

HERITAGE STATEMENT:

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

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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 Introduction:



Fig.01 – bird's eye view of Kelly Street (southern side) showing the front facades of 19 Kelly Street and neighbouring properties.



Fig.02 – bird's eye view of 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 proposal for 19 Kelly Street is the construction of a side infill extension towards the rear ground floor along with internal reconfiguration and refurbishment of the two-storey Victorian mid-terrace property, located on the southern side of Kelly Street. The property is grade II listed and forms part of a row of houses from no.1-49, located within the Kelly Street Conservation Area. As seen in *fig. 01*, the front facades in the area remain largely unaltered. To the rear however, the terrace displays numerous alteration and additions to varying degrees as seen in *fig. 02*. In particular, 7, 11, 15, 17 and 21 Kelly Street which are located in the immediate vicinity have all had extensive development to the rear. The variety of additions to the rear of the terrace creates a distinctly different character to the well preserved terrace front.

2.0 Background/Context:

The architectural significance of the Victorian terrace is apparent with the street frontage retaining much of its original character. As mentioned, 19 Kelly Street forms part of a terrace group (no.1-49), first listed on 14th May 1974. See listing entry below:

*“TQ2884NE KELLY STREET 798-1/54/959 (South side) 14/05/74 Nos. 1-49 (Odd) and attached railings
Terrace of 25 houses. Mid C19. Stucco with rusticated ground floors. EXTERIOR: 2 storeys. 2 windows each except No.49 with additional recessed entrance bay. Round-arched doorways with panelled doors and keystones with broken forward cornices continuing as a band at 1st floor level and breaking forward over ground floor tripartite sashes where supported by enriched console brackets. Wide bracketed sills mostly with elaborate cast-iron guards. No.49, square-headed doorway with stucco doorcase of panelled pilasters surmounted by enriched console brackets supporting a cornice; fanlight and panelled door. Moulded band at 1st floor level continuing as a plain architrave down the sides of the ground floor tripartite sash with wide bracketed sill and elaborate cast-iron guard. 1st floor sashes round-arched with architraved heads and nailhead keystones, margin glazing and bracketed sills with elaborate cast-iron guards. No.49, 1st floor with lugged architrave 4-pane sashes with vermiculated keystones and bracketed sills with elaborate cast-iron guards. Cornice and blocking course except Nos 43-49 with parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.“*

3.0 Design, Scale, Character and Appearance:

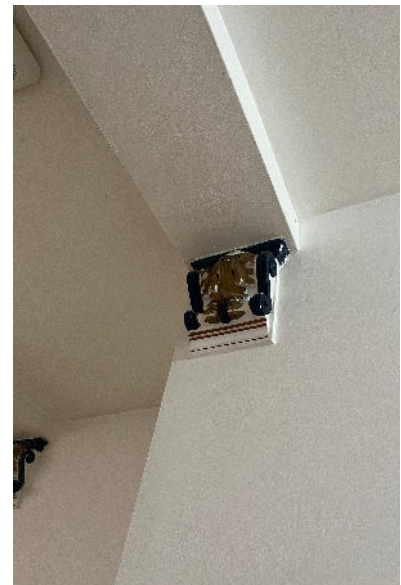
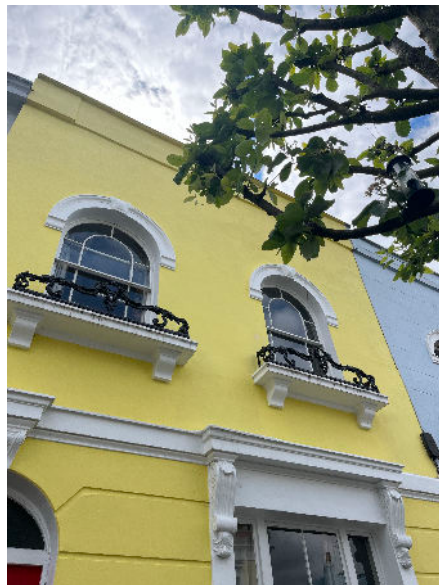


Fig.03 & 04 (left and middle) – Existing front elevation with mid C19. stucco with rusticated ground floor, round-arched doorway with panelled door and fanlight moulded bands, cornices and console brackets, wide bracketed sills with elaborate cast-iron guards, sash windows. Fig.05 (right) – decorative corbels in the hallways to be retained

External:

No alterations have been proposed to existing architectural features (external and internal) on the front facade. The proposals only include re-painting to the front facade in a different shade of yellow render to improve its appearance. To the rear, a single-storey side infill extension has been proposed along with larger openings to the existing rear closet wing, minor internal reconfiguration and refurbishment works. Please note that the proposed alterations to the rear are largely to the closet wing which is a more recent addition carried out in the 1970s (planning ref. G11/33/B/HB1680).

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 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 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 proposed works would significantly improve the interior accommodation for the occupants – enlarging the kitchen and circulation space, bringing in additional natural light and providing improved connection to the terrace. Extensive glazing to the proposed extension and larger openings to the existing rear closet wing would help maximise natural light into the new kitchen area, the dining 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 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.

Internal:



Fig.05 (above) – Existing interior elevations of the entrance hallway and living room.

Fig. 06 (below) – Proposed interior elevations indicating change/omission in the position of doors. Door between the hallway and living room has been moved to reinstate the original layout. The sliding/folding door between the living rooms will be omitted.

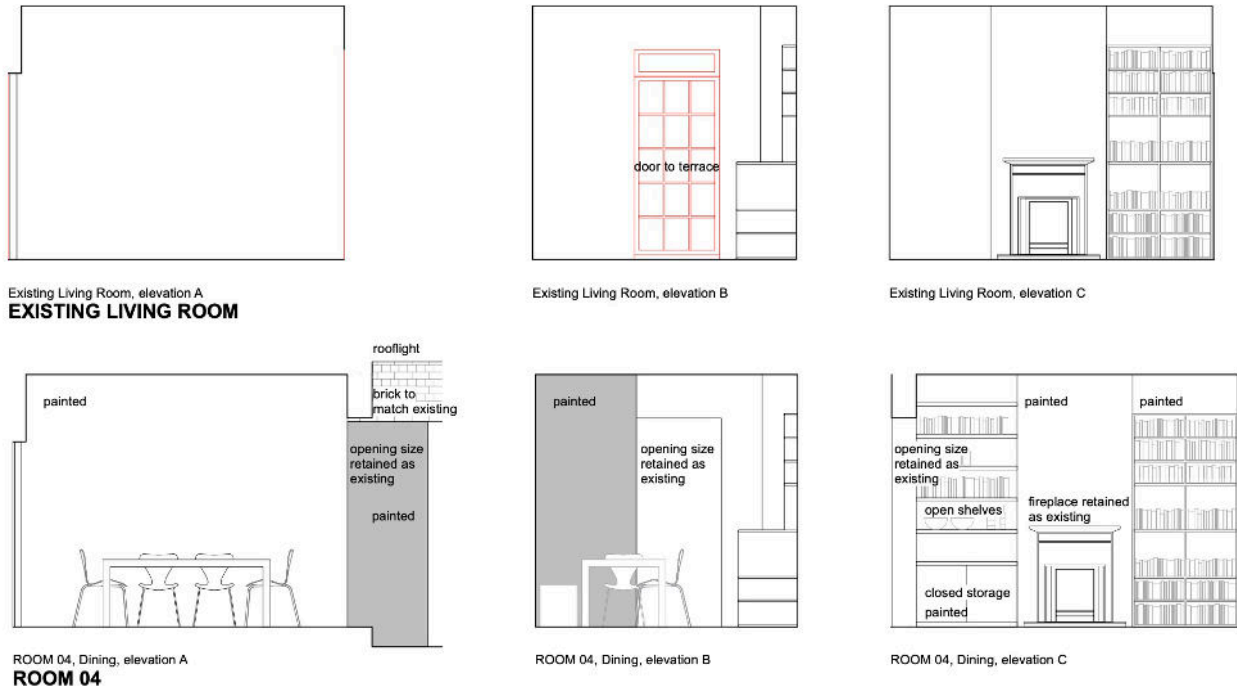


Fig.07 (above) – Existing interior elevations of the living room adjacent to the rear terrace.

Fig. 08 (below) – Proposed interior elevations of the living room indicating omission of existing door to the rear terrace. 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.

Special care has been taken to reinstate the original layout, where possible and enhance the character of the property. 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. The position of the door from the hallway to the living room has been moved in the proposed layout to match the 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. In the first floor, the WC and bathroom would 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.

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. 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).

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 has been developed with close regard to its surrounding context to ensure the alterations are sensitive to the character of the architecturally significant property and further terrace. The design approach has been to minimise alterations to the existing house and avoid alterations to elements we consider contribute to the special character of the building - particularly the front elevation. The proposed side infill extension is visually subordinate to the original dwelling and closet wing and designed to the highest quality using high quality materials that relate to the existing building fabric and to the Victorian era. Internally the works will create better circulation and connected living spaces whilst maximising natural light, making it a comfortable family home. We believe that the above scheme described is of high quality, both in terms of design and materials, and proposes a sympathetic development to the host property that will enhance the appearance and character of the property and surrounding context. For these reasons we strongly feel the proposal should be granted consent.