

Application ref: 2020/5966/L
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 18 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

Miss Eleonora Tani
28 Barnes street
London
E14 7NP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 and associated internal alterations

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_REV4_GF_PROP Rev 4, GL_REV4_REAR_PROPOSED Rev 4,
GL_REV4_SECT_A_PROPOSED Rev 4, GL_REV4_SECT_B_PROPOSED Rev 4,
GL_REV4_SIDE_PROPOSED Rev 4, Design & Access Statement, Heritage Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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.

- 2 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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new windows.
 - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at a scale of 1:1.
 - d) Samples and/or manufacturer's details of new windows and doors to be provided.

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 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 sample of materials condition would be applied to the decision in order to safeguard the

special architectural and historic interest of the building.

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 internal alterations would involve the hallway steps to be rearranged and floor lowered (by 400mm) to accommodate an under-stair W.C and a levelled out kitchen room, this is not considered to compromise the integrity of the listed building and would therefore be considered acceptable. Full open space was proposed to be created on the ground floor between the dining and living room by knock through of the middle whole wall and addition of double french doors and new double doors in the hall way, however the conservation officer regarded this as being unacceptable as it would cause harm to the internal fabric of the listed building. Therefore revisions were sought, officers agreed on a compromise to have a middle opening within the wall rather than doors and retention of the existing nibs, downstand and cornice so it still shows some element of the existing wall, and an existing back room door was now kept and fixed shut, these alterations are now considered to be acceptable and less harmful on the fabric of the existing listed building.

The original features of the property which have been lost throughout extensive renovation are to be reinstated, such as the internal stair case detailing. The staircase steps are to be replaced by a new one which will match the original design, the banister and newel post are to remain reused. Lastly, the ground floor fireplaces are proposed to be repainted and partially repaired, they are currently not in use and will remain unused, this is considered to be acceptable.

The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building.

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 Planning (Listed Buildings and Conservation Area) 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 policies of the London Plan 2021 and 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.
- 3 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', written in a cursive style.

Daniel Pope
Chief Planning Officer