

PLANNING STATEMENT:

Householder Planning & Listed Building Consent

Re: Side infill extension to the ground floor of a Grade II listed, two-storey, mid-terrace property including minor internal reconfiguration and refurbishment.

Prepared for: Eleanor Duncan

Site Address: 19 Kelly Street, London, NW1 8PG

Date: December 2024

Local Authority: London Borough of Camden

Planning Statement

Applicants: Eleanor Duncan

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Project: Side infill extension to the ground floor of a Grade II listed, two-storey, mid-terrace property including minor internal reconfiguration and refurbishment.

Site Address: 19 Kelly Street, London, NW1 8PG

1.0 Preface:

This document sets out the proposed works to the two-storey Grade-II Listed Victorian mid-terrace house at 19 Kelly Street. The proposed works include the construction of a side infill extension towards the rear ground floor of the property to provide additional living space and maximise natural light within the property whilst retaining privacy for the occupants. In combination with the proposed internal reconfiguration and refurbishment, the extension would greatly improve the interior accommodation for the occupants. The design has been closely considered with regards to the surrounding context and is respectful of the existing terrace and surrounding area. The property is located within the Kelly Street Conservation area. This application is made further to withdrawn application 2024/3871/P and the conservation and case officers' written feedback on the scheme. Revisions have been made in accordance with this.

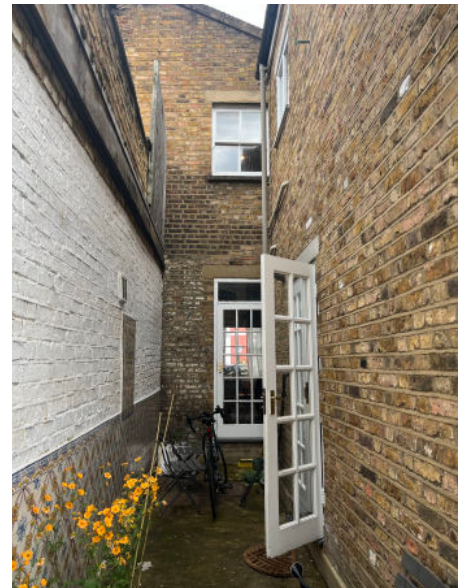


Fig.01, 02 & 03 (left to right) – existing front elevation, bird's eye view of the rear and existing side return

2.0 Neighbouring Area:

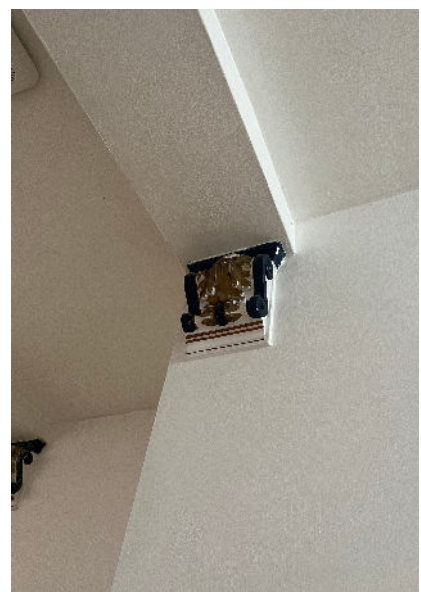
The existing building is located on the Southern side of Kelly Street. It is a 1840s Victorian style mid-terrace property that is situated within the Kelly Street Conservation Area. The property is Grade II listed as part of a row of houses from no.1-49.



Fig.04 & 05 (above) – 19 Kelly Street (highlighted) in relation to its immediate context. It can be noted that other neighbouring and nearby properties have undergone extensive development in the form of infill extensions and roof terraces.

The satellite images (*Fig.04 & 05*) mark 19 Kelly Street, NW1 8PG in relation to its immediate context and neighbouring properties. It should be noted that there are several precedents for a variety of side infill extensions and roof terraces in the immediate vicinity, particularly to 7, 11, 15, 17 and 21 Kelly Street. The front of the property remains largely unaltered retaining its original character. Since the rear of the property is bound by private residences on all sides, there will be minimal or no visual implications – with the proposed extension only being visible from roof terraces or upper floors of properties in the surrounding area. It is clear therefore that the proposals will not adversely impact the character of the adjacent properties and surrounding area.

3.0 Design, Scale, Character and Appearance:



*Fig.06 & 07 (left and middle) – Mid C19. stucco with rusticated ground floor, round-arched doorway with panelled door and fanlight moulded bands, cornices and console brackets, wide bracketed sills with elaborate cast-iron guards, sash windows.
Fig.08 (right) – existing decorative corbels to be retained*

The existing layout results in dark spaces within the centre of the house and insufficient kitchen and dining accommodation. The proposed single-storey side infill extension along with the larger openings to the existing rear closet wing, minor internal reconfiguration and refurbishment works will significantly improve the interior accommodation for the occupants – enlarging the kitchen and circulation space, bringing natural light to the centre of the house and providing improved connection to the terrace. Extensive glazing to the proposed extension and larger openings to the existing rear closet wing will help maximise natural light into the new kitchen area and the adjoining circulation space; and provide enhanced views and access to the rear terrace. In order to create better connection with the outside, the rear terrace level will be raised to create a level threshold with the kitchen. The existing glazed door from the living room to the terrace will be removed to create a better connection between the new dining and kitchen area. Based on feedback received from the case officer on the previous application 2024/3871/P (now withdrawn), the size of this opening remains unchanged so as to retain the historic fabric and cellular planform of the original rear ground floor room. In the first floor, the WC and bathroom will be combined to create a generous family bathroom. The proposed alterations will optimise the internal layout and maximise natural light, thereby increasing the amenity of the property for the wellbeing of the occupants.

It is important to note that the proposed alterations are largely to the rear closet wing which was only constructed in the 1970s (planning ref. G11/33/B/HB1680). No alterations have been proposed to existing architectural features (external and internal) of the main property. Special care has been taken to retain / reinstate the original layout, where possible and enhance the character of the property.

The position of the internal door from the hallway to the front living room has been moved in the proposed layout to better match the assumed original layout (please see drawings A/02/101 and A/02/101 in conjunction with drawings referenced in the previous application G11/33/B/HB1680). The opening direction of the door has been reversed to better suit modern needs. The proposals include redecoration of the front elevation to improve its appearance – in similar yellow (darker shade TBC) and retained existing stucco finish. The existing casement window to the rear on the first floor will be replaced with a white-painted timber-framed sash window to be more in keeping with the character of the original property, replacing the '70s addition.

The size and scale of the proposals have been considered with regards to the existing building and is modest in relation to the proportions of the house. The length of the proposed infill proposed extension will be less than half (c.2500mm) of the existing rear closet wing. The c.4000mm high (existing) brick wall along the boundary with 21 Kelly Street ensures that the proposed infill extension will have no impact on the neighbouring properties and will only be visible from roof terraces or upper floors of properties in the surrounding area. The mass of this extension is significantly less than several other on immediately adjacent properties that run the full length of the side return / closet wing.

The scale and proportions of the proposed works are in keeping with the host property and are sensitive to the neighbouring context. The design maintains the overall integrity of the host property whilst reconfiguring the rear ground floor in a contemporary but sensitive way to provide the residents with enhanced views out to the garden and a more efficient internal configuration. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed and upon a considered assessment of the existing building and streetscape.

4.0 Materials

The extension has been developed with close consideration of its immediate context to ensure that the design displays sensitivity to the character of the host property. The existing property has painted stucco finish with white cornices and mouldings on the front elevation and London stock brickwork to the rear. The proposals include re-painting of the front elevation to improve its appearance – the new paint colour will be different (a different shade of yellow to match the rear elevation) but will match the existing stucco finish. The proposed design to the rear will use a combination of large-format tiles and painted stucco (to match the front elevation, and materials commonly found on the rear ground floor elevations of properties of this age). Terracotta tiles have been proposed as a flooring material for the kitchen and the rear terrace due to their close connection with Victorian architecture as a decorative material and for tiling. These sustainable additions to the material palette will also help distinguish the new development from the host property whilst being sympathetic and subordinate to it. The predominantly-glazed side-return extension will read as a clearly modern, sympathetic addition to the historic building, with minimal detailing so as not to compete with the existing details of the host property.

The proposed material palette helps distinguish the new developments whilst being sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed infill extension and associated works will be harmonious with the existing context. The minimal detailing of the proposed glazing does not compete with the existing fenestration, so that the new additions and alterations remain subordinate to the host property. The glazing to the new side-return addition will be finished in a subtle yellow colour to complement the yellow of the front elevation, and to differentiate the new glazing from the white-painted timber of the original house and '70s addition (fenestration to be upgraded to complement the original dwelling).

5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

6.0 Sustainability

In line with planning policies adopted by the London Borough of Camden, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated to meet the new Part L provisions, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the property. The works will have no impact on the biodiversity of the site.

7.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework [NPPF] (2023), the London Plan (2021), The Camden Local Plan [A1, D1, D2] (2017), Camden Planning Guidance – Home Improvements (2021), Camden Planning Guidance – Design (2021), Kelly Street Conservation Area appraisal and management strategy, and the Listed Building Consent (Historic England) Advice Note.

Camden Local Plan (2017)

The proposals adhere to policies A1, D1 and D2; as well as the following:

6.3: *Protecting Amenity* – “The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts..”

6.5: *Sunlight, daylight and overshadowing* – “Loss of daylight and sunlight can be caused if spaces are overshadowed by development..”

The size and scale of the proposals have been considered with regards to the existing building and is modest in relation to the proportions of the house. The length of the proposed single-storey infill extension will be less than half (c.2500mm) of the existing rear closet wing. The c.4000mm high (existing) brick wall along the boundary with 21 Kelly Street ensures that the proposed infill extension will not result in any overshadowing to the neighbouring properties or loss of sunlight, daylight.

7.2: *Local context and character* – “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;...*”

The proposed alterations are largely to the rear closet wing which was only constructed in the 1970s (planning ref. G11/33/B/HB1680). No alterations have been proposed to existing architectural features (external and internal) of the main property. Special care has been taken to retain / reinstate the original layout, where possible and enhance the character of the property. The position of the internal door from the hallway to the front living room has been moved in the proposed layout to better match the assumed original layout (please see drawings A/02/101 and A/02/101 in conjunction with drawings referenced in the previous application G11/33/B/HB1680). The size of the opening from the rear ground floor to the terrace remains unchanged so as to retain the historic fabric and cellular planform of the original rear ground floor room. The existing casement window to the rear on the first floor will be replaced with a white-painted timber-framed sash window to be more in keeping with the character of the original property, replacing the '70s addition.

7.3: *“The Council will welcome high quality contemporary design which responds to its context..”*

7.9: *Details and Materials* – “Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing.”

The design maintains the overall integrity of the host property whilst reconfiguring the rear ground floor in a contemporary but sensitive way to provide the residents with enhanced views out to the garden and a more efficient internal configuration. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area.

The extension has been developed with close consideration of its immediate context to ensure that the design displays sensitivity to the character of the host property. Architectural features (external and internal) on the existing building will be retained – no alterations have been proposed. The front of the property remains largely unaltered retaining its original character – the proposal only includes re-painting in a different shade of yellow but in the same material (stucco). The proposed material palette to the rear of the property helps distinguish the new developments whilst being sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed infill extension and associated works will be harmonious with the existing context. The minimal detailing of the proposed glazing does not compete with the existing fenestration, so that the new additions and alterations remain subordinate to the host property.

Camden Planning Guidance – Home Improvements (2021)

1.1: “The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed buildings.”

1.2: “Choosing a material that stands the test of time is crucial as there are many benefits to this. It would be affordable long term, it saves embodied carbon, and it would become part of the character of the property given its lifespan.”

The existing property has painted stucco finish with white cornices and mouldings on the front elevation and London stock brickwork to the rear. The proposals include re-painting of the front elevation to improve its appearance – the new paint colour will be different (a different shade of yellow to match the rear elevation) but will match the existing stucco

finish. The proposed design to the rear will use a combination of large-format tiles and painted stucco (to match the front elevation). Terracotta tiles have been proposed for the flooring in the kitchen and rear terrace due to their close connection with Victorian architecture as a decorative material and for tiling. These materials will help distinguish the new developments from the host property whilst being sympathetic and subordinate to it.

2.1.2: “..Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;”

The proposed extension is sympathetic to the host property, therefore allowing the original features of the host property to dominate, with the new addition being subordinate. The proposals are of a high-quality contextual contemporary design, both referencing the materials of the host property whilst – with minimal detailing – reading as a subtle new additions to the house. The length of the proposed single-storey infill extension will be less than half (c.2500mm) of the existing rear closet wing. The c.4000mm high (existing) brick wall along the boundary with 21 Kelly Street ensures that the proposed infill extension will not result in any overshadowing to the neighbouring properties or loss of sunlight, daylight.

8.0 Conclusion

The proposal for 19 Kelly Street, London has been carefully considered to create a design that is of high quality. The position and scale of the extension have been designed to minimise the visual impact of the proposal and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials and proposes a sympathetic addition to the host property that will enhance the appearance and character of the surrounding area without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.