

Application ref: 2023/0285/L  
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Date: 7 February 2023

**Development Management**  
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Roger Mears Architects  
Union Chapel  
Compton Avenue  
London  
N1 2XD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**18-20 Kelley House  
Royal College Street  
London  
Camden  
NW1 0TH**

Proposal:

Internal alterations and refurbishment

Drawing Nos: Site location plan; Heritage and Design Statement; Drawings numbered 2245-00- Location Plan; 2245-01- Site Plan; 2245-02- Existing Basement; 2245-03- Existing Ground Floor; 2245-04- Existing First Floor; 2245-05- Existing Second Floor; 2245-06- Existing Third Floor; 2245-07- Existing Elevations; 2245-08- Existing Side Elevations; 2245-09- Existing Sections A-B; 2245-10- Existing Sections C-D; 2245-11- Site Plan Proposed; 2245-12- Proposed Basement Plan; 2245-13- Proposed Ground Floor; 2245-14- Proposed First Floor Plan; 2245-15- Proposed Second Floor Plan; 2245-16- Proposed Third Floor Plan; 2245-19- Proposed Section A; Demolition schedules numbered at 2245-101; 2245-102; 2245-103; 2245-104; 2245-105

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:

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.

#### Informative(s):

- 1 Site and surroundings

The site comprises two listed buildings (currently internally connected) which have been used as a hostel. Their significance includes their architectural design and materials, plan-form, evidential value as 1790s townhouses, group value within their terrace and their wider positive townscape value within the conservation area.

#### Proposals

It is proposed to undertake like-for-like repairs and re-provide ensuite bathrooms as per the previous use of the buildings and at approximately the same quantity.

#### Impact of proposals on significance

Much of the internal significance of the buildings has been harmfully lost over the twentieth century by reason of the loss of C18th (and presumably some C19th) fabric and erosion of plan-form. The proposals seek to repair what remains of the historic fabric like-for-like and to reverse some of the harm to planform, notably through closing the party wall openings at all floors bar third.

The proposed provision of ensuite bathrooms does not cause any additional harm to the buildings as they re-provide ensuites which have already been in place for many years, and in most rooms they enhance significance by allowing more of the original planform of the room to be read. The proportions of all of the front rooms are better reinstated than the extant condition, and the original circulation of front and rear room off the landing is reinstated at first and second floor.

The proposals do not involve the loss of any historic fabric, repair what remains of the historic fabric and better reveal and enhance what remains of the historic planform.

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 printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer