

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

Application Ref: **2017/6532/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

21 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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: 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 Before the relevant part of the work is begun, 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:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (where appropriate).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the listed building 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.

Informative(s):

- 1 Reasons for granting listed building consent

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 special character of the listed building.

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.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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.

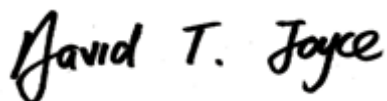
As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017, and policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 2 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.
- 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning