

Application ref: 2021/0149/L  
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Date: 7 April 2021

**Development Management**  
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Rolfe Judd Planning  
Old Church Court  
Claylands Road  
London  
SW8 1NZ

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**28 Charlotte Street**  
**London**  
**W1T 2NF**

Proposal:  
Erection of glazed canopy enclosure to rear at ground floor level to cover existing lightwell  
Drawing Nos: SLP-01; 01-P; 01-E; 02-E; 02-P Rev C; Cover Letter dated 16/11/2020.

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:  
SLP-01; 01-P; 01-E; 02-E; 02-P Rev C; Cover Letter dated 16/11/2020.

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 Reasons for granting consent:

The proposed glazed pitched roof would enclose the two-storey lightwell to the rear of the ground floor and commercial unit at basement level. This would have a shape of a lean-to structure, to be connected into the brickwork with lead flashing. The site is entirely enclosed, and the proposed structure is small, lightweight and reversible and appropriately designed. It would not cause harm to the historic fabric of the host listed building and would preserve its character and appearance. Three of the glazed roof panes would be openable to allow for ventilation, which is acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer