

Application ref: 2020/5489/P
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Date: 21 June 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

28 Barnes street
London
E14 7NP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
37 Kelly Street
London
NW1 8PG

Proposal:

External alterations to involve new windows and door to replace ground floor side window and first floor rear doors, new spiral staircase from ground floor to first floor balcony

Drawing Nos: GL_REV2_LOCATION_PLAN, GL_REV2_SITE_PLAN,
GL_REV4_SECT_B_EXISTING Rev 4, GL_REV4_SIDE_EXISTING Rev 2,
GL_REV2_SECT_A Rev 2, GL_REV2_ROOF_EXIS_PROP Rev 2,
GL_REV2_REAR_EXISTING Rev 2, GL_REV2_GF_EXISTING Rev 2,
GL_REV2_FRONT_EXISTING Rev 1, GL_REV2_FF_EXISTING Rev 2,
GL_REV2_FRONT_PROPOSED Rev 2, GL_REV4_FF_PROPOSED Rev 4,
GL_REV5_GF_PROP Rev 5, GL_REV4_REAR_PROPOSED Rev 4,
GL_REV5_SECT_A_PROPOSED Rev 5, GL_REV4_SECT_B_PROPOSED Rev 4,
GL_REV5_SIDE_PROPOSED Rev 5, Design & Access Statement, Heritage
Statement.

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 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: GL_REV2_LOCATION_PLAN, GL_REV2_SITE_PLAN, GL_REV4_SECT_B_EXISTING Rev 4, GL_REV4_SIDE_EXISTING Rev 2, GL_REV2_SECT_A Rev 2, GL_REV2_ROOF_EXIS_PROP Rev 2, GL_REV2_REAR_EXISTING Rev 2, GL_REV2_GF_EXISTING Rev 2, GL_REV2_FRONT_EXISTING Rev 1, GL_REV2_FF_EXISTING Rev 2, GL_REV2_FRONT_PROPOSED Rev 2, GL_REV4_FF_PROPOSED Rev 4, GL_REV5_GF_PROP Rev 5, GL_REV4_REAR_PROPOSED Rev 4, GL_REV5_SECT_A_PROPOSED Rev 5, GL_REV4_SECT_B_PROPOSED Rev 4, GL_REV5_SIDE_PROPOSED Rev 5, Design & Access Statement, Heritage Statement.

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

Informative(s):

- 1 Reasons for granting permission:

This application seeks to make various alterations to the host building, mainly on the rear elevation and some internal alterations.

The external alterations would involve changing the rear first floor non-original door to a new box sash casement window, the ground floor side kitchen window and door are to be replaced with a new traditional style window and traditional style double doors, these would match the other historic windows and doors within the terrace and would therefore be acceptable.

A new external rear staircase is proposed and would be placed within the rear garden stepping up to access the existing rear terrace area. It would be constructed of black metal and be of a modest scale. The staircase would also be concealed between the neighbouring properties rear closet wing and the side boundary walls therefore would not be visible from public views. Although a spiral staircase is not an existing feature within neighbouring rear gardens, its addition to the property is not considered to cause undue harm to the integrity of the heritage asset and would therefore be welcomed.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The new spiral staircase will allow for access onto an existing terrace used by the property. The staircase appears to join onto a small platform which then attaches to the balcony allowing access onto the terrace, it is not considered this small platform would cause additional overlooking to neighbouring properties.

The proposed works are therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kelly Street Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and in accordance with policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2021, and the National Planning Policy Framework 2019.

- 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 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, 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer