

Application ref: 2022/2956/P  
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Date: 27 February 2023

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

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RYE Design  
20 Red Lion Street  
Holborn  
London  
WC1R 4PQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**28 Willes Road**  
**London**  
**Camden**  
**NW5 3DS**

Proposal:

Erection of roof extension.

Drawing Nos: SK-000; SK-103 (dated 10/02/2023); SK-101 (dated 10/02/2023); SK-100 (dated 10/02/2023); SK-102 (dated 10/02/2023); SK-104 (dated 03/02/2023)

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

SK-000; SK-103 (dated 10/02/2023); SK-101 (dated 10/02/2023); SK-100 (dated 10/02/2023); SK-102 (dated 10/02/2023); SK-104 (dated 03/02/2023)

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of a roof extension at roof level. It would extend an existing extension on the side of the existing roof. The design would mimic the existing structure of the roof and those to the north on nos. 32 - 36 in the respect that it would be a tiled box rather than a more traditionally sloped mansard. The neighbouring buildings do not display an unbroken roofscape and matching other roof extensions within the group, the design is considered appropriate for the context and it would not harm the character and appearance of the streetscene or the Conservation Area.

The rear elevation would rise from behind the parapet to a height of 1.9m which is lower than the height of the existing roof structure and it would represent a sensitive, subordinate addition. It would match the building line to the front, being set back from the front parapet wall and in keeping with the building line of the other roof extensions in the group.

Revisions were secured to reduce the number and change the design of the windows to the front and rear. The windows and 3 conservation style rooflights would be set back behind the parapets and would not impact upon the appearance of the building in the public domain. The design, materials, scale and siting of the development would be acceptable and would not harm the character and appearance of the host building, street or neighbourhood plan area.

It would be partially visible from the private views of residential occupiers on Alma Street. However, it would not have a detrimental impact upon the appearance of the site given the nature of the roofscape of the group and proposed set-back.

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.

Due to the siting, the proposal would not result in any direct overlooking or overshadowing of any neighbouring habitable rooms or amenity spaces. The proposed development is not considered to have any significantly harmful effects in terms of light spill, loss of light, outlook or privacy to neighbouring occupiers.

No objections have been received prior to making this decision. The Kentish Town Neighbourhood Forum made no comments. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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](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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer