

Mr George Knott
Knott Architects
98B Tollington Park
London
N4 3RB

Application Ref: **2017/5981/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

21 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Kelly Street
London
NW1 8PH

Proposal: Erection of first floor rear extension (following demolition of existing)

Drawing Nos: 414-000, 414-001, 414-002 Rev. 414-003 Rev A, 414-004 Rev A, 414-005 Rev A, 414-006, 414-051, 414-052 Rev C, 414-053 Rev C, 414-054 Rev C, 414-055 Rev C

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

Condition(s) and Reason(s):

- 1 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).

- 2 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 414-000, 414-001, 414-002 Rev. 414-003 Rev A, 414-004 Rev A, 414-005 Rev A, 414-006, 414-051, 414-052 Rev C, 414-053 Rev C, 414-054 Rev C, 414-055 Rev C

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

Informative(s):

- 1 Reasons for granting permission.

No. 32 Kelly Street is a Grade II listed heritage asset. The proposal will demolish an existing glazed first floor rear extension and replace with a solid brick faced structure covering the same footprint.

The form and style of the extension integrates with the closet wing to which it is attached, using matching brick and including a traditional style wooden sash window with brick arches above. Full depth closet wing extensions are a feature of other dwellings along this section of the north side of Kelly Street. Overall, the development is considered to preserve the character of the listed building and that of the surrounding conservation area.

Following assessment by the Council's Conservation Officer, the proposals were revised to harmonise the proposed brick work and amend the proposed side window form.

The proposed extension, replaces an existing structure and adjoins the side flank of no. 34's closet wing and will be separated from no. 30 by the rear yard of the host building. As such the extension, by reason of its siting, mass and scale is not considered to result in harm to neighbour amenity by way of loss of daylight, sunlight or outlook.

The existing closet wing of no. 32 contains a clear glazed side facing window. The proposed additional side window in the extension will be situated further away from the rear face of the neighbour, no. 30. The window will be film coated to disable oblique angle views and will not face directly onto neighbouring windows, with the closest window within the field of vision being the obscure glazed window of no. 30's bathroom. On balance, given the existing situation, the proposal is not considered to result in unacceptable harm to this neighbour's amenity by way of loss of privacy or increased overlooking.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

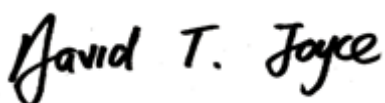
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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



David Joyce
Director of Regeneration and Planning

