

Application ref: 2019/3369/L
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Development Management
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Miss Bakul Patki
8, Kelly Street,
London
NW1 8PH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Kelly Street
London
NW1 8PH

Proposal:

Strengthening and partial replacement of the roof structure.

Drawing Nos: Application form, 8 KELLY STREET OS, 8 KELLY ST ROOF DESIGN STATEMENT, Structural Engineer Letter, KELLY ST FIRST FLOOR CEILING IMAGES 5, KELLY ST FIRST FLOOR CEILING IMAGES 7, STRUCTURAL ENGINEER ROOF RECOMMENDATIONS, KELLY ST FIRST FLOOR CEILING IMAGES 1, KELLY ST FIRST FLOOR CEILING IMAGES 6, KELLY ST FIRST FLOOR CEILING IMAGES 4, KELLY ST FIRST FLOOR CEILING IMAGES 2, , KELLY ST FIRST FLOOR CEILING IMAGES 3, ROOF INTERNAL 2, ROOF INTERNAL 1, ROOF INTERNAL 5, ROOF INTERNAL 4, ROOF INTERNAL 6, ROOF INTERNAL 3, ROOF INTERNAL 10, ROOF INTERNAL 7, ROOF INTERNAL 15, ROOF INTERNAL 9, ROOF INTERNAL 8, ROOF INTERNAL 11, ROOF INTERNAL 13, ROOF INTERNAL 14, ROOF DRAWING RE21, ROOF INTERNAL 12, ROOF DRAWING RE22, ROOF DRAWING RE23.

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: Application form, 8 KELLY STREET OS, 8 KELLY ST ROOF DESIGN STATEMENT, Structural Engineer Letter, KELLY ST FIRST FLOOR CEILING IMAGES 5, KELLY ST FIRST FLOOR CEILING IMAGES 7, STRUCTURAL ENGINEER ROOF RECOMMENDATIONS, KELLY ST FIRST FLOOR CEILING IMAGES 1, KELLY ST FIRST FLOOR CEILING IMAGES 6, KELLY ST FIRST FLOOR CEILING IMAGES 4, KELLY ST FIRST FLOOR CEILING IMAGES 2, , KELLY ST FIRST FLOOR CEILING IMAGES 3, ROOF INTERNAL 2, ROOF INTERNAL 1, ROOF INTERNAL 5, ROOF INTERNAL 4, ROOF INTERNAL 6, ROOF INTERNAL 3, ROOF INTERNAL 10, ROOF INTERNAL 7, ROOF INTERNAL 15, ROOF INTERNAL 9, ROOF INTERNAL 8, ROOF INTERNAL 11, ROOF INTERNAL 13, ROOF INTERNAL 14, ROOF DRAWING RE21, ROOF INTERNAL 12, ROOF DRAWING RE22, ROOF DRAWING RE23.

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 Any sections of timber without wood worm or wood rot shall be integrated into the new roof structure.

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.

- 5 The cornice in the front room at first floor level shall be exactly replicated within the new ceiling structure.

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 8 Kelly Street is a grade II listed building constructed in the mid 19th century. The building is set over two storeys with one window each. The front elevation is rendered and the rear is rendered at ground floor level with yellow stock bricks above. The roof has a valley gutter and it covered with slates.

The proposals are to replace the roof timbers, the wall plates and the first floor ceilings. The historic timbers are all currently present, however many have gone partially rotten or are affected by wood worm. The wall plate is substantially rotten and is not strong enough to carry to roof load. The ceiling joists and rafters have also gone rotten and degraded where they meet the wall plate making them incapable of carrying the necessary loads. The ceiling in the front room is lath and plaster and the ceiling to the rear of the building is plaster board.

As not all sections of timber are affected beyond use, any rotten sections or sections affected by wood worm should be removed and any remaining timbers integrated into the roof structure. It is appreciated that the wall plate cannot be repaired or strengthened, a full replacement of the wall plate is therefore supported. The ceiling should be replaced with materials to match the existing and the cornice in the front room exactly replicated.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have been consulted and raise no objection, the Secretary of State has authorised this response. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 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.
- 4 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.

- 5 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.

- 6 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.

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



Daniel Pope
Chief Planning Officer