

Application ref: 2024/0394/P  
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Date: 22 August 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

[www.bankheadpartners.co.uk](http://www.bankheadpartners.co.uk)  
Oxford House  
15-17 Mount Ephraim Road  
Langton Green  
Tunbridge Wells  
Kent  
TN1 1EN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Willes Road**  
**London**  
**NW5 3DT**

#### **Proposal:**

Demolition of first floor extension and erection of replacement extension including side return and balcony, erection of single storey rear infill extension, alterations to raise height of existing parapet at first floor front/side elevation and alterations to existing roof extension including replacement doors/external materials and extending existing solar panel array at roof level.

Drawing Nos: Design and Access statement (received 15/08/2024 by Bankhead + Partners), 2305\_EL010-PL02\_Proposed Elevations\_North East, 2305\_S050-PL03\_Demolition Section A-A, 2305\_S010-PL03\_Proposed Section A-A(2), 2305\_EL051-PL03\_Demolition Elevations\_South-West, 2305\_EL020-PL03\_Proposed Elevations\_South-West(2), 2305\_A113-PL03\_Proposed Plan\_Roof, 2305\_A112-PL03\_Proposed Plan\_Second Floor, 2305\_A111-PL03\_Proposed Plan\_First Floor, 2305\_A110-PL02\_Proposed Plan\_Ground Floor(2), 2305\_A053-PL03\_Demolition Plan\_Roof(2), 2305\_A052-PL03\_Demolition Plan\_Second Floor, 2305\_A010-PL01\_Existing\_Plan\_Ground Floor, 2305\_EL050-PL01\_Demolition Elevations\_North East, 2305\_EL002-PL01\_Existing Elevations\_South West, 2305\_S001-PL01\_Existing\_Section A-A, 2305\_A050-PL01\_Demolition\_Plan\_Ground Floor, 2305\_A011-PL01\_Existing\_Plan\_First Floor, 2305\_A012-PL01\_Existing\_Plan\_Second Floor, 2305\_A013-PL01\_Existing\_Plan\_Roof, 2305\_EL001-PL01\_Existing Elevations\_North East, 2305\_A001-PL01\_Existing\_Plan\_Location

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 (received 15/08/2024 by Bankhead + Partners), 2305\_EL010-PL02\_Proposed Elevations\_North East, 2305\_S050-PL03\_Demolition Section A-A, 2305\_S010-PL03\_Proposed Section A-A(2), 2305\_EL051-PL03\_Demolition Elevations\_South-West, 2305\_EL020-PL03\_Proposed Elevations\_South-West(2), 2305\_A113-PL03\_Proposed Plan\_Roof, 2305\_A112-PL03\_Proposed Plan\_Second Floor, 2305\_A111-PL03\_Proposed Plan\_First Floor, 2305\_A110-PL02\_Proposed Plan\_Ground Floor(2), 2305\_A053-PL03\_Demolition Plan\_Roof(2), 2305\_A052-PL03\_Demolition Plan\_Second Floor, 2305\_A010-PL01\_Existing\_Plan\_Ground Floor, 2305\_EL050-PL01\_Demolition Elevations\_North East, 2305\_EL002-PL01\_Existing Elevations\_South West, 2305\_S001-PL01\_Existing\_Section A-A, 2305\_A050-PL01\_Demolition\_Plan\_Ground Floor, 2305\_A011-PL01\_Existing\_Plan\_First Floor, 2305\_A012-PL01\_Existing\_Plan\_Second Floor, 2305\_A013-PL01\_Existing\_Plan\_Roof, 2305\_EL001-PL01\_Existing Elevations\_North East, 2305\_A001-PL01\_Existing\_Plan\_Location

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is a three-storey dwelling located in Inkerman Conservation Area. The proposal involves the demolition of an existing first floor rear extension and erection of replacement extension including side return and balcony, erection of single storey rear infill extension, alterations to raise

height of existing parapet at first floor front/side elevation and extension to existing roof extension including replacement doors/external materials and extending existing solar panel array at roof level. Amended plans have been received during the course of the application to reconfigure the rear extension at first level including reduction in scale and omission of ASHP and the enclosure on the front elevation.

#### First floor rear extension

The proposed first floor extension would have a maximum depth of 5 metres; height of 2.7 metres and width 3.5 metres and would be finished in stained timber. The width of the side return would extend by 2 metres and would have a maximum height of 1.1 metres and would also be finished in stained timber. The balcony area will extend from the extension by 1.8 metres and would have a width of 3.4m with black metal railings around the perimeter. As a result of the proposed extension, the wall parapet would be raised to provide abutment to the proposed extension with a new coping stone to match existing.

The proposed first floor rear extension would be 1m greater in depth than the existing, and is considered to represent a proportionate addition that would not cause harm to the character and setting of the of the host property or wider terrace. The proposed materials would be complementary to the appearance of the host property.

The use of black metal railings around the perimeter of the terrace would be appropriate in relation to the existing property and is a traditional material to enclose roof terraces on historic buildings.

These works would be restricted to the rear elevation of the building and thus would have limited visibility from the public realm. It is not considered that this element of the proposal would cause harm the character and appearance of Inkerman Conservation Area nor would it appear out of keeping with the surrounding area.

#### Single storey rear infill extension

The maximum depth of the extension would be 6.9 metres, the width would be 2.4 metres and the overall height would be 2.9 metres. The extension would be finished in brick to match the existing building.

The proposed single-storey lower ground floor rear infill extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host property or wider terrace. The proposed extension would infill the area between the rear wing and neighbouring boundary and would be similar in size to several neighbouring lower ground floor rear extensions along Willes Road. Furthermore, the use of aluminium framed sliding doors and matching brick facade would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The installation of two rooflights to the extension roof is considered acceptable and would not harm the appearance of the host property or the setting of the conservation area.

## 2 Second floor and roof alterations

The alterations at second floor would include an extension to the flank wall to enable a larger footprint at this level, altering the existing materials to zinc cladding and installation of fitted metal-framed door sets. The solar panels would be sited on the roof and would not be visible from the public realm. It is considered that the proposed alterations at second floor would preserve the traditional architectural form of the terrace and would be acceptable in terms of design, materiality, size and scale. It is not considered to have any detrimental impact on the characteristics of the host property or character and appearance of the conservation area.

### Neighbouring Amenity

#### *29 Willes Road*

The distance from the proposed single storey infill extension to the nearest windows at ground level of this property would be approx. 2m. The windows at ground floor level at No.29 which would be most impacted by this proposal would serve a kitchen, living space and a bedroom. It is important to note that this property benefits from patio doors to the rear which serve the living area and kitchen. It is important to assess the impact as a result of the proposal to the rooms at ground floor level at no. 29 in terms of loss of sunlight/daylight and outlook.

When undertaking a desk-top assessment using the 45-degree line to test daylight, the single storey rear extension would pass the elevational drawings but fail on the floor plan in relation to the windows serving the kitchen and bedroom which indicates a potential sunlight/daylight issue. Although the extension may result in additional shadowing, given the reasonable height of the extension and the presence of the existing ground/first rear extension at the application site, orientation of the building and one window serving a non-habitable room, any additional shadowing would likely have minimal amenity effects compared to the existing situation.

In terms of outlook, the single storey infill extension would be approx. 0.8 metres away from the closest window of this property which serves a habitable room. Although the outlook from this window may be restricted when looking south, when compared to the existing situation which allows views into the windows of the host properties window and garden it is not considered that the proposal would result in additional harm in terms of outlook or overlooking. It is important to note the single storey rear extension does not propose any windows in the side elevation facing this neighbouring property.

#### *25 Willes Road*

Given the nature of the proposal and the first floor extension located behind the existing party wall, the proposal is not considered to result in additional harm in terms of outlook, overlooking or loss of daylight/overshadowing when compared to the existing situation.

The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

- 3 No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Inkerman Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

As the application relates to a householder development, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As such, the proposal is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and NPPF 2023.

- 4 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).
- 5 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.
- 6 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](http://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-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.

Daniel Pope  
Chief Planning Officer