

Application ref: 2022/4304/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 Goodge Place
London
W1T 4SG**

Proposal:

Refurbishment with external and internal 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 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:

(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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Drawings showing the proposed opening on the upper ground floor between the front and rear rooms in the context of the spinal wall, including fully annotated proposed plan, section and elevation drawings at a scale of 1:10, and typical details at a scale of 1:1/1:2.

b) Typical details and drawings of any replacement fireplaces, together with photographs or product information where applicable.

c) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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 Prior to the commencement of works, a method statement, including details of the repair and render techniques, details of the proposed chemical mix, and elevation drawings or photomontages showing the extent of the damaged areas to be rectified, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

At lower ground floor level, the proposed works are minor in nature and do not involve any structural changes or changes to the plan form. The installation of new utility room and WC fittings of a reversible nature and employing existing service runs is considered acceptable.

At upper ground floor level, it is proposed to undertake minor alterations to upgrade the space which is planned to be used as a combined kitchen and

dining area. The principle of installing a new kitchen in the rear room is acceptable. Currently there is a single door linking the two rooms set into timber panelling, features which appear to date from the 1980s. Their removal to create a larger opening between the two rooms is acceptable.

It is proposed to upgrade the existing bathroom at first floor level with new fittings employing existing service runs, and to use the front full-width room as a reception room. The existing double doors between the bathroom and front room will be retained and sealed off and the existing closed off door to the hallway opened, which is considered acceptable.

The second floor is of lesser importance within the townhouse, with no structural changes or works of configuration are proposed which affect the interior. The replacement of non-original late 20th century wall panelling with a design more in keeping with the original panelling is supported.

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.

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 flaunching and brickwork. These works are considered acceptable and will help retain and enhance the character of the listed building.

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.

Internally, traditional elements will be inspected and retained in situ or refurbished; if refurbishment is not possible, they will be replaced as existing. These include doors and architraves, installation of secondary glazing, timber flooring, chimney surrounds and mantels, panelling and dado rails to first floor living room, and panelling and decorative arch to entrance hall. These ancillary works are considered acceptable and will help retain and enhance the character of the listed building.

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

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 2013.

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

Daniel Pope
Chief Planning Officer