

11 SEP 2011



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

The London Planning Practice
61 Chandos Place
London
WC2N 4HG

Application Ref: **2011/3485/P**
Please ask for: **David Glasgow**
Telephone: 020 7974 5562

27 September 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
13 Goodge Street
London
W1T 2PG

Proposal:
Alterations to shopfront and retention of raised roof to existing rear extension.
Drawing Nos: 4988/T(10) E01-1 Rev 1; 4988/T(20) E01-1 Rev 5; 4988/T(10) P-1-1 Rev 2;
4988/T(20) P-1-1 Rev 5; 4988/T(10) P001 Rev 3; 4988/T(20) P00-1 Rev 10; 4988/T(SK) 08
Rev 1; 4988/T(SK) 11 Rev 1; 4988/T(SK) 10 Rev 1.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 4988/T(10) E01-1 Rev 1; 4988/T(20) E01-1 Rev 5; 4988/T(10) P-1-1 Rev 2; 4988/T(20) P-1-1 Rev 5; 4988/T(10) P001 Rev 3; 4988/T(20) P00-1 Rev 8; 4988/T(SK) 08 Rev 1; 4988/T(SK) 11 Rev 1; 4988/T(SK) 10 Rev 1.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

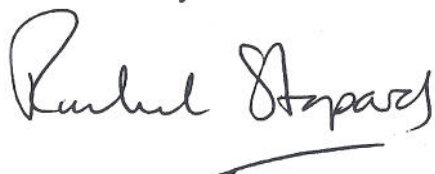
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Development Policies Development Plan, with particular regard to policies DP24 (Securing high

quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP30 (Shopfronts). For a more detailed understanding of the reasons for the granting of this planning permission,

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

Refusal of planning permission or grant of permission subject to conditions and other information.

The applicant's right to appeal and other information

1. Appeals to the Secretary of State

- If you are unhappy about the Council's decision to refuse planning permission or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country planning Act 1990.
- You must submit your appeals within 6 months of the date of decision, unless it is an appeal against a decision to refuse planning permission for a householder application, or an appeal the same or substantially the same development is subject to an enforcement notice.
- For appeals against a decision to refuse planning permission for a householder application you must submit your appeal within 12 weeks of the date of the decision.
- For appeals against a decision to refuse planning permission where the same or substantially the same land and development is subject to an enforcement notice, you must submit your appeal either:
 - Within 28 days of the date of decision or the expiry of the period which the Council had to decide the application; or
 - Within 28 days from the date the enforcement notice is served providing this does not extend the period beyond the time limit for appeals which do not involve an enforcement notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Note: Refusal of planning permission includes refusal of applications for non material amendments, extension of time limits and variation of conditions including minor material amendments.

