

Application ref: 2024/0250/P  
Contact: Daren Zuk  
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Date: 15 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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Iceni Projects  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**15-17 Goodge Street  
London  
W1T 2PQ**

Proposal:

Removal of existing roof extension and erection of replacement single-storey roof extension. Provision of roof terrace, access structure, and plant at roof level. Alterations to ground-floor entrance, replacement of windows on all elevations, and associated works.

Drawing Nos: (Prefix 137-ANO-XX) B-DR-A-021B, XX-DR-A-02300, XX-DR-A-02400, XX-DR-A-02401, 00-DR-A-02100, 01-DR-A-02101, 02-DR-A-02102, 03-DR-A-02103, 04-DR-A-02104, RF-DR-A-021RF, B-DR-A-051B, XX-DR-A-05300, XX-DR-A-05400, XX-DR-A-05401, 00-DR-A-05100, 01-DR-A-05101, 02-DR-A-05102, 02-DR-A-05103, 04-DR-A-05104, RF-DR-A-051RF

Cover Letter, Planning Statement (dated January 2024, prepared by Iceni), Design and Access Statement, Design and Access Statement Addendum (dated 29 February 2024), Heritage Townscape and Visual Impact Assessment (dated December 2023, prepared by Iceni), Sustainability Statement (dated 8 January 2024, prepared by Innovo Engineering Consultancy), Noise Impact Assessment (dated 11 January 2024, prepared by KP Acoustics)

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 137-ANO-XX) B-DR-A-021B, XX-DR-A-02300, XX-DR-A-02400, XX-DR-A-02401, 00-DR-A-02100, 01-DR-A-02101, 02-DR-A-02102, 03-DR-A-02103, 04-DR-A-02104, RF-DR-A-021RF, B-DR-A-051B, XX-DR-A-05300, XX-DR-A-05400, XX-DR-A-05401, 00-DR-A-05100, 01-DR-A-05101, 02-DR-A-05102, 02-DR-A-05103, 04-DR-A-05104, RF-DR-A-051RF

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

- 3 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) Manufacturer's specification details of all facing materials and samples of those materials; and

c) Manufacturer's specification details of the replacement awnings.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from two condenser units at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at

maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The roof terrace hereby permitted shall not be carried out outside the following times 08.00 to 20.00, Mondays to Fridays. No music shall be played on the terrace in such a way as to be audible within any nearby residential premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

- 7 The approved cycle storage facility as shown on drawing no. '137-ANO-XX-B-DR-A-051B' shall thereafter be provided in its entirety prior to the first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The existing building, which dates from the 1950s, is designed in an Art Deco fashion. It occupies a prominent corner plot at the Goodge Street and Whitfield Street junction, and features brick masonry, horizontal windows, a curved facade, porthole windows along the Whitfield Street elevation, and red window awnings on the ground to third floors. It is considered a notable and unique building within the Charlotte Street Conservation Area.

The existing roof extension is considered to be of poor quality and does not suitably relate the design and character of the host building. Thus, its removal is not considered to cause harm the host building nor the character of the wider Conservation Area.

The proposed replacement roof extension features a matching form with matching horizontal windows and a curved facade finished with glazed tile. The

extension would be set back behind the existing parapet, allowing for a degree of legibility and subservience. The parapet of the extension serves as a balustrade for the rooftop terrace, which will provide suitable outdoor amenity space for future office occupiers of the building. To help break up the bulk of the roof extension when viewed from the street, two different colours of glazed tile are utilised. The lighter coloured tile shown on the parapet and vertically at each end results in a lightweight form, complementing the white rendered ground floor commercial shopfront. The horizontal banding replicates the horizontal form of the windows on the lower floors.

At ground floor level, the existing commercial shopfront will be refurbished, and new matching shopfront windows installed. On the first to third floors, the existing horizontal windows will be replaced with replica double-glazed units, which will have an identical fenestration banding pattern and width and be in a Crittall style. The existing window awnings, which are identified as a positive element of the existing building, will be replaced which is welcomed and will assist with passive cooling. Details of the replacement windows, doors, awnings, and roof extension facing materials are to be submitted and reviewed by condition.

The provision of three Sheffield stands (6 spaces) within the basement for use by future office occupants is welcomed and complies with policy T1 of the Local Plan. The provision of cycle storage will be secured by condition.

The removal and replacement of the existing air conditioning units with associated acoustic enclosures are considered acceptable, given their location at the rear at roof level and lack of visibility from the public realm. It is therefore considered that the proposal would preserve the character and appearance of the host building and the Charlotte Street Conservation Area.

A Noise Impact Assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, the noise emitted from the air conditioning units would be within the requirements of policy A4. The proposals have been reviewed by the Council's Environmental Health Officer who deemed them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels.

- 2 The proposed roof extension and associated roof terrace would not result in any new views into neighbouring residential properties, nor impact the availability of daylight/sunlight or reduce outlook from those properties. Further, the proposed lift overrun and stair access structure would shield any views into the rear of residential properties to the east of the subject site. It is considered the roof terrace, given its relatively small size and use by commercial occupants during weekday working hours, would be limited in use and not cause any noise impacts to neighbouring residential occupiers. A limit on its use from 08.00 to 20.00, Mondays to Fridays will be secured by condition.

Given the Central London location of the subject site, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 be secured by means of a Section 106 Legal Agreement. This will help ensure that the proposed development is carried out without unduly affecting neighbouring amenity or

the safe and efficient operation of the local highway network.

One objection was received following statutory consultation, which is outlined in the associated Consultation Summary. The Charlotte Street CAAC was consulted and had no objection to the proposed works. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street Conservation Area, under s.72 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 policies A1, A4, D1, D2, D3, CC1, CC2, and CC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 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.

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-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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer