

Mr. Nabil Ibrahim
Mr. Nabil Ibrahim
18 Winns Avenue
London
E17 5EL

Application Ref: **2015/0916/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

3 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Goodge Street
London
W1T 4LU

Proposal:
Erection of a single storey rear extension at fifth floor level in association with existing warden's flat of Mosque (Class D1).
Drawing Nos: Site location plan; 104A20 rev A, 21 rev A, 22 rev A; 23 rev A, 24 rev A

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:

Site location plan; 104A20 rev A, 21 rev A, 22 rev A; 23 rev A, 24 rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal would include the erection of a single storey extension to the side/rear of the existing fifth floor of the building. It would create 8.3 sq. m of additional residential accommodation associated with the existing warden's flat that is ancillary to the Mosque. The extension would be contained within the existing roof terrace and would not project any higher than the roofline of the building. Due to its size and scale it would be subordinate to the existing building. The design matches the character and appearance of the existing building which is a modernist block of simple form and proportions. The extension would be visible from longer views along Goodge Street however given its size and height it would not be considered visually harmful to the surrounding area or the conservation area. By reason of its design, scale and siting, the extension has no adverse impact on the character or appearance of the host building, street scene or the Charlotte Street Conservation Area.

With respect to the neighbouring residential properties, the extension would be set away from the western side parapet wall and would not project any higher than the existing roofline of the building. No window openings would be installed in the western side elevation of the extension. The extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 55-56 and 126-141 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment