

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/08/2014	
		N/A		<b>Consultation Expiry Date:</b>		24/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel English				2014/4148/P 2014/3170/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Kelly Street London NW1 8PG				See decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of door to rear to provide access to rear garden and replacement of existing rear door with sash window.							
<b>Recommendation(s):</b>		Refuse planning permission Refuse listed building consent					
<b>Application Type:</b>		Full Planning Permission Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notices					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 01/07/2014 until 22/07/2014 Press notice displayed from 03/07/2014 until 24/07/2014  No responses received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Kelly Street CAAC – no comments received					

## Site Description

The site contains a two-storey single family dwellinghouse with a non-original basement and single storey rear extension. The building is Grade II listed and was listed on 14th May 1974. The site is located within the Kelly Street conservation area which comprises of flat-fronted terraced properties. Kelly Street follows the bend of a narrow curved street and the site is located towards the middle of the bend.

## Relevant History

Planning permission and listed building consent were granted on 29th May 1998 for the erection of rear ground floor extension and rear basement conservatory in lightwell and minor internal alterations. (ref PE9700971R1 and LE9700972R1)

Retrospective listed building consent was granted on 8th January 2002 (ref LEX0100677) for the enlarged window opening and dropped sash window at 1st floor, opening onto rear extension roof.

Planning permission was granted on 11<sup>th</sup> April 2014 for the installation of glazed walk-on roof to replace existing roof of rear basement utility room, installation of replacement windows to front light well and rear first floor level. (ref 2014/1023/P and 2014/1099/L)

There are current applications that are pending decision for the installation of double doors to the front lightwell to allow access to amenity space. (ref 2014/4147/P and 2014/3731/P)

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 ('Managing the impact of growth and development')  
CS14 ('Promoting high quality places and conserving our heritage') and

DP24 ('Securing high quality design').  
DP25 ('Conserving Camden's heritage')  
DP26 ('Managing the impact of development on occupiers and neighbours')

Camden Planning Guidance  
CPG1 (Design) 2013 chapters 1, 2, 3 and 4.  
CPG6 (Amenity) 2011

Kelly Street Conservation Area Appraisal and Management Strategy (adopted 2011) pages 5-18, 20-23, 30-33, 39-41.

London Plan 2011  
NPPF 2012

## Assessment

Permission is sought for the installation of a door to the rear to provide access to the rear garden at ground floor level and replacement of the existing rear access door with sash window.

Officers gave pre-application advice to the applicant that considered that the loss of the existing sash window at the rear ground floor level would be unacceptable and that access to the garden should instead be achieved with a side door from the closet wing. The advice has not been followed and the creation of the door would result in the loss of the traditional window and its apron and would introduce an uncharacteristic element to the historic layout, by allowing direct access to the back garden from a room where no such access was historically possible. Paragraph 13.46 of the Kelly Street Conservation Area Appraisal says that “alterations and extensions to the rear elevations of buildings in the Conservation Area should respect the historic pattern of development, and preserve the character and historic features of existing buildings.”

It is considered that enlarging the opening in the back of the living room would harm the special interest of the listed building and is considered unacceptable. The proposals would be contrary to policies CS5, CS14, DP24 and DP25 and guidance within Camden Planning Guidance 1 which states in paragraph 3.23 “We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.”

There are no objections to the proposals in amenity terms. There would be no loss of light or overlooking for neighbouring properties as a result of the new door.

The proposals are considered unacceptable in design and listed building terms.