

## **Heritage Statement**

**For**

**41 Kelly Street, NW1 8PG**

### **Householder Planning & Listed Building Consent for External Works**

#### **(Residential Property)**

41 Kelly Street is a mid-19<sup>th</sup> century, two-bedroom, terraced, Grade II listed house in a conservation area. The listing applies to the 25 houses that make up the south side of Kelly Street, specifically the front of the two-storey properties which have original features; two windows each with an additional recessed entrance bay; round-arched doorways with panelled doors and keystones with broken forwards cornices continuing as a band at 1<sup>st</sup> floor level and breaking forward over ground floor tripartite sashes where supported by enriched console brackets; wide bracketed sills with elaborate cast-iron guards. For further details see list entry 1379228 found at [historicengland.org.uk](http://historicengland.org.uk).

Many of the houses on Kelly Street, including no. 41, have benefitted over the years from extensions to the rear of the house. No. 41 includes a ground floor kitchen, with a bathroom and roof terrace on the first floor above the kitchen extension. However, at present, the only access to the roof terrace is through the property's sole bathroom, which is awkward and inconvenient. This proposal seeks to improve this by erecting a spiral staircase joining the garden to the roof terrace, while also converting the would-be-redundant bathroom door into a window that is more in keeping with the character of the rest of the property. In addition, this proposal seeks to widen the existing door into the garden to allow the kitchen to be opened more fully onto the garden.

The planned changes will not impact on the listed features of the property or of any adjacent or neighbouring listed buildings, neither will it affect the lines of sight to or from the neighbouring properties. While the planned changes would not affect the listed features of the property, the materials used would nonetheless be sympathetic to its overall character.