

Application ref: 2022/0507/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk
Date: 8 February 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15 Wedderburn Road
London
NW3 5QS**

Proposal:

Removal of a side elevation window and replacement of another window on the 1st floor of east elevation, replacement and enlargement of 2 windows on ground and 1st floors of west elevation, enlargement of a side dormer on the west elevation, erection of bin store in the front garden and reconfiguration of existing external front staircase.

Drawing Nos: 009 P1; 010 P1; 011 P1; 012 P1; 013 P1; 021 P1; 031 P1; 032 P1; 033 P1; 001; 002 P2; 098 P2; 009 P2; 010 P2; 011 P2; 012 P2; 013 P2; 021 P2; 031 P2; 032 P2; 033 P2

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;
009 P1; 010 P1; 011 P1; 012 P1; 013 P1; 021 P1; 031 P1; 032 P1; 033 P1;
001; 002 P2; 098 P2; 009 P2; 010 P2; 011 P2; 012 P2; 013 P2; 021 P2; 031 P2; 032 P2; 033 P2

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 Before the relevant part of the work is begun, detailed drawings of the following shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

a) Sections, front elevation and product specification of materials to be used in respect of front bin store,

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.

Informative(s):

- 1 Reasons for granting permission;

The proposed enlarged dormer would remain subordinate to the host dwelling in terms of bulk and width. It would be well set back from the ridge and the existing dormers and would be appropriately sited within the roof slope given the context. The dormer is considered acceptable in size, design and materials and will not harm the character and appearance of the host property and conservation area.

The windows at first floor level on the west elevation would be overhauled and replaced to match the existing windows. This is considered an appropriate arrangement which will preserve the historic value of the property. The existing ground floor windows on the west elevation would be replaced by new ones of different proportions and height. They would respect the overall proportions and fenestration pattern on this elevation of the building. The replacement windows would be timber which is considered acceptable.

The enlargement of the side elevation window on the east elevation would not be visible from the streetscene and is considered acceptable in terms of its

visual impact. The removal of the side elevation window at first floor level is considered appropriate and acceptable; this window serves a closet off a bedroom and is no longer considered necessary. Additionally, this room would still have an existing window serving it.

The new bin store would be somewhat shielded from view from the street by the existing boundary treatment. The scale of the proposed bin store is considered to be subordinate to the front garden and host building. Given its prominent location and to ensure high quality design, further details would be secured by condition.

The existing external staircase which provides direct access to flat 1 would be reconfigured. The existing steps are constructed of concrete and their reconfiguration is considered a minor alteration that would not harm the character or appearance of the host building.

The various works would not result any harm caused to the amenity of neighbouring occupiers in respect of impact on daylight, sunlight or outlook.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

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

- 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, 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 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).
- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer