

Mr Gabor Gallov  
Gabor Gallov Architect  
25 Goodge Place  
London  
W1T 4SP

Application Ref: **2016/1456/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

14 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**24 Goodge Place**  
**London**  
**W1T 4SW**

Proposal: Erection of roof extension to annex building to provide an internal mezzanine.

Drawing Nos: 052-S01 A, 052-PE04 A, 052-PE03 A, 052-PE02, 052-PE01, 052-PP03 A, 053-PP02 A, 052-PP01 A, 052-EE04 A, 052-EE03 A, 052-ES 01, 052-EP03 A, 052-EP01 A, 052, 052-S02, 052-EE02, 052-EE01, 052-ES02, 052-L01, Design and Access Statement March 2016

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 policies 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 052-S01 A, 052-PE04 A, 052-PE03 A, 052-PE02, 052-PE01, 052-PP03 A, 053-PP02 A, 052-PP01 A, 052-EE04 A, 052-EE03 A, 052-ES01, 052-EP03 A, 052-EP01 A, 052, 052-S02, 052-EE02, 052-EE01, 052-ES02, 052-L01, Design and Access Statement March 2016.

Reason:

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

- 4 Prior to first occupation of the development the windows in the west elevation shall be fitted with obscure glazing and fixed shut as shown on the drawings hereby approved. The windows shall be permanently retained in that condition thereafter.

Reason: In order to prevent a loss of privacy of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The application relates to an annexe building at the rear of the host property, a grade II listed building on the west side of Goodge Place. The annexe forms a self-contained residential unit and is joined to the principle listed building by a modern link. It was a later addition and does not share the design characteristics of No. 24 or the listed terrace. The application seeks to erect a contemporary roof extension at second floor level, similar in principle to the extension recently granted at 26 Goodge Place.

The proposed extension would increase the existing building height by 0.75 m to allow the formation of a mezzanine within the unit at 2/3rd floor level. The offset roof would be clad in dark grey metal, with patent glazing on the northwest elevation. A disused chimney would be removed and fenestration on the west elevation revised. By virtue of its high quality design and sympathetic materials, the proposed roof extension would preserve and enhance the Charlotte Street Conservation Area. The extension would be visible in private views only. The

development represents a contemporary addition to an annexe building, which is indirectly related to the listed terrace. Due to the quality of the design and its modest scale, the development would not cause harm to the significance of the listed building or the setting of the terrace.

The development would increase the height of the west side of the building by 0.7m metres, which is not considered to cause a loss of light or have an overbearing impact to the adjoining properties including flats within No. 24. The replacement windows on the west elevation would be fixed and obscure glazed and would therefore not cause a loss of privacy to properties to the rear. The development is therefore considered to have an acceptable impact on residential amenity.

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 the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 same Act.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, 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 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56- 66 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help

pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

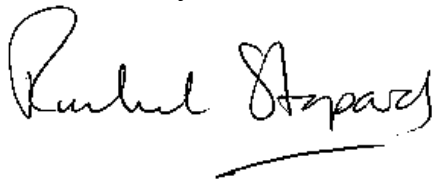
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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  
Executive Director Supporting Communities