

Mr Michael Cross
Yurky Cross Chartered Architects
167 York Way
London
N7 9LN

Application Ref: **2015/4103/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

4 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Kelly Street
London
NW1 8PG

Proposal:

The demolition of existing rear extension and erection of two storey rear extension and internal alterations.

Drawing Nos: PL001, PL002, PL003 Revision D, PL004 Revision B, Heritage Statement dated September 2015, and Design Statement dated July 2015.

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 All new work and work of making good shall be carried out to match the original



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal involves the demolition of the existing single storey rear extension measuring approximately 2.8m wide and 7.8m deep, and the construction of a new part single, part two storey rear extension. The extension would be full width at ground floor, extending to a maximum depth of 4.65m, whilst the first floor level would be set in from the boundary with no.3 and would measure 2.7m wide. The original proposal was revised to reduce the height of the parapet at first floor level to ensure a more subordinate addition.

Although the extension would rise higher than the penultimate storey contrary to CPG1 (Design), as the host building sits within a small subgroup of 8 buildings which are also listed and have all been extended in the same manner, the development is not considered to be significantly out of keeping. The extension would be constructed of London stock brick and white timber windows to match the existing building.

The original proposal was revised to reduce the loss of the building's historic fabric. The alterations proposed under the revised scheme would have limited impact on historic fabric of the listed building. The existing internal openings will not be widened, and the existing rear first floor window will not be altered. The proposed development is considered to be a sympathetic alteration which would result in less than substantial harm to the special character of the host building and would preserve the character and appearance of the wider Kelly Street Conservation Area.

No objections have been received prior to making this decision and the site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building

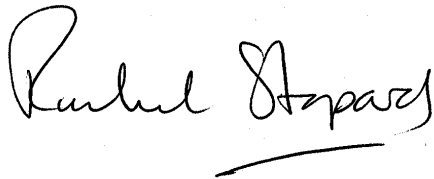
and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -66 and 126 -141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment