

Application ref: 2018/5622/L  
Contact: Kate Henry  
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Date: 6 March 2019

**Development Management**  
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Ratna Patki  
45 Cintra Park  
London  
SE19 2LQ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Various internal and external works, including alterations to fenestration and rear door, repairs to front railing, external repair/refurbishment works to facades and roofs, new timber screen to rear wall, damp proofing works 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 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: 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: 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.

#### Informative(s):

- 1 Reasons for granting consent-

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. 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 it would still be possible to discern the height of the original rear wall.

Internally, the proposed repair works, which include the removal of shelving, replacement / repair of plasterwork, installation of new wiring, installation of central heating, replacement of rotten timbers and installation of replacement kitchen, are all considered to be acceptable. The plans have been revised during the course of the application to omit unacceptable elements, such as the creation of a downstairs WC between the original rear room and rear extension and to change the works to the plaster to ensure the use of breathable lime plaster.

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, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with Policy 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.

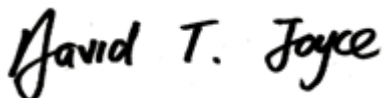
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



David Joyce  
Director of Regeneration and Planning