

Application ref: 2024/3550/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
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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

Miss Melisande Besse
41 Kelly Street
London
Camden
NW1 8PG
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Kelly Street
London
Camden
NW1 8PG

Proposal:

Internal repairs to cornicing & ceiling plaster, like-for-like repairs to timber floors and skirtings. Partial opening of internal spine wall to create an opening between front and rear rooms at ground floor level.

Drawing Nos: Site location plan; Design and Access Statement including Heritage Statement; Drawings numbered: KS41_WALL_ELEV_EXISTING_01;
KS41_WALL_ELEV_PROPOSED_01; KS41_FLOOR_EXISTING_01;
KS41_FLOOR_INT_PROPOSED_01

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; Design and Access Statement including Heritage Statement; Drawings numbered:
KS41_WALL_ELEV_EXISTING_01; KS41_WALL_ELEV_PROPOSED_01;
KS41_FLOOR_EXISTING_01; KS41_FLOOR_INT_PROPOSED_01

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 Site and Significance

41 Kelly Street is a GII listed building in the Kelly Street Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a C19th terraced house and its positive townscape contribution.

Proposed Works

Internal repairs to cornicing & ceiling plaster, like-for-like repairs to timber floors and skirting. Partial opening of internal spine wall to create an opening between front and rear rooms at ground floor level.

Impact of Proposed Works on Significance

The proposed works preserve the significance of the listed building. The works chiefly relate to like-for-like repair of historic timber and lath and plaster finishes. At first floor a modern ensuite partition is removed from the front bedroom which reinstates the historic proportions of the room. An opening between front and rear rooms is proposed at ground floor which is in line with other recently consented openings in the same terrace of listed buildings (2020/5489/P at 37 Kelly Street and 2007/0523/L at 23 Kelly Street).

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs: "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The proposed works are found to be compliant with this direction.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

The site's planning history has been taken into account when making this

decision

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 (ERR) 2013.

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

- 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.

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 2021.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer