



Application ref: 2016/6070/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 22 March 2019

**Development Management**  
Regeneration and Planning  
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51 architecture  
1a Cobham Mews  
London  
NW1 9SB

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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.

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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 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: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission.

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. There are full width extensions at nos. 1, 2, 3, 4, 5, and 7 Little Green Street. The proposed single storey extension would be in keeping with the existing pattern of development and not have a harmful impact on the character or appearance of the building or the surrounding conservation area.

The proposed rear extension would project 5.3m from the rear elevation of the main property, in line with the single storey extension at the neighbouring property at no. 7 Little Green Street. The proposal would not result in any harmful impact on the amenity of the adjoining property in terms of daylight, outlook or privacy and would be considered acceptable.

The eastern boundary treatment comprises a section of brick wall and a timber fence with attached trellis above and an existing unused gate opening. The proposal would include the replacement of the brick wall by another one and replacement of the trellis and timber fence by a new one. The brick boundary wall is not a historic wall and dates from c. 1984. Consequently its removal and replacement with a wall of an almost identical height and length would be considered acceptable and would preserve the character and appearance of the conservation area. The replacement fence, trellis and gate is not

considered harmful to the character and appearance of this part of the conservation area.

The original proposal for a roof extension has been revised to omit this element following concerns raised by local residents and conservation groups. Consequently the objections to this have been withdrawn.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 Due to the narrow width of Little Green Street, the location of the site near the end of the street, and the absence of parking in the vicinity; servicing during construction is likely to be difficult. A Construction Management Plan (CMP) will be required, to be secured by Section 106 legal agreement. This would also require secure a monitoring fee of £1,140 to support the implementation of the CMP. A financial contribution would also be required to ensure any damage to the footpath during the works is repaired, also to be secured by a S106 agreement.

Two letters of objection were received from local residents. The issues raised by the roof extension have now been addressed. The other matters raised by the objectors have been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account.

The proposed development is in general accordance with policies A1, D1, D2 and T4 of the London Borough of Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, and the National Planning Policy Framework 2012.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2019.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer