

Oliver Coleman  
Rolfe Judd Planning Ltd  
Old Church Court  
Claylands Road  
Oval  
London  
SW8 1NZ

Application Ref: **2015/3692/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

17 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**32-34 Goodge Street**  
**London**  
**W1T 2QJ**

Proposal:

Erection of mansard roof extension to create habitable space, enlargement of existing rear third floor window and associated height increase of rear brick wall at third floor level, all in connection with residential flat (Class C3).

Drawing Nos: Cover Letter dated 30/06/2015; Design and Access Statement RevB; Site Location Plan; [22480] 01; 02; 03; 04; 05; 06; 11; 12; 13B; 14B; 15B; 16.

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: Cover Letter dated 30/06/2015; Design and Access Statement RevB; Site Location Plan; [22480] 01; 02; 03; 04; 05; 06; 11; 12; 13B; 14B; 15B; 16.

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

#### Informative(s):

- 1 Reasons for granting permission.

In terms of context, the host building forms part of a row of 4-storey terraced buildings with commercial at ground floor level and residential to upper floors. The addition of a 4th floor level, in the form of a roof extension, will be along the line to a similar existing roof extension two doors from the site address.

A previous application was withdrawn following the officer and neighbours' concerns in terms of design, height and noise that would potentially be generated by the presence of the front terrace.

The amendments, in line to the officer's recommendations, in this application have been addressed by lowering of the height of the ceiling and of the overall structure, minimizing the impact of the extension on the streetscape and adjacent buildings, allowing it to blend within the uneven roof line and thus not being unduly dominant.

The removal of the front roof terrace from the proposal reduces the steepness of the front roof slope. Also, being recessed from the front elevation makes the proposal less visible from the high street, producing a simple and elegant addition.

The alterations to the rear wall will enable for the siting of the extension in line with the lower part of the host building.

The roof extension and alterations to the rear wall are set significantly away from adjacent residential windows and amenity spaces and the proposal will not therefore represent detrimental harm in terms of overlooking and daylight/sunlight levels.

The materials to be used respect the traditional identity of the area, permitting the

extension to become an integrated feature of the host building and the streetscape.

The roof extension, in terms of size, design, scale, materials to be used and location is considered acceptable and would preserve and enhance the appearance and character of the host building, the streetscape and the conservation area.

The site's planning history was taken into account when coming to this decision. No comments were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, CS14 and CS17 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, 56 -67, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment