

Application ref: 2022/3062/P
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Date: 17 November 2022

Development Management
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London Borough of Camden
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David Rose Interior Architecture and Design
8, Cross Street,
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BN3 1AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
53 Willes Road
London
NW5 3DN

Proposal:

Demolition of existing outrigger and erection of a single storey rear extension with rooflights, replacement of the windows and installation of PV panels at roof level.

Drawing Nos: 01; 02; 03; 04; 05; 06a; 08a; 09a; 10; 11a; 12a; 13; Design and Access Statement date 11th October 2022 and Bauder General Maintenance Plan dated 17th October 2022.

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: 01; 02; 03; 04; 05; 06a; 08a; 09a; 10; 11a; 12a; 13;

Design and Access Statement date 11th October 2022 and Bauder General Maintenance Plan dated 17th October 2022.

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.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used showing a variation of substrate depth with peaks and troughs; and
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the demolition of an existing single storey rear extension and small shower room and proposes the erection of a single storey full width rear extension. The rear extension would be constructed using matching brickwork reclaimed from the existing rear addition, the lower half would be timber clad and would consist of slimline glazed sliding doors. To respect the original fenestration and minimise impact on the neighbouring property the proposed roof has been designed with two levels, flat with green roof. The single storey rear addition is considered to be subordinate to the parent building, due to its height, depth, width and would not extend beyond the rear wall of our existing outrigger. The extension would not obscure any architectural features of the property and would respect the integrity of the original building. It is also noted many other properties along Willes Road have

various single storey rear extensions. Thus, the extension would not be out of keeping with the existing character of the terrace. Furthermore, for the same reasons it is considered it would not be harmful to the character and appearance of the surrounding Inkerman Conservation Area.

The proposed PV solar panels would sit on the two slopes of the existing valley roof of the host building and given the sun orientation, the panels on the main roof do not need to be angled. The panels would have a matt finish, and thin frames to reduce their visual impact. Overall, it is considered that the development would preserve the character, appearance and significance of the host building, street scene and wider area.

The alteration proposed to the windows to the front and rear elevations are considered acceptable. The existing windows are in a very bad state of repair and will be replaced like for like traditional timber box sash windows fitted with double glazed units for improved energy efficiency. The windows at the front first floor level would follow the original design evident elsewhere in the street with four stacked horizontal panes on the first floor. This design is clearly visible on the existing sashes and it's possible to see where the intermediate mullions have been removed. Neighbouring houses – Nos. 49, 51, 55, 56, 57, 60 remains in its original design. The windows on the ground and second floors would replicate the existing windows and would follow the original design with vertical central mullions. The changes to the windows to the rear elevation is considered acceptable given the variation in design of the timber windows in this location.

In terms of climate change mitigation and adaptation, the proposed solar panels would contribute to the reduction of carbon emissions of the occupiers, in line with the 'Be Green' step of the energy hierarchy, which is supported.

In terms of impact on neighbouring amenity, due to the nature, location, position and projection of the solar panels, it is not considered that harm would be caused to the neighbouring amenity.

In regards to No.51 the proposed extension would be a similar height with the garden shed and given that the neighbouring extension is set back from the boundary fence. It is unlikely that the proposed extension would have an impact with overshadowing. The rear of the extension consist of glass door and window. As such, there would be no detrimental impact with loss of light nor would the proposed extension impact on overshadowing, outlook or privacy. In regards to No. 55 Willes Road the extension would not be harmful given the siting and scale in line with the neighbour's rear addition.

Thus, the proposed rear addition would not result in a loss of light to neighbouring residents, nor would it impact on their privacy or outlook. There is an existing window to the side elevation this window is secondary to the door and window facing the garden.

No objections were received prior making this decision. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, CC1 and CC2 of Camden Local Plan 2017, and policies D3, D4 and GO3 of Kentish Town Neighbourhood Plan 2016. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer