

Application ref: 2024/2447/P  
Contact: Miriam Baptist  
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Date: 25 September 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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Mr Joseph Tzouvanni  
97 Mortimer Street  
London  
W1W 7SU

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 Goodge Place**  
**London**  
**W1T 4SQ**

Proposal:  
Erection of mansard roof extension to accommodate a self-contained dwelling.  
Drawing Nos: Location Plan Site Address: Easting: 529339 Northing: 181733 dated 14-Jun-2024, 15 Goodge Place/41 Tottenham Street Plan dated 12 Jun 2024, 355/1, 355/2, 355/3, 355/4, 355/5, 355/6, 355/7, 355/9 A, 355/10 A, 355/11 A, 355/12 A, 355/13 A, Design & Access Statement & Heritage Statement by Mortimer Chartered Surveyors.

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:

Location Plan Site Address: Easting: 529339 Northing: 181733 dated 14-Jun-2024, 15 Goodge Place/41 Tottenham Street Plan dated 12 Jun 2024, 355/1, 355/2, 355/3, 355/4, 355/5, 355/6, 355/7, 355/9 A, 355/10 A, 355/11 A, 355/12 A, 355/13 A, Design & Access Statement & Heritage Statement by Mortimer Chartered Surveyors.

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.

- 4 The existing chimney stacks and chimney pots shall be protected throughout the construction process and shall be permanently retained as features of the building.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Self-contained housing is regarded as the priority land-use of the Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings as stated in Policy H1. Policy H7 states that we will take a flexible approach to assess the mix of dwelling sizes proposed in each development having regard to the site size, and any constraints on developing the site for a mix of homes of different sizes. The floorplate of the development is established as this is an upwards extension on an existing building which is restrained by properties either side, for this reason, a studio flat is acceptable here. The uplift in floorspace would be below 100sqm and therefore an affordable housing contribution is not required.

The application site is a positive contributor within the Charlotte Street Conservation Area. There are some listed buildings in the vicinity including 39 Tottenham Street opposite and the attached terrace, 8-14 Goodge Place, as well as part of the terrace on the side of Goodge Place where the application site is, Nos 19-26, and 54 Goodge Street beyond.

The principle of a mansard is accepted on this corner in light of the tilted balance in favour of sustainable development as the development would provide a new housing unit. Although the property is seen and perceived from Tottenham Street where there is an established pattern of mansards, it is also part of Goodge Place, where a number of properties are listed, and where

there is no roof development, apart from a mansard recently granted at Grade II Listed No 39 Tottenham Street Street (2016/3446/P and 2016/3790/L dated 01/08/2018) on the opposite corner. It is noted that No 39 is not a contemporary of the Goodge Place listed buildings, unlike the application site which is. It is noted that this is a corner site, and therefore, not being mid terrace, and clearly part of Tottenham Street as well as Goodge Place, the heritage harm is limited. Overall, harm is considered less than substantial.

In terms of detailed design, the mansard roof extension is a single storey and maintains a level of subordination with the host building. The mansard would be set back from the parapet wall and angled at 70 degrees, falling in line with recommendations laid out in the Council's CPG document. The drawings have been revised to show the retention of chimney stacks and pots which will further preserve the character of the building, and a condition is added to ensure this. The building would align with the established pattern of mansards along Tottenham Street. The utilisation of hanging slate, lead roof covering and timber framed sash windows is appropriate to the conservation area setting.

On balance, weighing up the less than substantial harm to the conservation area, and in light of the new residential unit proposed, the development is considered acceptable.

Because of the rooftop location, impacts to loss of outlook or enclosure are not considered significant. The set back and angle of the mansard itself lessens its impact on amenities such as loss of daylight. There are new windows being proposed at this height however is not considered to cause material harm in context of the existing overlooking between properties.

In terms of meeting space standards, the accommodation is considered acceptable. The unit itself is 42 sqm, thereby exceeding the minimum GIA for a 1 bed 1 person unit of 39sqm. 80% of the GIA would have a 2.3m floor to ceiling height and the unit would be dual aspect, having a good level of daylight and privacy. There is no amenity space provided however due to site constraints and the rooftop location this is considered acceptable.

- 2 Policy T2 aims to mitigate the impact of new development on the transport network, and requires any new dwelling to be designated car-free. The development will therefore be secured as car free by S106 agreement. For studio flats, the London Plan cycle parking requirement is for 1 space. Given the lack of available space at ground floor level, a S106 cycle parking contribution would be sought for the provision of 1 space in a 6 space bike hanger to be provided in the vicinity of the site, in line with Policy T1 of the Camden Local Plan.

Given the location of the site on the corner of Goodge Place and Tottenham Street, it is recommended that any approval be subject to a Construction Management Plan and associated Implementation Support Contribution and Impact Bond, in line with Policy A1 of the Camden Local Plan.

No objections have been received prior to making this decision, the Charlotte Street CAAC have raised no objection to the proposal. The planning history of the site has been 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 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, G1, H1, H6, H7, T1, T2, T4, D1 and D2 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 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.
- 5 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.

- 6 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.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention

of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer