

Application ref: 2024/4545/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

51 architecture
Gustafson Porter
1a Cobham Mews
London
NW1 9SB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

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.

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 D1 and D2 of the Camden Local Plan 2017 and Policy D3 of 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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.
- 6 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.

- 7 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 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:

<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 of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer