

Application ref: 2020/3529/L
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Date: 21 September 2020

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51 architecture
1A Cobham Mews
London
NW1 9SB

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 B; 0005 rev A; 0006 rev B; 0100 rev A; 0101 rev B; 102 rev B; 0103 rev B; 0200 rev B; 0201 rev B; 0202 rev B; 1001 rev A; 1002 rev A; 1003 rev A; 1004 rev A; 1005 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 D; 2103 rev B; 2200 rev B; 2201 rev B; 2202 rev B; Heritage, Design and Access Statement rev B prepared by 51 Architecture dated 24th July 2020.

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:

0000 rev A; 0001 rev A; 0002 rev A; 0003 rev B; 0004 rev B; 0005 rev A; 0006 rev B; 0100 rev A; 0101 rev B; 102 rev B; 0103 rev B; 0200 rev B; 0201 rev B; 0202 rev B; 1001 rev A; 1002 rev A; 1003 rev A; 1004 rev A; 1005 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 D; 2103 rev B; 2200 rev B; 2201 rev B; 2202 rev B; Heritage, Design and Access Statement rev B prepared by 51 Architecture dated 24th July 2020.

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.

The proposal is for identical works that were approved in 2017 (2017/0076/L); however, the consent lapsed in July 2020. The associated planning permission (2016/6070/P) is still extant and does not expire until 22/03/2022.

The existing extension from 1993 is of limited historic value, so its replacement is acceptable in principle. Although the proposed replacement would be full-rather than half-width as existing, it would read as subservient as it would be sunken within the rear garden due to a drop in land levels. The new extension would 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 would integrate the extension with the modern brick boundary wall. The extension would not be visually prominent from College Lane or Ingestre Road to the east. During the course of the application revised plans have been submitted to amend the materials for a section of the wall from timber to brick. This is a modest change and is considered acceptable.

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

would be no harmful impact on the historic plan form. It is therefore considered that no harm would 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 CAAC has raised concerns about publicity of the application. Site notices were displayed outside the site on 12th August 2020. No other comments or objections have been raised by the CAAC regarding the proposal. The Kentish Town Neighbourhood Forum raised no comments. 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 2019.

- 2 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment