

Application ref: 2022/2867/P
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Date: 20 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**6 Wedderburn Road
London
NW3 5QE**

Proposal:

Erection of ground floor rear extension, replacement of air- conditioning unit within rear garden and replacement of windows at basement and ground floor on front and side elevations.

Drawing Nos: Site Location Plan 1125-SO2-10, Block Plan 1125-SO2-11, 1125-SO2-01, 1125-SO2-02, 1125-SO2-03, 1125-SO2-04, 1125-SO2-05, 1125-SO2-06, 1125-SO2-07, 1125-SO2-08, 1125-SO2-09, 1125-AP02-01, 1125-AP02-02, 1125-AP02-03 Rev A, 1125-AP02-04 Rev A, 1125-AP02-05 Rev A, 1125-AP02-06, 1125-AP02-07, 1125-AP02-08 Rev A, 1125-AP02-09, 1125-AP02-10, 1125-AP02-11, Planning and Heritage Statement, Daylight and Sunlight Report (prepared by Schroeders Begg dated March 2022), Design and Access Statement, Noise Assessment Report (prepared by Hann Tucker Associates dated 23/6/2022), QuietBox2 Enclosure Specification, Arboriculture Report (prepared by John Cromar's Arboricultural Company Ltd dated 24/5/2022), AC Specification sheet

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 The development hereby permitted shall be carried out in accordance with the following approved plans-
Site Location Plan 1125-SO2-10, Block Plan 1125-SO2-11, 1125-SO2-01, 1125-SO2-02, 1125-SO2-03, 1125-SO2-04, 1125-SO2-05, 1125-SO2-06, 1125-SO2-07, 1125-SO2-08, 1125-SO2-09, 1125-AP02-01, 1125-AP02-02, 1125-AP02-03 Rev A, 1125-AP02-04 Rev A, 1125-AP02-05 Rev A, 1125-AP02-06, 1125-AP02-07, 1125-AP02-08 Rev A, 1125-AP02-09, 1125-AP02-10, 1125-AP02-11, Planning and Heritage Statement, Daylight and Sunlight Report (prepared by Schroeders Begg dated March 2022), Design and Access Statement, Noise Assessment Report (prepared by Hann Tucker Associates dated 23/6/2022), QuietBox2 Enclosure Specification, Arboriculture Report (prepared by John Cromar's Arboricultural Company Ltd dated 24/5/2022), AC Specification sheet

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

- 3 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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 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 hereby approved. 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 development shall be monitored by the project arboriculturalist in accordance with the approved 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 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the erection of a ground floor rear extension that would replace the existing rear bay window and would be located adjacent to an existing part-width rear extension. The extension would read as subordinate to the host property, being 3m deep and 4m high (to match the existing bay window). Its predominantly glazed facade gives it a lightweight appearance. The aluminium framed doors, white render walls and white coping are considered acceptable materials. A revised scheme was submitted with reduced glazing on the extension roof which is considered acceptable.

There is an existing precedent for the loss of rear bay windows and their replacement by larger ground floor infill extensions along this side of the street further to the west, thus its loss is not considered to be harmful. The replacement extension would not disrupt the rhythm of the rear elevations along this side of Wedderburn Road, given the mass and scale of the existing rear extensions at ground floor.

It is proposed to replace windows on the front and side elevations at basement and ground floor level with double glazed timber windows that match the existing fenestration and are considered acceptable.

The proposal is considered to preserve the character and appearance of the host building and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or 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 would be located adjacent to the boundary wall with no. 4 Wedderburn Road and its matching bay window. A daylight and sunlight report has been submitted which demonstrates that the extension would not harmfully impact upon daylight to the neighbouring ground floor windows. Although there will be some loss of outlook from this bay window, it is considered that this will not be serious, given the modest depth of the proposed extension and the fact that it replaces a hedge of similar height along this boundary.

A small condenser unit will replace the existing one at the end of the rear garden. Its modest size and discreet location is acceptable. A noise impact assessment has been submitted and reviewed by the Council's Environmental Health team who deem the proposals to be acceptable. Conditions are attached stating that noise and vibration from the unit must comply with Council standards.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The new location of the condenser unit in the rear garden would involve alterations to the existing planting. The submitted arboricultural report has been reviewed by the Council's Tree and Landscape team who deem the proposals to be acceptable. A condition is attached requiring the trees to be retained and protected in accordance with report.

One objection was received on behalf of a neighbouring occupier regarding the impact on light and outlook to the ground floor window at no. 4 and the loss of the characterful bay window. This objection and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer