

Application ref: 2021/0748/P
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Regeneration and Planning
London Borough of Camden
Town Hall
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Allford Hall Monaghan Morris
Morelands
5-23 Old Street,
London
ec1v 9hl
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
38 A Willes Road
London
NW5 3DL

Proposal: Re-building of front wall, incorporating new bin store, new entrance door and hit and miss brickwork in former doorway; ground floor extension and new roof at front; replacement front windows; increase in height of front parapet and new cornice line, in association with creation of roof terrace; first floor timber-clad infill extension to rear

Drawing Nos: 006; 00_100 REVA; 00_101 REVB; 00_301 REVA; 00_302 REVA; 01_0100 REVA; 01_201 REVA; 01_301 REVA; 01_302 REVB; 00_0099 X00; Design and Access Statement commissioned by Allford Hall Monaghan Morris dated 17th February 2021 and Solar Shading study dated 26/02/21.

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: 006; 00_100 REVA; 00_101 REVB; 00_201 REVD; 00_301 REVB; 00_302 REVA; 00_401 REB; 01_0100 REVA; 01_201 REVB; 01_301 REVA; 01_302 REVA; 00_0099 X00; Design and Access Statement commissioned by Allford Hall Monaghan Morris dated 17th February 2021 and Solar Shading study dated 26/02/21.

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 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the re-building of the front wall, incorporating a new bin store, a new entrance door and hit and miss brickwork in a former doorway; a ground floor extension and new roof at the front; replacement front windows; an increase in height of the front parapet and a new cornice line, in association with the creation of a roof terrace; and a first floor timber-clad infill extension to the rear, on the existing terrace.

There is an existing conservatory to the front elevation which would be demolished and it's proposed to infill the patio area across the entire frontage with a brick extension to improve thermal efficiency of the site whilst enhancing the overall design of the front elevation. The front wall would be reconstructed using reclaimed London stock brick to match the existing boundary wall treatment and this design would be sensitive to the architecture of the building. The existing door opening would be relocated to a central location and the proposed door would be timber framed with a fan light above. The proposed design of the front extension is considered to be subordinate in scale and would offer symmetry to the overall appearance of the host building. The impact on the streetscene is judged to be acceptable.

The proposed rear extension would be located on the flat roof of the existing outrigger at first floor level. The rear addition would be subservient to the host building and whilst the extension would not terminate a full storey below eaves the bulk and scale of the extension would be proportionate within this setting. The extension would be constructed with timber cladding. The additional scale at this location is considered acceptable as the proposed extension would sit comfortably on the building without harming the townscape, the quality of the building or the character of the wider Conservation Area.

At main roof level it is proposed to increase the parapet wall and install a new staircase for the use of part of the flat roof as a terrace. The proposed terrace would have very limited visual impact on views of the rear elevation and the proposed parapet wall would be constructed with a mixture of white render cornice with edge protected handrail. The proposed roof terrace is considered acceptable and new parapet wall would also not harm the aesthetics of the townscape or the character and appearance of the Conservation Area.

The replacement windows with double glazed timber framed windows would be of a high quality, durable material, appropriate to the building's age and architectural style, replicating the existing fittings in both colour and fenestration detail. The proposals would not be detrimental to the buildings' appearance nor the character of its surroundings.

There is no objection to the principle of the bin store being located within the front wall with outwards opening gates, due to the infrequent use. The proposed bin storage is considered acceptable in design and appearance.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The applicant has submitted a daylight/sunlight report which indicates that impact on daylight to no. 38 Willes Road and Priory Lodge would be negligible. The BRE guidelines recommend that the Vertical Sky Component (VSC) for habitable rooms would be limited to 0.9 times their existing level such effects are considered unnoticeable under the BRE guidelines.

The objection was received from a resident on Inkerman Road that stated that even though this infill extension to the present roof terrace would not protrude further than the present terrace, concern was expressed that the first floor extension would reduce sunlight to gardens, and also set a precedent allowing 3 floor extensions which would seriously affect light to other properties. However, all planning applications are assessed on their own merits and it is not anticipated that the rear extension would be harmful in regards to 40 Willes Road/41 Inkerman. The proposed extension to 38A Willes Road due to its infill position does not adversely affect any windows on either side of these properties due to its position in line with the party wall of No. 41 Inkerman Road. Furthermore, daylight/sunlight model indicate that the garden would still achieve at least 50% of its coverage. Thus, it not considered that the proposed rear infill addition would have a detrimental impact in regards to daylight/sunlight nor would the proposed extension have an impact with overshadowing or contribute to a sense of enclosure.

There are terraces to the rear of the host building with shared overlooking. Given the roof setback it's not considered that the proposed roof extension would be expedite levels of overlooking more than the existing situation.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1 and CC2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan. 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer