

Application ref: 2022/3092/P  
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Date: 29 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Neil Kahawatte  
Studio 36  
Archway Studios, Bickerton House  
25-27 Bickerton Road  
London  
N19 5JT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Goodge Place**  
**London**  
**W1T 4SG**

#### **Proposal:**

Refurbishment and alterations to dwelling house and rear garden, and installation of solar PV and solar thermal panels on roof.

Drawing Nos: (Prefix 2203) E001\_A, E002\_A, E003\_A, E004\_A, E005\_A, E006\_A, E007\_A, E008\_A, E009\_A, E010\_A, A001, A002\_B, A003\_B, A004, A005\_A, A006\_A, A007\_C, A008\_A, A009\_A, A010\_A, A012, A013\_A, A014\_A, A015\_A, A016\_A, A017\_A, A018\_A, A109\_A, Location Plan, Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

(Prefix 2203) E001\_A, E002\_A, E003\_A, E004\_A, E005\_A, E006\_A, E007\_A, E008\_A, E009\_A, E010\_A, A001, A002\_B, A003\_B, A004, A005\_A, A006\_A, A007\_C, A008\_A, A009\_A, A010\_A, A012, A013\_A, A014\_A, A015\_A, A016\_A, A017\_A, A018\_A, A109\_A, Location Plan, Design & Access Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

Informative(s):

- 1 Reasons for granting permission.

It has been determined that sections of external render on the front and rear elevations are in need of refurbishment and replacement, which will be completed with matching lime render. Other external elements will be inspected and retained in situ or refurbished as well, including coping and felting to the parapets at rear and front, flashing, chimney flashing and brickwork. These works are considered acceptable and will help retain and enhance the character and appearance of the listed building and conservation area.

An existing brick wall to the rear which currently splits the garden in two is proposed to be removed. The brick wall is not considered of historical significance, thus there is no objection to its removal.

The proposal includes the installation of solar panels on the main roof. It is understood that the upper section of the house underwent reconstruction in the 20th century following war damage, which included the construction of a flat roof to replace a previous shallow pitched roof. The installation of solar panels will result in no direct impacts on the historic roof fabric nor on the original roof form which no longer survives. The height of the proposed solar panels have been reduced and will not be visible from public views. The installation of solar panels is therefore considered acceptable and will have no impact on the character and appearance of the listed building, streetscene or conservation area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development, due to its nature, scale and design, will not lead to any impact upon the amenities of neighbouring residents in terms of loss of privacy, light or outlook.

No objections have been received. The planning history of the site has been taken into consideration.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.


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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above a faint, light grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer