

Application ref: 2021/1023/P  
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Date: 9 June 2021

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

Phone: 020 7974 4444

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

David Prince  
23 Willes Road  
London  
NW5 3DT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:

Erection of ground floor side infill extension.

Drawing Nos: 23 WR Proposed street view, 23 WR proposed street elevation, 23 WR proposed side elevation, 23 WR proposed ground floor, 23 WR existing street view, 23 WR existing street elevation, 23 WR existing side elevation, 23 WR current ground floor plan.

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 policies 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: 23 WR Proposed street view, 23 WR proposed street elevation, 23 WR proposed side elevation, 23 WR proposed ground floor, 23 WR existing street view, 23 WR existing street elevation, 23 WR existing side elevation, 23 WR current ground floor plan.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is a resubmission of that granted planning permission on 19/04/2011 under ref. 2011/0959/P which has now expired. Circumstances of the site and relevant planning policies regarding design have not materially changed since this decision.

The extension, infilling a gap between 2 neighbouring houses, will not appear prominent within the street scene as it is approximately one metre wide and largely hidden from the street by vegetation in the front garden of the property. The extension will be set back from the building line of the host property by 1.5 metres. The extension would not be higher than the front porch and is therefore clearly subordinate to the host building. The new build will be finished in brick to match the front and side elevations of the existing building, with a slate roof and a timber door to the front elevation allowing access to a cycle store.

The proposal would not give rise to any adverse impacts to neighbouring residential amenity.

One comment was received prior to making this decision. The comment partly relates to a perceived security risk and the guttering for water run-off. These considerations are not material to the assessment of the application. The comment also discusses the height of the extension in relation to no. 25, which, as noted above, is considered acceptable. The planning history of the site has been 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 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, D1 and D2 of the Camden Local Plan 2017 and Policy 2 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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](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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer