

Application ref: 2023/4224/P
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Date: 31 January 2024

Development Management
Regeneration and Planning
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healycornelius design ltd.
No 5 St Johns Lane
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
12 Willes Road
London
NW5 3DS

Proposal:
Erection of roof extension with balcony to front.

Drawing Nos: 21-651-OS-001; 21-651-OS-002; 21-651-OS-004; 21-651-P1-011; 21-651-PL-020; 21-651-PL-030; 21-651-P3-120; 21-651-P3-111; 21-651-P3-112; 21-651-P3-113; 21-651-P3-130; Design and Access Statement, 21-651-DA-PL3-001, prepared by Healy Cornelius.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extension with terrace, by reason of its size, location and design, would appear as a prominent and incongruous addition that detracts from the character and appearance of the host building, the pair of which it forms part, and the wider Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016), the London Plan 2021 and the NPPF 2023.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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-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

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

Daniel Pope
Chief Planning Officer