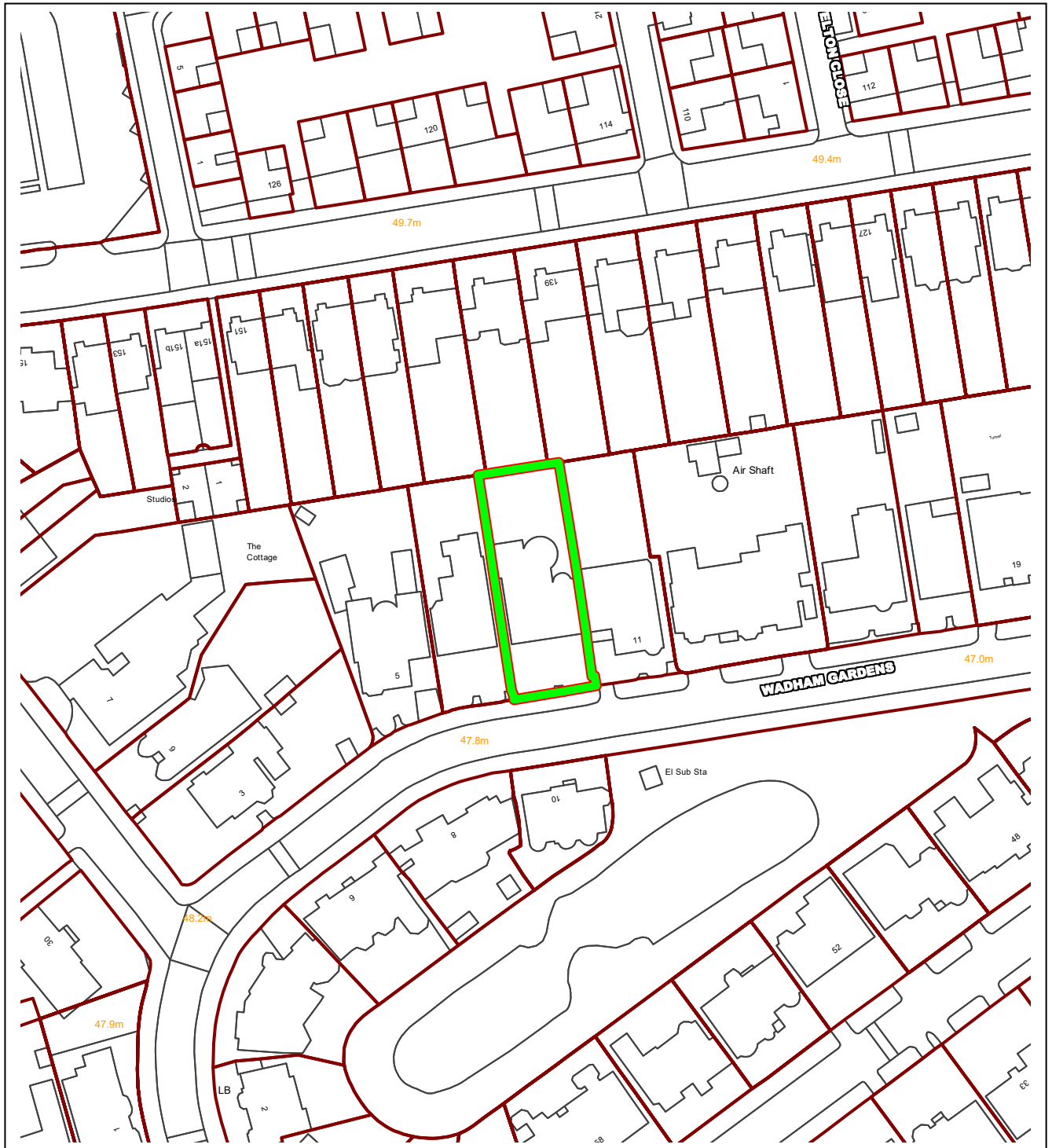
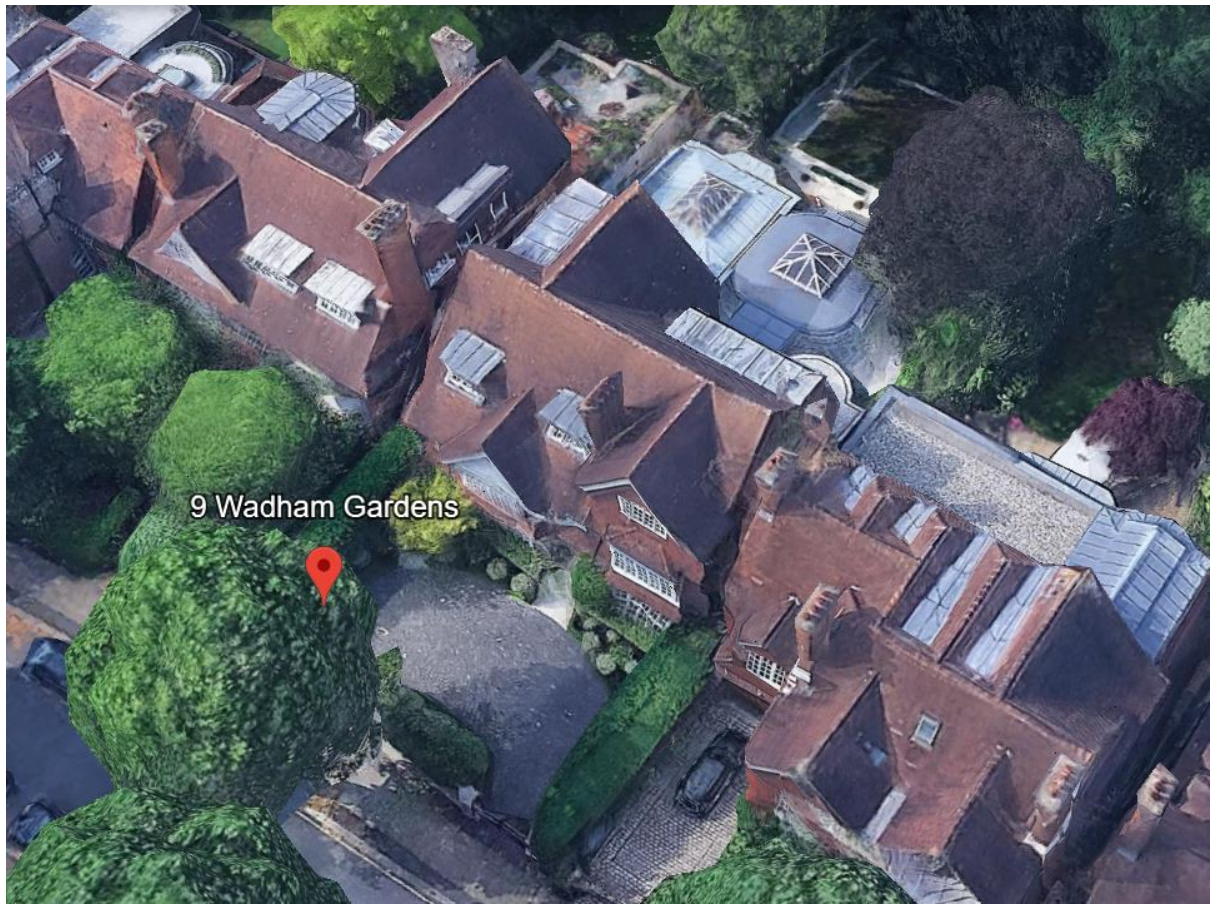


2025/2968/P - 9 Wadham Gardens



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9 Wadham Gardens



Frontage



Proposed Frontage



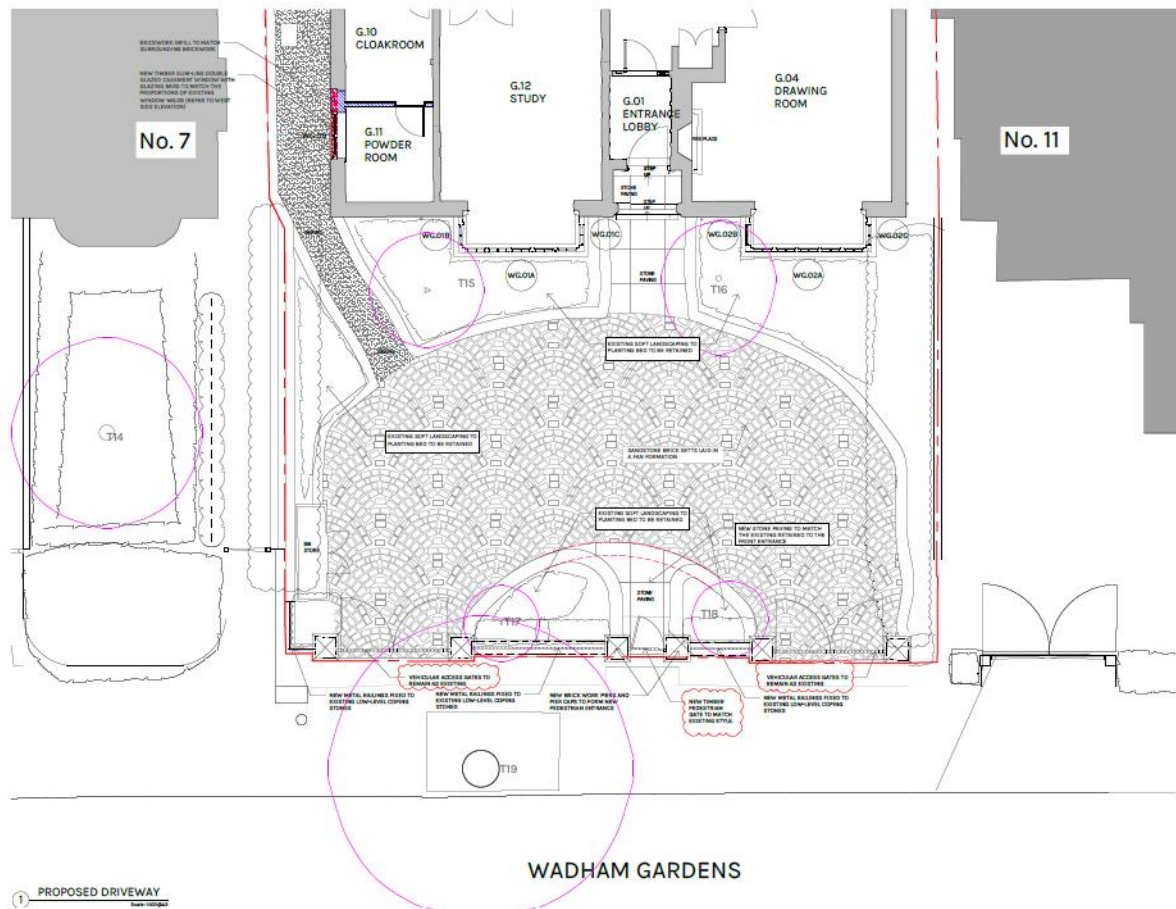
1 PROPOSED FRONT ELEVATION - BOUNDARY WALL
Scale 1:1000

Existing Front Elevation



1 EXISTING FRONT ELEVATION - BOUNDARY WALL
Scale 1:1000

Proposed Layout



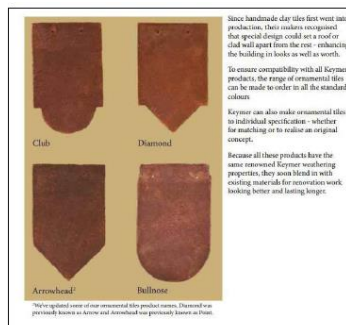
Proposed materials



1 SCALLOPED LEAD FLASHING DETAIL



2 RECLAIMED CLUB HERITAGE TILES



3 ENTRANCE CANOPY EXAMPLE (NO. 05 WADHAM GARDENS)



4 NEW SANDSTONE BRICK SETTS

Proposed side elevation



Existing side elevation



Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 22/09/2025		Consultation Expiry Date: 10/08/2024							
Officer Matthew Kitchener				Application Number(s) 2025/2968/P									
Application Address 9 Wadham Gardens London NW3 3DN				Drawing Numbers <i>See draft decision notice</i>									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s) Alterations to front and side elevation, including erection of cantilevered canopy above front entrance; resurfacing of existing driveway; introduction of pedestrian gate and railings; landscaping and associated works.													
Recommendation(s):		Grant householder planning permission											
Application Type:		Householder Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		00		No. of responses		06		No. of objections		00	
Summary of consultation responses		Site Notice: displayed from 17/07/2025 – 10/08/2025 Press Notice: displayed from 17/07/2024 – 10/08/2025											
Elsworthy CAAC <i>(Officer's responses) in italics)</i>		Elsworthy Hill CAAC was consulted and objected. Their points are summarised as follows; <ul style="list-style-type: none">Object. The present application involves six brick pillars, two vehicular gates and a pedestrian gate, all with metal railings which results in loss of green planting, an essential contribution to this garden suburb. The introduction of metal railings has a history of being resisted in the Willett estate and where it has failed they have mostly be camouflaged as much as possible by planting in front or behind.											

- The proposed front boundary treatment will have an adverse effect on the street scene of the Elsworthy CA rather than enhance it and it must be rejected for this reason.

These points are addressed in Section 3.4 & 3.5 of the report.

Site Description

The property is a large, detached late Victorian/early Edwardian era residence on Wadham Gardens. Wadham Gardens is a wide, tree-lined and road.

The property is not listed but is located within the Elsworthy Conservation Area.

Relevant History

2024/2510/P - Erection of a single storey side extension to the west elevation of the property – **Granted 02/08/2024**

2021/4580/P - Creation of a new basement floor under the footprint of the existing property with new front lightwell, installation of an air source heat pump with acoustic enclosure in rear garden, and associated modifications to the property – **Granted 17/02/2023**

2017/1690/P - External alterations including the installation of replacement skylight windows to the roof of the rear conservatories and an enlarged replacement fixed frameless window on the internal yard elevation to single dwelling house (class C3) – **Granted 31/05/2017**

2016/4970/P - Alterations to existing rear conservatory roofs and façade, alterations to bay window on west elevation, replacement of timber fence with new boundary wall, piers and gates, relating of front forecourt, landscaping and associated works – **Granted 11/11/2016**

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- A1 Amenity

Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

Elsworthy Conservation Area Appraisal and Management Plan (2009)

A Submission Draft Camden Local Plan (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

Assessment

1. Proposal

1.1. The proposal includes:

Alterations to front and side elevation, including erection of cantilevered canopy above front entrance; resurfacing of existing driveway; introduction of pedestrian gate and railings; landscaping and associated works.

2. Assessment

2.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions and alterations to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.
- 3.3. The Elsworth Conservation Area Appraisal and Management Strategy states that The boundary walls, gate posts and fencing whether in stone, wood, or iron along the majority of frontages are an important facet of the character of the area overall and of the different sub-areas specifically. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them where this forms part of the area's character.
- 3.4. It is proposed to create a new pedestrian access in the front boundary wall of the property directly opposite the front door of the house. The boundary wall currently has two gated vehicular access' to either side with a low brick boundary wall between them and a hedge planted behind. It is proposed to retain the two vehicular access' and timber and metal gates as existing. Two new brick piers will be formed either side of the new pedestrian access and the design and appearance of the gate will match that of the vehicular access gates. On top of

the low boundary wall a metal railing will be sited, the existing hedge behind the boundary wall will be retained other than where the new pedestrian access will be. It is noted that other properties within the street benefit from pedestrian access being opposite their front doors and it is considered that this small breach of the boundary wall will not negatively impact on the appearance of the property within the conservation area. This is due to the choice of materials replicating the appearance of the existing vehicular access' and the retention of the established hedge behind the low boundary wall. The siting of the railings is not considered to negatively impact on the appearance of the streetscene or conservation area as the established planting behind the wall is being retained which will assist in softening the appearance of the metal railings. It is considered that the proposal would comply with the aims and objectives of the Elsworth Conservation Area Appraisal.

- 3.5. It was originally proposed to replace the vehicular gates with metal railing style gates, and for the vehicular access gate to be in metal railing design. Elsworthy CAAC objected to the proposal as it stood due to the reasons given above. The applicant amended the proposal to retain the original timber and metal vehicular gates and to make the pedestrian gate similar in appearance. The planting to the front will also be retained as part of the proposal ensuring the impact of the metal railings has been softened. It is now considered that these amendments are acceptable and comply with the aims and objectives of the Elsworth Conservation Area Appraisal and Policy D1 and D2 of the Local Plan.
- 3.6. The proposal also seeks to undertake minor works to the front and side of the property. At the front it is proposed to install a new cantilevered entrance canopy above the front door. The canopy will match that already in situ at No. 5 Wadham Gardens and would be constructed from timber painted white with leadwork over the top and will avoid interrupting the original decorative cast stone door surround. The canopy is to be supported with a cast iron decorative support arm consistent with the example at No. 05 Wadham Gardens.
- 3.7. It is proposed to replace the existing brick setts forming the driveway, with a sandstone brick sett. No additional area will be paved over and it is considered that the appearance of the setts will enhance the appearance of the property. The existing landscaping within the front garden will be retained.
- 3.8. It is also proposed to remove non-original heritage tiles to the front elevation bays and replace with reclaimed club profile heritage tiles and to install scalloped leadwork flashing below the windows at first floor.
- 3.9. At the side of the property, it is proposed to replace the existing timber casement window at ground floor. The existing opening will be reduced in size and a new window will match the existing in its 'four over four' proportion and style with timber glazing bar profiles to match existing.
- 3.10. The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.
- 3.11. As such, the proposed development would preserve the significance of the positive contributing building and the character or appearance of the Elsworthy Conservation Area, complying with policies D1 and D2 of the Camden Local Plan.

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Given the scale and scope of the proposed works, they are not anticipated to give rise to any negative impacts to neighbouring occupier's amenity with regards to loss of daylight/sunlight, outlook, or privacy.
- 4.3. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendations

- 5.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Elsworthy Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, D1, and D2 of the Camden Local Plan as well as the aims and objectives of the Elsworthy Conservation Area Appraisal and Management Strategy. It is therefore recommended that planning permission be granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th September 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/2968/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 22 August 2025

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

Newmark
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DRAFT DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**9 Wadham Gardens
London
Camden
NW3 3DN**

Proposal:

Alterations to front and side elevation, including erection of cantilevered canopy above front entrance; resurfacing of existing driveway; introduction of pedestrian gate and railings; landscaping and associated works.

Drawing Nos: Design and Access Statement, 888-100 Rev A, 888-101 Rev A, 888-106 Rev A, 888-120, 888-122 Rev A, 888-126 Rev A, 888-130, 888-001, 888-002, 888-003, 888-004, 888-005, 888-030, 888-031, 888-032, 888-036, 888-001.

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: Design and Access Statement, 888-100 Rev A, 888-101 Rev A, 888-106 Rev A, 888-120, 888-122 Rev A, 888-126 Rev A, 888-130, 888-001, 888-002, 888-003, 888-004, 888-005, 888-030, 888-031, 888-032, 888-036, 888-001.

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.

Informative(s):

- 1 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).
- 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 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

- 6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer