

Mr Peter Thomas  
51 architecture  
1a Cobham Mews  
London  
NW1 9SB

Application Ref: **2017/0076/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

24 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**8 Little Green Street  
London  
NW5 1BL**

Proposal:

Erection of a single storey ground floor rear extension with rooflights and replacement of the eastern side wall, boundary fence, trellis and gate fronting College Lane, following demolition of the existing single storey rear extension to the existing dwelling, plus associated internal alterations.

Drawing Nos: 0000 rev A; 0001 rev A; 0002 rev A; 0003 rev B; 0004 rev A; 0005 rev A; 0006 rev B; 0100 rev A; 0101 rev B; 0102 rev B; 0103 rev B; 0200 rev B; 0201 rev B; 0202 rev B; 1001 rev A; 2001 rev B; 2002 rev B; 2003 rev B; 2004 rev A; 2005 rev C; 2007 rev B; 2100 rev B; 2101 rev C; 2102 rev C; 2103 rev B; 2200 rev B; 2201 rev B; 2202 rev B.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to below:  
0000 rev A; 0001 rev A; 0002 rev A; 0003 rev B; 0004 rev A; 0005 rev A; 0006 rev B; 0100 rev A; 0101 rev B; 0102 rev B; 0103 rev B; 0200 rev B; 0201 rev B; 0202 rev B; 1001 rev A; 2001 rev B; 2002 rev B; 2003 rev B; 2004 rev A; 2005 rev C; 2007 rev B; 2100 rev B; 2101 rev C; 2102 rev C; 2103 rev B; 2200 rev B; 2201 rev B; 2202 rev B.

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

Informative(s):

- 1 The existing extension from 1993 is of no historic value, so its replacement is acceptable in principle. Although the proposed replacement will be full- rather than half-width as existing, it will also read as subservient as it will be sunken within the rear garden due to a drop in land levels. The new extension will be lower than the existing which has a cupola feature. The contemporary architectural vocabulary, including use of materials and proportions of solid to void, is considered to contrast with but complement the house. The sloped element will integrate the extension with the modern brick boundary wall. The extension will not be visible from College Lane or Ingestre Road to the east.

The original proposal included a roof extension which has now been omitted as it was considered unacceptable in principle. Consequently objections to this element have now been withdrawn.

The works at ground floor level are minor and discreet, comprising a new wc and shower, installation of new double doors between the front living room and rear kitchen rooms of the ground floor. The proposal has been amended to retain the existing ground floor door opening on the rear elevation. There will be no impact on the historic plan form. It is therefore considered that no harm will be caused to the special interest of the grade II listed building.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history was taken into account when coming to this decision.

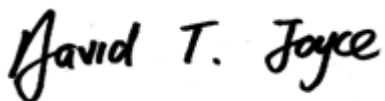
As such, the proposal is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised that no works can be carried out on site to implement the external works until the associated planning application ref 2016/6070/P has been granted permission subject to a S106 legal agreement.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning