

Application ref: 2024/4546/P  
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Date: 4 December 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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51 architecture  
Gustafson Porter  
1a Cobham Mews  
London  
NW1 9SB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**5 Little Green Street**  
**London**  
**NW5 1BL**

Proposal:  
Refurbishment of existing stair turret at rear of property to include glass roof light and loophole window.

Drawing Nos: Site Location Plan; 0001 Existing Block Plan; 0002 Existing Street Elevations; 0003 Existing Floor Plans; 0006 Existing Roof Plan; 0100 Existing Front Elevation; 0101 Existing Rear Elevation; 1001 Morphological Site Plan; 1002 Morphological Street Elevations; 2001 Proposed Block Plan; 2002 Proposed Street Elevations; 2003 Proposed Floor Plans; 2101 Proposed Rear Elevation; Design and Access & Heritage Statement.

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-

Site Location Plan; 0001 Existing Block Plan; 0002 Existing Street Elevations; 0003 Existing Floor Plans; 0006 Existing Roof Plan; 0100 Existing Front Elevation; 0101 Existing Rear Elevation; 1001 Morphological Site Plan; 1002 Morphological Street Elevations; 2001 Proposed Block Plan; 2002 Proposed Street Elevations; 2003 Proposed Floor Plans; 2101 Proposed Rear Elevation; Design and Access & Heritage Statement.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting planning permission (delegated):

The application property is grade II listed single-family dwelling situated in the southernmost tip of the Dartmouth Park Conservation Area. Along with Nos 4, 6 and 7, it was statutorily listed on 10th June 1954. Forming part of a terrace of late 18th-century houses on the north side of the narrow cobbled street, the property is one-bay wide incorporating a former bowed shop window at ground-floor level, and comprises two principal storeys faced in stock brick with a slated mansard roof, dormer windows and tall chimney stacks. The roof and the back of the property were substantially rebuilt in the early 1970s, when a full-width one-storey and half-width turret-style two-storey rear extension was added. The application site is bounded on the north side by a railway viaduct carrying the Suffragette Line of the London Overground, with an adjacent railway tunnel running immediately below the back garden.

The proposed works comprise the refurbishment of the 1970s two-storey element of the rear extension, which consists of a circular brick turret housing a spiral staircase. The turret was built in brick, with a mastic asphalt roof covering and a roof vent which detract from the architectural quality and overall appearance of the back of the house. This application proposes to replace the existing covering and vent with a double-glazed roof light and a slim loophole window of a minimalist design at second-floor level within the northern section of the brick enclosure (which is currently un-fenestrated). The works will increase light levels within the staircase as well as improve the thermal performance of the entire property.

The works are of a minor nature and impact only on the 1970s section of the house. As such, they cause no harm to the special interest of the listed building, the setting of adjacent listed buildings, or the character and

appearance of the conservation area. There will be no impacts on neighbour amenity, in terms of light pollution or overlooking, arising from the proposed alterations.

Public consultation was undertaken by means of a site notice and a press notice, with three letters of support received. Dartmouth Park CAAC was consulted, but chose not to respond. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the special interest of the listed building and its features of special architectural or historic interest, the setting of adjacent listed buildings, and the character and appearance of the conservation area, under s.16, s.66 and 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 proposal 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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email [transportpolicyobs@camden.gov.uk](mailto:transportpolicyobs@camden.gov.uk) for

further details.

- 6 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.

- 7 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a householder application.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 8 Biodiversity Net Gain (BNG) Informative (2/2):

##### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

##### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the

conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

#### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer