

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

Application Ref: **2016/0233/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

16 March 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

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

Proposal:  
Variation of condition 3 (approved drawings) of planning permission granted on 17/08/2015 (Reference: 2015/3692/P for the 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), namely the increase in height of the flank parapets/party walls.

Drawing Nos: [22480-] 14C; 15C; 16A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, Condition 3 of planning application granted on 17/08/2015 (reference: 2015/3692/P) shall be replaced by the following condition:

REPLACEMENT CONDITION 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; 14C; 15C; 16A.

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

Informative(s):

1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 17/08/2015 under reference number 2015/3692/P and is bound by all the conditions attached to that permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

2 Reasons for granting permission:

The proposed increase in height of the flank parapets is considered to be minor in nature and acceptable in context. The additional height of the flanks will provide a frame to the approved roof extension, and will somewhat mirror in scale and design the flanks of the adjacent roof extension at No38. Although the higher flanks would be visible from the streetscene, they would not be dominant or incongruous alterations and would therefore preserve the character and appearance of the conservation area.

The proposed amendments are also considered acceptable in terms of amenity. Going slightly above the approved roof extension, they would not result in any loss of light for the adjoining neighbours.

Neighbouring occupiers were consulted on the application, a press notice and site notice were displayed and no objections were received in relation to the proposal. The site's planning history was taken into account in coming to this decision.

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.

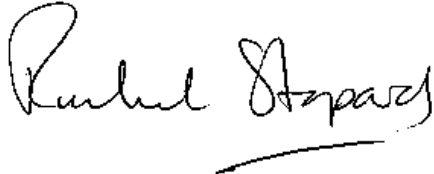
As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment