

11 Kelly Street



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11 Kelly Street



Existing rear infill extension



Rear yard



Rear closet wing extension

Delegated Report		Analysis sheet	Expiry Date:	01/11/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	9/11/2017
Officer			Application Number(s)	
Thomas Sild			2017/4819/P and 2017/4830/L	
Application Address			Drawing Numbers	
11 Kelly Street LONDON NW1 8PG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>Planning application: Erection of single storey rear infill extension following demolition of existing; Addition of a first floor rear roof terrace including the alteration of a first floor window to French doors; Alteration to first floor window to rear closet wing extension and replacement of window at ground floor level with a single pivot door</p> <p>LBC: Erection of single storey rear infill extension following demolition of existing; Addition of a first floor rear roof terrace including the alteration of a first floor window to French doors; Alteration to first floor window to rear closet wing extension and replacement of window at ground floor level with a single pivot door; Internal alterations including installation of a bathroom in existing rear bedroom and associated services and drainage, alterations to room formations within closet wing.</p>				
Recommendation(s):		Grant conditional planning permission and grant listed building consent		
Application Type:		Householder Planning Permission and Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Two objections received from neighbouring properties either side of no. 11</p> <ul style="list-style-type: none"> Concerns regarding possible overlooking and loss of privacy from the proposed roof terrace Reduction in garden space and impact on wildlife Non-planning matters in respect to party wall concerns <p>Officer response:</p> <ul style="list-style-type: none"> The proposed first floor rear roof terrace will sit back deep within the side return and will be bounded on either side by the long flank walls of the closet wings of no. 11 and no. 9 to a minimum height of 1.8m above the roof terrace level. As such there will be no overlooking or loss of privacy to either property either side. There will be a reduction of ground floor garden space of 3.4 sqm but an additional 2.9m created on the proposed roof terrace. The garden at no. 11 is a small scale yard, is paved and the development will not remove any mature planting within the 3.4 sqm. The proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. The applicant is advised to consult a suitably qualified and experienced Building Engineer. 					
CAAC/Local groups* comments: HCAAC	<p><u>Kelly Street Residents Association (KRSA)</u></p> <ul style="list-style-type: none"> Concerned that the planned rear extension would not be in keeping with the character of the Kelly Street Conservation Area (all of its houses Grade II listed). Considers it would be an over-development not in keeping with existing extensions at the rear of other properties in Kelly Street. The Council has previously raised both of these issues as of concern in relation to other properties. Neighbouring properties - especially no. 9 - could be overlooked, and disturbed by noise from the roof terrace. Risk of loss of light to these properties. Granting of this application could set a precedent for rear extensions in the future. <p>Officer response:</p> <ul style="list-style-type: none"> Since this objection was received the proposals have been amended and KRSA has been asked to reconsider but has not as yet confirmed a change of comment. The ground floor infill has been set back to reduce the appearance of being 'full width' and to maintain the subordinate character of this extension. As discussed above, no overlooking and loss of privacy to the detriment of neighbours would result from this development. Further discussion on amenity considerations is considered further in the report. The Council's Conservation Officer considers the revised scheme is not detrimental in its impact and notes the development is largely a replacement of an existing addition The roof terrace is of a modest size which will not enable use for large gatherings. Given the roof terrace will be enclosed by flank walls and set back at considerable distance within the side return The proposed ground floor extension will sit entirely within the enclosed side return and there are no neighbouring windows facing this area. As such there would be no loss of light resulting from the development 					

Site Description

11 Kelly Street is a Grade II listed 19th Century terraced dwellinghouse. The property is two-storey with mid-20th Century built closet wing extension to the rear and later conservatory style ground floor infill extension.

The property enjoys the use of a small enclosed paved rear yard.

Despite its listing the property has very little in the way of original or historic woodwork or plasterwork internally, but preserves its general room arrangement to the first floor of the original core.

Relevant History

1974: Nos. 1-49 Kelly Street GII Listed

1992: Application 9101210 granted permission for a single storey rear conservatory infill extension

Relevant policies

National and Regional Policy

The Planning (listed building and conservation area) Act 1990

Statutory provision under section 72 of the Planning Act requires special attention to be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In line with the above statutory duties and recent case law, considerable importance and weight has to be attached to the impact of the heritage assets and their setting.

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Kentish Town Neighbourhood Plan

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Assessment

1 Proposal

1.1 The proposals require both planning permission and listed building consent. Planning permission relates solely to the external changes at the site. The proposed development consists of:

- Erection of single storey rear infill extension following demolition of existing; Addition of a first floor rear roof terrace including the alteration of a first floor window to French doors; Alteration to first floor window to rear closet wing extension and replacement of window at ground floor level with a single pivot door
- Internal alterations including installation of a bathroom in existing rear bedroom and associated services and drainage, alterations to room formations within closet wing.

2 Design – scale, bulk and detailed design

2.1 The proposed single storey rear infill extension replaces an existing 1992 built conservatory style extension, and extends 2m further within the enclosed side return. This area sits enclosed at the rear of the property alongside the non-original closet wing extension believed to be c. mid-20th Century and is not visible from the street or neighbouring houses either side.

2.2 Following initial concerns from both the Council's Conservation Officer and Planning Case Officer, the scale of the extension was reduced in both depth and height and was set back within the side return.

2.3 The proposed extension will retain a glazed roof and will be no higher than the existing maximum height of 3.2m above

the natural ground level. The glazed roof enables the infill to appear lightweight and together with the set-back enables the addition to remain both proportionate and subordinate to the host building and reduce its appearance as a full width extension.

2.4 The proposed extension, whilst contemporary in style is a clear and obvious contrast to the host building, allowing its original form and architectural style to be discerned. As such the proposals are not considered to harm the significance of the listed building in line with Local Plan Policy D2.

2.5 The proposed roof terrace will sit back within the side return at first floor level and will not be visible to neighbours with side, but will have limited visibility to and will be guarded by painted metal balustrades, in keeping with the style of the house and as observed across first floor windows along front elevations. The roof terrace is small scale measuring 1.7m x 1.7m. The proposed timber French doors for access replace a non-original rear window and are acceptable in regards to the building's character.

2.6 All properties along this side of Kelly Street have been substantially extended and altered to the rear over a long period of time. Given that this rear infill extension is entirely to the rear of the building and not visible to the street and has minimal visibility to neighbouring properties it is considered to preserve the existing character of the conservation area.

2.7 The scheme proposes the replacement of both rear, and the bricking up of a side facing window on the non-original closet wing extension. The first floor rear window is to be replaced by a sash window, appropriate to the style of the host building. The ground floor will be replaced by a contemporary metal pivot door and area of metal cladding linking to the infill. These contemporary alterations are to non-original extensions to the host building, and form obvious and discreet additions to the lower level of the host building. As such the proposals are not considered to cause harm to the special architectural and historic interest of the building;

2.8 Internal alterations include the installation of a bathroom in the existing rear bedroom together with the installation of associated services and drainage. Alterations to room formations within the closet wing are minor and involve small changes to the third bedroom and bathroom.

2.9 The proposals were revised following initial conservation concerns, and access to the first floor proposed bathroom will be maintained from the landing. There is no historic woodwork or plasterwork observed within the first floor rooms. The internal changes as detailed above have been assessed and revised where necessary in conjunction with a conservation officer. All internal alterations are now considered acceptable in principle, however full details of the servicing for the bathroom installation will be required by condition for the Council's consideration under the Listed Building Consent.

3 Amenity

3.0 The single storey rear extension will sit enclosed within the property's side return and be flanked by the two-storey closet wing of no. 9 Kelly Street, as such there is considered to be no resulting amenity impact from its development.

3.1 The first floor rear roof terrace is small scale, covering 2.9 sqm and will sit 4.8m deep within the side return and be flanked either side by walls of a minimum 1.8m height. As such there would not be any material increase in overlooking or loss of privacy to adjoining neighbours either side. The modest size, together with the significant set-back and narrow field of view within the side return mitigates impact on opposite neighbours the rear and as such is in general accordance with policy A1 of the Local Plan.

4 Recommendation

4.1 Grant Conditional Planning Permission and Listed Building Consent

Disclaimer

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th December 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Brian O'Reilly
Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EA

Application Ref: **2017/5389/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

28 November 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**11 Kelly Street
LONDON
NW1 8PG**

DECISION

Proposal:

Erection of single storey rear infill extension following demolition of existing; Addition of a first floor rear roof terrace including the alteration of a first floor window to French doors; Alteration to first floor window to rear closet wing extension and replacement of window at ground floor level with a single pivot door

Drawing Nos: 443-100-E, 443-101-E, 443-101-P including Rev A and B dated 17.11.2017, 443-200-E/P, 443-300-P including Rev A and B, 443-301-P including Rev A and B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Executive Director Supporting Communities



Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 443-100-E, 443-101-E, 443-101-P including Rev A and B dated 17.11.2017, 443-200-E/P, 443-300-P including Rev A and B, 443-301-P including Rev A and B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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
Director of Regeneration and Planning

Brian O'Reilly Architects
31 Oval Road
Camden
NW1 7EAApplication Ref: **2017/5645/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

28 November 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
11 Kelly Street
LONDON
NW1 8PG**DECISION**

Proposal:

Erection of single storey rear infill extension following demolition of existing; Addition of a first floor rear roof terrace including the alteration of a first floor window to French doors; Alteration to first floor window to rear closet wing extension and replacement of window at ground floor level with a single pivot door; Internal alterations including conversion of rear bedroom to a bathroom, minor alteration to room form to non-original closet wing

Drawing Nos: 443-100-E, 443-101-E, 443-101-P including Rev A and B dated 17.11.2017, 443-200-E/P, 443-300-P including Rev A and B, 443-301-P including Rev A and B.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



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: 443-100-E, 443-101-E, 443-101-P including Rev A and B dated 17.11.2017, 443-200-E/P, 443-300-P including Rev A and B, 443-301-P including Rev A and B.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
 - d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
 - e) Samples and/or manufacturer's details of new facing materials for the rear extension and other rear alterations
 - f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with

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 The site's planning history has been taken into account when making 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 proposal is in general accordance with policies D1 and D2 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION