

51 architecture  
1a Cobham Mews  
London  
NW1 9SB

Application Ref: **2017/4810/P**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 5101

23 February 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Refused

Address:  
**8 Little Green Street**  
**LONDON**  
**NW5 1BL**

Proposal: Removal of double pitched roof and installation of a mansard roof with dormers to create additional habitable accommodation to the existing single family dwelling (C3 use class).

Drawing Nos: 1001 A; 1002 A; 1003 A; 1004 A; 1005 A; 3000 A; 3001 A; 3002 A; 3005 A; 3006 A; 3100 A; 3101 A; 3102 A; 3103 A; 3200 A; 4001 A; 4002 A; 4005 A; 4006 A; 4007 A; 4100 A; 4101 A; 4102 A; 4103 A; 4200 A; Heritage, design and Access Statement rev A produced by 51 architecture dated 23rd August 2017.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed installation of a mansard roof, by reason of the loss of the historic M-shaped double pyramidal shaped roof form and the introduction of an overly prominent and bulky non-original roof structure, would be harmful to the special historic and architectural interest of the listed building, detracting from the setting of the listed terrace of which it forms a part and detrimental to the character and



appearance of the Dartmouth Park Conservation Area. As such it would be contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policy D3 (Design principles) of the Kentish Town Neighbourhood Plan 2016.

- 2 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation of, a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption, would give rise to conflicts with pedestrians and other road users and would be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) of the Camden Local Plan 2017.

Informative(s):

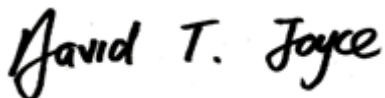
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal 2 could be overcome by entering into a Section 106 Legal Agreement for a scheme that was in all other respects acceptable.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning