

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

Application Ref: **2016/2407/L**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

14 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Elevation and section drawings, including jambs, head and cill, of all new windows and openings, at a scale of 1:10. Samples or manufacturer's details of external finish to be provided.

b) Plan and section drawings of new roof lights at a scale of 1:10 with typical glazing bar details at 1:1. Samples or manufacturer's details of external finish to be provided.

c) A sample of the new metal cladding to be provided and retained on site during the course of the works.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent.

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. 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 sympathetic use of materials, the development would not cause harm to the significance of the listed building or the setting of the listed terrace.

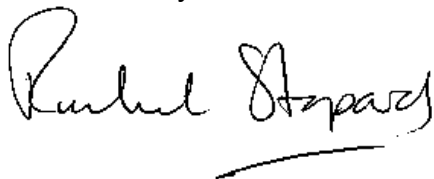
The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or 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.

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 and DP25 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.

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