

Application ref: 2018/1152/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 30 April 2018

**Development Management**  
Regeneration and Planning  
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RYE  
Flat 16 Laburnum House  
Malpas Road  
London  
SE4 1BL

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**28 Willes Road**  
**LONDON**  
**NW5 3DS**

Proposal:

Increase in height of the existing second floor roof extension by 150mm. Alterations to windows in the side elevation of the second floor existing roof extension.

Drawing Nos: GA-007 P01; EL-001 P01; EL-005 P02; EL-002 P03.

GA-107 P01; EL-101 P02; EL-105 P02; EL-102 P01; Perspective Views.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
GA-007 P01; EL-001 P01; EL-005 P02; EL-002 P03.  
GA-107 P01; EL-101 P02; EL-105 P02; EL-102 P01; Perspective Views.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed increase in the height of the existing second floor roof extension by 150mm for the purposes of installing insulation is considered acceptable. This increase in height is considered appropriate, as it has been demonstrated that the proposed increase will not be seen from the street and therefore there would be no additional negative impact on the Inkerman Conservation Area. The alterations to the windows in the side elevation of the second floor existing roof extension are also considered acceptable as they are to be timber framed casement windows in keeping with the existing.

The proposed increase to the height of the existing roof extension and alterations to the windows on the side elevation will not harm the residential amenity of the adjoining properties at 26 or 30 Willes Road.

No objections have been received. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and the Kentish Town Neighbourhood Plan.

- 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 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

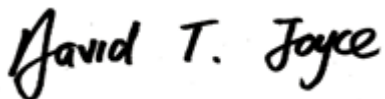
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning