
- 7.4. The proposals also align with the guidance as expanded within relevant SPD's and are reflective and in keeping with the site's surrounding.
- 7.5. The changes are well designed and do not cause harm to amenity, and also therefore comply with Local Plan Policies A1, D1 and D2 and the Fitzjohns/Netherhall Conservation Area appraisal.
- 7.6. It is therefore respectfully requested that planning consent be granted for this application.

