

Mrs Catherine Jacobs  
Flat 4, 46 Chalcot Crescent  
London  
NW1 8YD

Application Ref: **2018/0915/L**  
Please ask for: **Elizabeth Martin**  
Telephone: 020 7974 **1204**

5 July 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat 4**  
**46 Chalcot Crescent**  
**London NW1 8YD**

Proposal:

Removal of partition walls, installation of new bathroom and creation of new access to the roof.

Drawing Nos: Existing Plans  
Revised Proposed Plan  
Design and Access Statement  
Location Plan  
Structural Engineers Report

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: Location Plan, Existing Plans, Revised Proposed Plan, Location Plan, Structural Engineers Report.

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 No new external works including vents, pipes or flues are permitted by this approval.

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 Details of the proposed new roof opening, including materials, colour and detailed design to be submitted and approved by the local planning authority prior to the works commencing.

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 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).
- 2 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.

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Reasons for granting listed building consent: 46 Chalcot Crescent forms part of a Grade II listed terrace of 12 stucco houses with rusticated ground floors, dating from 1855 and situated in the Primrose Hill Conservation area. This conservation area is made up of a series of well laid out Victorian terraces, and has a predominantly residential character with shopping centres and a primary school; because of the vicinity of Primrose Hill, it is also extremely well provided with open space.

Extensive internal alterations were approved to Flat 4 in 2004 under application ref 2004/3026/L and included demolition of an internal stud partition wall and its replacement with a new glass door and window at second floor level and new structural glass floor to part of the second floor, a new pipe connection on front elevation and vent terminations on the side elevation.

The application seeks to remove the stud wall dividing the current front bedroom from the kitchen, make changes to the modern staircase leading to third floor, install partitions to create a new bedroom and small bathroom, remove a hollow pillar providing access to a gas meter and install a new roof access hatch. It is evident from an internal site inspection and a structural engineers report that the internal alterations carried out to the property in 2004 have rendered the original floorplan almost illegible; the original internal corridor and chimneybreasts have been removed, a new room has been added at the front of the property (necessitating kitchen units cutting across the window which are visible externally) and a poorly positioned modern set of stairs has been installed leading to the third floor. The proposed works would not result in the loss of historic fabric or architectural features of note. The proposed new internal configuration would not impact adversely on the legibility of the historic floorplan of the property. Following a request from the local authority, the applicant submitted a revised roof plan showing the existing roofhatch retained for ventilation. No new flues, pipes, extract fans or other interventions to the facade of the building are proposed. 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 3 consultation responses from different addresses. Concerns were raised that the changes would involve works not mentioned in the application, including changing a window and installing an external extractor fan and pipes. Concerns were also raised regarding noise disturbance and a number of other non material planning issues. Only the works applied for in this application can be assessed under this approval. Any approval will include conditions prohibiting external flues, pipes or vents, and will advise the applicant the permission does not cover Building Control regulations and that hours of construction are restricted in line with Environmental Health regulations.

The Primrose Hill CAAC responded to the consultation raising no objections to the internal work proposed. They sought a condition ensuring that any use of the flat roof, other than for maintenance, would be subject to a further consent. An informative will be added explaining that permission has not been granted for the use of the roof as a roof terrace.

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

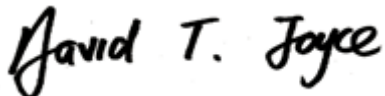
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 4 It is noted that the change in position of the roof access does not confer permission for the use of the roof as a roof terrace. The use of the roof for such reasons, including the erection of balustrading, would require a planning application.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning