

Application ref: 2024/5780/P
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Date: 20 February 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/planning

JUB Studio
122 Church Walk
London
N16 8QW

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Full Planning Permission Granted

Address:
44 Willes Road
London
NW5 3DL

Proposal: Erection of a single-storey ground floor extension and a first-floor rear extension including the installation of roof lights, glazing, and doors.

Drawing Nos: Flood Risk Statement; DESIGN AND ACCESS STATEMENT & CONSERVATION AND HERITAGE STATEMENT Rev:A ; Biodiversity Checklist and Statement: 19.12.2024; RESIDENTIAL DAYLIGHT AND SUNLIGHT STUDY; 0254-A-GA-01-EXISTING LOCATION PLAN; 0254-A-GA-02-EXISTING SITE PLAN; 0254-A-GA-03-PROPOSED SITE PLAN; 0254-A-GA-10-EXISTING PLANS; 0254-A-GA-11-EXISTING PLANS; 0254-A-GA-12-EXISTING ELEVATIONS; 0254-A-GA-13-EXISTING SECTIONS; 0254-A-GA-20- Rev:A PROPOSED PLANS; 0254-A-GA-21-PROPOSED PLANS Rev:A ; 0254-A-GA-22-PROPOSED ELEVATIONS Rev:A ; 0254-A-GA-23-PROPOSED SECTIONS Rev:A; Tree Survey and Arboricultural Impact Assessment-44 Willes Road-HELLIS-December 2024 V1.0

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:

Flood Risk Statement; DESIGN AND ACCESS STATEMENT & CONSERVATION AND HERITAGE STATEMENT Rev:A ; Biodiversity Checklist and Statement: 19.12.2024; RESIDENTIAL DAYLIGHT AND SUNLIGHT STUDY; 0254-A-GA-01-EXISTING LOCATION PLAN; 0254-A-GA-02-EXISTING SITE PLAN; 0254-A-GA-03-PROPOSED SITE PLAN; 0254-A-GA-10-EXISTING PLANS; 0254-A-GA-11-EXISTING PLANS; 0254-A-GA-12-EXISTING ELEVATIONS; 0254-A-GA-13-EXISTING SECTIONS; 0254-A-GA-20- Rev A PROPOSED PLANS; 0254-A-GA-21-PROPOSED PLANS Rev A ; 0254-A-GA-22-PROPOSED ELEVATIONS Rev A; 0254-A-GA-23-PROPOSED SECTIONS Rev A; Tree Survey and Arboricultural Impact Assessment-44 Willes Road-HELLIS-December 2024 V1.0

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 any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is located on the eastern side of Willes Road and comprises a two-storey mid-terrace dwelling with a loft level. The host building is neither listed nor locally listed but is situated within the Kentish Town Neighbourhood Forum and the Inkerman Conservation Area. The proposal involves the erection of a single-storey ground floor extension, a first-floor rear extension, and a rear dormer, including the installation of new rooflights, glazing, and doors.

The proposed ground and first floor rear extensions reads as if a two storey outrigger is being proposed against the existing rear elevation of the property in similar coloured brick, and an additional single storey extension which wraps around this in dark blue brick and black powder coated windows, with sloping mono-pitched roofs. The outrigger element measures 3.3m in depth off the main rear elevation and 5.5m in height with the ground floor wrap measuring 5.8m (making the full ground floor depth 6.3m). The infill section of the wrap is set back from the dark blue brick extension and reads as a conservatory glazed infill.

The proposed single storey ground floor extension has a maximum height of 3.4m with a hipped roof, and an eaves height of 2.6m at No. 42 Willes Road, and 2.3m at No. 46 Willes Road. The extension would be constructed of brickwork to match the existing building, with black powder-coated aluminium doors and windows. The two storey rear extensions would align in depth with previously approved rear extensions along this row of houses, including those at No. 54 and No. 42 Willes Road. It would also be constructed of brickwork to match the existing building and would feature timber sash windows. Although flat roofs are generally resisted in two-storey extensions, the single-storey and first-floor rear extensions would align with previously approved extensions along this row of houses. Due to its modest size, the proposed extensions are not considered to add significant bulk or massing and would remain subordinate to the host property while retaining a reasonably sized garden. The extension would have limited public visibility due to its modest height and the position of boundary walls. Nonetheless, its scale, design, and materials are considered appropriate for the context, allowing the extension to be read as a coherent modern addition to the existing house without causing harm to the conservation area.

The installation of rooflights on both the ground floor extension and existing rooftop are considered acceptable. The proposed rooftop rooflight is a Velux model that will not project more than 100mm, while the rooflight on the ground floor extension measures 1400 x 1140mm. These rooflights are appropriately sized and scaled to remain subservient, ensuring they do not harm the host building or the wider conservation area. Furthermore, there is no consistent, unbroken roofscape that would be disrupted by the addition of front rooflights. Therefore, the proposed works are not considered to harm the host building and will preserve the character and appearance of the Inkerman Conservation Area.

- 2 Revisions have been made to this application, and the proposed dormer within the valley roof profile has been removed at officers request.

The proposal, given its scale and design, is not considered harmful. The proposed rear extension would extend beyond the existing rear extensions of neighbouring properties at No. 42 and No. 46 Willes Road by 2.6m. While the extension would appear to encroach upon the neighbouring ground floor habitable room window, the submission of a daylight and sunlight report demonstrates that it is not expected to result in significant harm in terms of loss of daylight/sunlight, outlook, privacy, or noise disturbance. Additionally, no side windows are proposed, ensuring there would be no issues of overlooking or

loss of privacy.

There are trees in the rear garden but these aren't proposed for removal to facilitate the development. The impact of the scheme on the retained trees is considered acceptable. Although tree protection details have not been included in the submission, so these will be secured by condition.

No objections were received prior to this decision. The planning history of the site and surrounding area was also taken into account during the decision-making process. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72 of the Listed Buildings and Conservation Areas Act 1990.

As such, the proposed development is generally in accordance with Policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and the Kentish Town Neighbourhood Plan 2016. The proposed development also complies with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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).
- 6 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.

7 Biodiversity Net Gain (BNG) Informative (1/2):

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 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).

++ 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).

8 Biodiversity Net Gain (BNG) Informative (2/2):

+ 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 and 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

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-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