

Application ref: 2018/5541/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 6 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Ratna Patki  
45 Cintra Park  
London  
SE19 2LQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Kelly Street**  
**London**  
**NW1 8PH**

Proposal:  
Alterations to fenestration and rear door, repairs to front railing, external repair/refurbishment works to facades and roofs, new timber screen to rear wall and associated works

Drawing Nos: OS01; RE01; RE02; RE03A; RE04; RE05A; RE06; RE07A; RE08A; RE09; RE10A; RE011; RE012; RE013; Updated Design Statement (dated 06/02/2019); Rentokill Report (dated 07/11/2018); Rentokill Survey report (dated 27/11/2018); Renlon Dampness Inspection Report (dated 28/11/2018); Roofing report (R.A.Clough Roofing, dated 25/10/2018)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: OS01; RE01; RE02; RE03A; RE04; RE05A; RE06; RE07A; RE08A; RE09; RE10A; RE011; RE012; RE013; Updated Design Statement (dated 06/02/2019); Rentokill Report (dated 07/11/2018); Rentokill Survey report (dated 27/11/2018); Renlon Dampness Inspection Report (dated 28/11/2018); Roofing report (R.A.Clough Roofing, dated 25/10/2018).

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

#### Informative(s):

- 1 Reasons for granting permission-

This application seeks to make various alterations to the host building, the front boundary railing and the rear boundary wall.

The replacement of the existing fibre cement tiles with Spanish slate tiles on the main roof is welcomed, as slate is a more appropriate building material for a building of this age and style. The changes to the roof of the rear extension are also considered to be acceptable and appropriate to the character and appearance of the host building.

The replacement or refurbishment of plaster work, as appropriate, is considered to be acceptable. Similarly, re-pointing the rear wall is considered to be appropriate as it will improve the condition and appearance of the building. Repair and refurbishment of the existing timber framed sash windows is also considered to be acceptable. The proposed changes to the fenestration on the rear elevation and on the rear extension are considered to be appropriate to the character and appearance of the host building.

The replacement rear window to serve the bathroom on the half landing is considered to be appropriate to the character and appearance of the host building. Whilst the new window would not be the same size as the original opening, the existing window is also a different size and the plans have been revised during the course of the application to retain the original sill in situ, which will help to retain a sense of the original rear elevation.

The repairs to the front railing are welcomed, as this will improve the character and appearance of the front of the building, and also the street scene along Kelly Street, to the benefit of the conservation area.

At the rear, the erection of a timber screen above the rear wall to replace the existing trellis is considered to be acceptable on the basis that the screen would be at the same height as the neighbouring property's rear wall, and as the land to the other side of the wall relates to the rear yard of a business property, rather than residential private outdoor space.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions 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, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

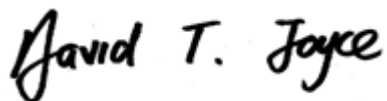
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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