

OC/CC/P6821  
16 November 2017

London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

**Planning Portal reference: PP-06542864**  
**FAO: Matthias Genet**

Dear Matthias,

**Town and Country Planning Act (1990)**  
**32-34 Goodge Street, London, W1T 2QJ**  
**Planning application for installation of new timber sash windows to the upper floors**

On behalf of the applicant Shaftesbury CL Limited, we write in support of an application to install new timber sash windows to the upper floors of the property. The application fee of £195.00 has been paid online.

The following documents have been submitted via the Planning Portal:

- Application Form
- CIL Form
- Existing and Proposed drawings (prepared by Fresson and Tee)
  - Front Elevation as Existing 22480 P01
  - Rear Elevation as Existing 22480 P02
  - Front Elevation as Proposed 22480 P03
  - Rear Elevation as Proposed 22480 P04
  - Section A-A as Existing 22480 P05
  - Section A-A as Proposed 22480 P06

**Site Description**

The site is located on the northern side of Goodge Street. It comprises a four storey building with A3 (restaurant) use on the ground and basement floor and three residential units on the upper floors (one flat per floor). The site is designated within the Charlotte Street Conservation Area. The building is not listed.

Planning permission 2015/3692/P was granted on the 17th August 2015 for:

*'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).'*

A subsequent S73 application was approved on the 16th March 2016 to increase the height of the

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party walls either side of the mansard extension (2016/0233/P). The application was described:

*'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.'*

Shaftesbury is preparing to undertake works to the property in accordance with permission 2016/0233/P. The proposal is that these works will form part of a wider refurbishment of the property. The existing upper floor windows are unsympathetic to the host building and to improve the appearance of the property Shaftesbury wishes to replace these.

**Proposal and Planning Considerations**

As described, Shaftesbury seeks to undertake works to the property. This application seeks consent to replace the existing front and rear windows on the upper floors of the property. The existing PVC windows, of varying design, will be replaced with matching timber framed sash windows. The proposed windows will improve the appearance of the host building and have a positive impact on the Charlotte Street Conservation Area. The designs are considered to be supported by Local Plan policies D1 and D2 and Supplementary Planning Document CPG 1 (Design).

We trust you will agree that the proposals are a positive enhancement to the host building and we look forward to a swift and positive outcome. Should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely



For and on behalf of  
Rolfe Judd Planning Limited