

Application ref: 2018/4960/L  
Contact: Elizabeth Martin  
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Date: 21 November 2018

**Development Management**  
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Mrs Catherine Jacobs  
Flat 4  
46 Chalcot Crescent  
London  
NW1 8YD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

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

Proposal:

Approval of details for condition 5 (new rooflight) of listed building consent ref 2018/0915/L for removal of partition walls, installation of new bathroom and creation of new access to the roof, granted on 15/05/2018.

Drawing Nos: Specification contained within Application Form.

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

Conditions And Reasons:

Informative(s):

1 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. Listed Building Consent was granted in July 2018

(2018/0915/L) for Removal of partition walls, installation of new bathroom and creation of new access to the roof.

Condition 5 of that approval required 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.

The specifications for the proposed slate grey PPC aluminium rooflight with external kerb dimensions of 1500mm x 3000mm are satisfactory; it is considered that the works will be sympathetic to the architectural and historic character of the host building and that in approving the details of this rooflight, the significance of the listed building will be preserved in compliance with Local Plan Policy D2.

The site's planning history has been taken into account in making this decision. Consultation was not required for this application, however 3 objections were received in relation to this application and can be summarised as follows:

- The property already has adequate provision of daylight;
- The roof is outside of the demise of Flat 4, therefore the applicant does not have rights to install a rooflight.

The ownership rights of the applicant are not a material planning or listed building consideration. The rooflight has already been granted consent under application ref 2018/0915/L. This application only seeks to secure the details of the approved rooflight.

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.

- 2 There are no outstanding conditions requiring submissions.

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 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning