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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for listed building consent for alterations, extension or demolition of a listed building.

## Planning (Listed Building and Conservation Areas) Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

|                |   |
|----------------|---|
| Number         | <input type="text" value="8"/>            |
| Suffix         | <input type="text"/>                      |
| Property name  | <input type="text"/>                      |
| Address line 1 | <input type="text" value="Kelly Street"/> |
| Address line 2 | <input type="text"/>                      |
| Address line 3 | <input type="text"/>                      |
| Town/city      | <input type="text" value="London"/>       |
| Postcode       | <input type="text" value="NW1 8PH"/>      |

Description of site location must be completed if postcode is not known:

|              |                                     |
|--------------|-------------------------------------|
| Easting (x)  | <input type="text" value="528920"/> |
| Northing (y) | <input type="text" value="184619"/> |

Description

### 2. Applicant Details

|                |   |
|----------------|---|
| Title          | <input type="text" value="Miss"/>             |
| First name     | <input type="text" value="Bakul"/>            |
| Surname        | <input type="text" value="Patki"/>            |
| Company name   | <input type="text"/>                          |
| Address line 1 | <input type="text" value="8, Kelly Street,"/> |
| Address line 2 | <input type="text"/>                          |
| Address line 3 | <input type="text"/>                          |
| Town/city      | <input type="text" value="London"/>           |

## 2. Applicant Details

|                  |                                      |
|------------------|--------------------------------------|
| Country          | <input type="text"/>                 |
| Postcode         | <input type="text" value="NW1 8PH"/> |
| Primary number   | <input type="text"/>                 |
| Secondary number | <input type="text"/>                 |
| Fax number       | <input type="text"/>                 |
| Email address    | <input type="text"/>                 |

Are you an agent acting on behalf of the applicant?

Yes  No

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Complete structural timber repairs to the roof of 8, Kelly Street, NW1, as per structural engineer recommendations:  
The removal of rot and woodworm damaged and deteriorated roof rafters, and associated damaged wall plates.  
The replacement of roof rafters and associated wall plates.  
Addition of central beams, bolted to existing beams.  
The removal of rot (and generally) damaged, deteriorated and undersized ceiling joists, and associated damaged wall plates.  
The replacement of ceiling joists and associated wall plates.  
Removal of existing, already damaged first floor ceiling and already damaged / only partially remaining cornice, in order to be able to carry out necessary ceiling joist replacement.  
Replacement of ceiling and cornice.

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

## 7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

If Yes, please describe and include the planning application reference number(s), if known:

NB - PROPOSALS APPROVED.  
Planning listed building consent applications for the general repair and refurbishment of 8, Kelly Street, to render it habitable, including:  
Various internal and external works, including alterations to fenestration and rear door,

## 7. Related Proposals

repairs to front railing, external repair/refurbishment works to facades and roofs, new timber screen to rear wall, damp proofing works and associated works.

Application ref: 2018/5541/P

Application ref: 2018/5622/L

## 8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No

## 9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

### If Yes, do the proposed works include

a) works to the interior of the building?

Yes  No

b) works to the exterior of the building?

Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

In order to be able to replace the ceiling joists, the entire first floor ceiling will have to be removed.

Only one of the two first floor rooms (the front bedroom) still has any cornice, much of which was already damaged on purchase of the property. This cornice will also have to be removed in order to replace the ceiling joists.

Once the roof work is done, the ceiling will be replaced - ideally with plasterboard, as much of the original lathe and plaster is no longer intact, or if required by Conservation, it will be replaced with lathe and plaster.

A mould will be taken of the existing cornice and a replica cornice will be replaced in the front bedroom.

## 10. Materials

Does the proposed development require any materials to be used?

Yes  No

### Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Other type of material (e.g. guttering) Roof rafters and central beams.

Please provide a description of existing materials and finishes:

Roof rafters: rotten and suffering woodworm attack.

Central beams: currently one 200 x 50 timber each side, beam in good condition. Inadequate.

Please provide a description of proposed materials and finishes:

Roof rafters: full replacement with 100x50mm C16 timbers.

Central beams: Another 200 x 50 C24 timber to bolted onto each existing timber, to make two timber beams on each side.

Ceilings

Please provide a description of existing materials and finishes:

Ceiling joists: currently undersized or damaged wood.

## 10. Materials

|  |  |
|--|--|
| Ceilings   | Ceilings - currently a mix of lathe and plaster, lathe with no plaster but sitting on plaster board, and plaster board.<br>Ceiling / wall cornice: currently plaster corning, heavily damaged.                                 |
| Please provide a description of proposed materials and finishes: | Ceiling joists: 175 x 50 x 400c/c C24 timbers. Or 150 x 50 x 350c/c timbers.<br>Ceilings: Ideally replaced with plasterboard, but could potentially lathe and plaster if required.<br>Ceiling / wall cornice: Plaster replica. |

Are you supplying additional information on submitted plan(s)/design and access statement:

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Additional documents:  
- 8 KELLY STREET OS (pdf)  
- ROOF DRAWING R21 (pdf)  
- ROOF DRAWING R22 (pdf)  
- ROOF DRAWING R23 (pdf)  
- STRUCTURAL ENGINEER ROOF & EXTENSION LETTER 21-06-19 (pdf)  
- STRUCTURAL ENGINEER LETTER 17-06-19 (pdf)  
- KELLY STREET ROOF DESIGN STATEMENT  
- KELLY ST FIRST FLOOR CEILING IMAGES 1-7  
- IMAGES: ROOF INTERNAL 1-15

## 11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

## 12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

|            |                         |
|------------|-------------------------|
| Title      | Other                   |
| Other      | N/A                     |
| First name | Kate                    |
| Surname    | Henry                   |
| Reference  | Senior Planner - Camden |

### 13. Pre-application Advice

Date (Must be pre-application submission)

Details of the pre-application advice received

### 14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 15. Certificates

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

### 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)