

Mr Elie Osborne  
4D Planning  
3rd Floor  
86-90 Paul Street  
London EC2A 4NE

Application Ref: **2016/1594/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

20 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**9 Wedderburn Road**  
**London**  
**NW3 5QS**

Proposal:

Like-for-like replacement of casement window in rear-facing dormer.

Drawing Nos: Site Location Plan; 4DPLAN01 rev 1; 4DPLAN02 rev 1; 4DPLAN03 rev 1;  
OPNH05 rev A; OPNH06 rev A; Schedule of Works; Heritage, Design & Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works to replace the timber casement window within a rear dormer window in the grade II listed building situated in the Fitzjohn's/Netherhall Conservation Area have become necessary as a result of deterioration due to damp ingress. As such the window has become structurally damaged and is beyond repair. It is proposed to replace the small paned double casement window like-for-like in terms of fenestration pattern and detailed design including use of materials, finishes, glazing bar profile, and single glazing specification. As such the visual appearance of the window will be retained and no changes will be made to the dormer in which it is positioned. It is concluded that the works will not harm the special interest of the grade II listed building or the character and appearance of the Fitzjohn's/Netherhall Conservation Area.

No public consultation was necessary for this application. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and the character and appearance of the conservation area, under s.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

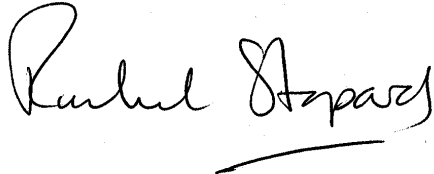
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities