

Application ref: 2024/3617/L
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Miss Melisande Besse
41 Kelly Street
London
NW1 8PG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Kelly Street
London
NW1 8PG

Proposal:

Erection of spiral staircase at rear to provide access to existing first floor roof terrace, replacement of rear first floor door with window and enlargement of door at rear ground floor level.

Drawing Nos:

Site location plan; KS41_FLOOR_EXISTING_01; KS41_BATH_ELEV_EXISTING_01;
KS41_KTCH_ELEV_EXISTING_01; KS41_FLOOR_EXT_PROPOSED_01;
KS41_KTCH_ELEV_PROPOSED_01; KS41_BATH_ELEV_PROPOSED_01; Design &
Access Statement; Heritage Statement

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; KS41_FLOOR_EXISTING_01;
KS41_BATH_ELEV_EXISTING_01; KS41_KTCH_ELEV_EXISTING_01;
KS41_FLOOR_EXT_PROPOSED_01; KS41_KTCH_ELEV_PROPOSED_01;
KS41_BATH_ELEV_PROPOSED_01; Design & Access Statement; Heritage Statement

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 Reason for granting permission

The property is a Grade II listed building in the Kelly Street Conservation Area. A Conservation Officer has reviewed the proposal. The new staircase is affixed to a part of the building which was extended and rebuilt in the C21st. The door to the kitchen also dates from this period and a modern door to the upper level will be replaced with a timber sash window. There is no loss of historic fabric, no harm to planform or evidential value and the works are not considered to affect the setting of neighbouring listed buildings. The spiral staircase and the other works would have minimal impact on the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF 2023 and the London Plan 2021.

- 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 2023.

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 centered on the page.

Daniel Pope
Chief Planning Officer