

Application ref: 2024/0004/P
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Development Management
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London Borough of Camden
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bere:architects
54A Newington Green
London
N16 9PX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Willes Road
London
NW5 3DS

Proposal: Erection of single storey rear extensions, a first-floor rear extension, a roof extension, and other ancillary works.

Drawing Nos: Location Plan; A.G11.E02 Rev. B, A.G11.E03 Rev. B, A.G11.E04 Rev. B, A.G11.P00 Rev. B, A.G11.P01 Rev. B, A.G11.P02 Rev. B; A.G20.P00 Rev. E, A.G20.P01 Rev. C, A.G20.P02 Rev. C, A.G20.P03 Rev. B, A.G20.E03 Rev. D, A.G20.E04 Rev. F, A.G20.S01 Rev. B, A.G20.S02 Rev. B, A.G20.S03 Rev. B, A.G20.S04 Rev. B, A.G20.S05 Rev. B, A.G20.S06 Rev. B; A.SK1 Rev. A; B3.G20.E03 Rev. B, B3.G20.E04 Rev. B, B3.G20.P00 Rev. B, B3.G20.P01 Rev. B, B3.G20.P02 Rev. B, B3.G20.P03 Rev. B, B3.G20.S01 Rev. B, B3.G20.S02 Rev. B; Design and Access Statement Rev. E, Arboricultural Method Statement Plan (ref. SJA-AMSP-24074-091), Tree Survey Schedule dated February 2024.

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: Location Plan; A.G11.E02 Rev. B, A.G11.E03 Rev. B, A.G11.E04 Rev. B, A.G11.P00 Rev. B, A.G11.P01 Rev. B, A.G11.P02 Rev. B; A.G20.P00 Rev. E, A.G20.P01 Rev. C, A.G20.P02 Rev. C, A.G20.P03 Rev. B, A.G20.E03 Rev. D, A.G20.E04 Rev. F, A.G20.S01 Rev. B, A.G20.S02 Rev. B, A.G20.S03 Rev. B, A.G20.S04 Rev. B, A.G20.S05 Rev. B, A.G20.S06 Rev. B; A.SK1 Rev. A; B3.G20.E03 Rev. B, B3.G20.E04 Rev. B, B3.G20.P00 Rev. B, B3.G20.P01 Rev. B, B3.G20.P02 Rev. B, B3.G20.P03 Rev. B, B3.G20.S01 Rev. B, B3.G20.S02 Rev. B; Design and Access Statement Rev. E, Arboricultural Method Statement Plan (ref. SJA-AMSP-24074-091), Tree Survey Schedule dated February 2024.

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 Prior to the commencement of construction and demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Survey Schedule. The protection shall then remain in place for the duration of works on site and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.

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 Policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of single storey rear extensions, a first-floor rear extension, a roof extension, and other ancillary works.

The host building is not listed or locally listed. It is located within the Inkerman Conservation Area and is identified as a positive contributor. It is also located within the Kentish Town Neighbourhood Plan area.

Willes Road was laid out between 1855-1860 and the two-story Mid-Victorian terrace houses are built of London stock brick and are largely intact with uniform fenestrations, classical features and elaborate stucco detail - including moulded architraves to joinery, cornices brackets, rusticated quoins and Corinthian pilasters framing the front doors - that serve to unify the properties.

The Council's Conservation Officer has commented on this application and raised no objections, after an amendment to the application which removed the infill element initially proposed to the side return at the front of the property.

The proposed development takes a similar form to the recently approved works at the neighbouring No. 28 (planning refs. 2022/2956/P, 2017/6144/P and 2018/1152/P). The mansard roof level extension is set away from both the front and rear elevations thus maintaining the butterfly roof form. The additions to the existing closet wing (at first and ground floor level) will have a pitched roof and a footprint that matches the neighbouring structure. As such, the proposed works will be in keeping with the established development precedents the area.

The form, bulk and massing of the additions would maintain a consistency in the pattern of the appearance of rear elevations in the local area. The materiality of the works will align with the traditional palette of stock brick, slate roofing and timber joinery. High-level joinery located in the bulk of the host building will be traditionally fenestrated while elements at ground level in the rear addition are more contemporary in detail but will not be visible from the public realm, which is an acceptable joinery arrangement.

On the front elevation the original stucco parapet level detailing will be reinstated which will be an enhancement to the conservation area.

Therefore, it is considered that the proposed works will not pose harm to the positively contributing host building and will preserve the character and appearance of the Inkerman Conservation Area. The application is therefore considered appropriate from a conservation perspective.

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 Council's Tree Officer has also raised no objections to the application, subject to a condition that protects nearby trees during the construction process, after additional tree survey information was provided with the application.

The amenity of the neighbouring properties would be respected in terms of a loss of day/sunlight, outlook, privacy and noise disturbance.

The development is therefore acceptable in terms of its design, heritage and amenity impacts, in terms of protection of nearby trees, and for all other reasons.

No objections have been received prior to making this decision. The Kenish Town Neighbourhood Forum were consulted and had no comments to make. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy

D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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



Daniel Pope
Chief Planning Officer