

Application ref: 2022/1445/L
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Date: 2 September 2022

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undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 Kelly Street
London
Camden
NW1 8PG

Proposal:

Various alterations to dwellinghouse including replacement of all windows, addition of internal insulation to walls, floors and roof, replacement of roof finishes and front elevation render, repair of chimney stack, replacement of rainwater pipes, enlargement of access hatch to roof level, installation of air source heat pump and solar panels, erection of balustrade to roof terrace.

Drawing Nos: Drawing Nos: (EX)_100; (EX)_102; (EX)_101; (EX)_102; (EX)_200; (EX)_201; (EX)_300; (EX)_301; (TP)_001; (TP)_002; (DEM)_201 Rev A; (DEM)_200 Rev A; (DEM)_102 Rev A; (DEM)_100 Rev A; (GA)_100 Rev A; (GA)_101 Rev A; (GA)_200; Rev A; (GA)_300 Rev A; (GA)_201 Rev A; (GA)_102; Heritage Statement; Design and Access Statement Rev B

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:

Drawing Nos: (EX)_100; (EX)_102; (EX)_101; (EX)_102; (EX)_200; (EX)_201; (EX)_300; (EX)_301; (TP)_001; (TP)_002; (DEM)_201 Rev A; (DEM)_200 Rev A; (DEM)_102 Rev A; (DEM)_100 Rev A; (GA)_100 Rev A; (GA)_101 Rev A; (GA)_200; Rev A; (GA)_300 Rev A; (GA)_201 Rev A; (GA)_102; Heritage Statement; Design and Access Statement Rev B

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 Before the roof work is commenced, a sample panel of the roof slate demonstrating the proposed Welsh slate shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, details including sections at 1:10 of all balustrades on the first floor roof terrace shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

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.

Informative(s):

- 1 The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 2021.

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 and title.

Daniel Pope
Chief Planning Officer