

Site: Kelley House, 18-20 Royal College Street, London, NW1 0TH

LPA case ref: EN23/0835

Date: 28/06/24

Informal advice on the proposals to regularise the alleged breaches at (in connection with the Listed Building Enforcement Notice dated 28th March 2024, and Appeal referenced APP/X5210/F/24/3344090)

First and foremost, please note, that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.

It is noted that requirements 1, 3, 4, 6, 10, 11, 13, & 15 of the notice have not been appealed against and are included in the proposals. Following a meeting at 5 Pancras Square (20th June 2024) between both parties on all elements of a 'remedial LBC and full planning application', informal written advice was requested for the following:

Retention of access into the front lightwell rooms at basement level (both properties):

This could be acceptable but only if it has a sash window which is aligned to the window above and separated from the door by a masonry pier (i.e. an improvement on the previous condition to offset the harm of a door). Otherwise, the Council maintains the reinstatement of the picture window to reverse the current harm imposed by the as-built, per requirement 3 of the notice.

Retention of the doors to the rear terraces at first-second floor level (landing level):

The works can be retained but (in light of the below advice) in order to reduce the chances for refusal and overall benefit to the property, there should be proposed corresponding benefits of a similar scale elsewhere. Otherwise, will need to be reinstated as per prior to the works – requirement 2 of the notice.

Retention of skirting, doors and architraves:

Cannot be granted consent. Although it is accepted that the previous doors were not historic they were at least painted timber which is closer to the expected materials for a building of this period than the timber which has been installed. Furthermore, it is by no means certain that all of the removed skirtings were not historic. While some were certainly c.1960s/70s others seem to have been exactly the correct profile and heights for a property of c.1820:

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The skirtings which were removed were varied between plain at basement and more detailed on the principal floors, which again is what one would expect in a property from the early C19th. The fact that all of the skirting is now consistent is therefore not considered to be commensurate with the special architectural and historic interest of the listed building. The architraves appear to have been mid-late C20th, but again were detailed in a manner which was not entirely at odds with a more traditional style of joinery:

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It could be the case putting forward a proposal to replace the 1960/70 skirting boards, architraves and doors with those to match the pre-existing historic fabric and/or historically accurate counterparts throughout may allow all other proposals to be looked upon more favourably. Otherwise, all will need to be removed per requirements 16-18 of the notice.

Outbuilding:

After another assessment, we will not be requiring a noise report. We maintain the as-built is larger in scale than the pre-existing – we welcome a reduction in size if possible.