

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

Application Ref: **2017/6428/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

2 January 2018

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:  
Replacement of existing double glazed Pvc windows (various designs) to double glazed traditional timber sash windows to front and rear elevations of residential flats (Class C3) at upper floors.  
Drawing Nos: 2 x Photos; 22480-06; P01; P03; P04; P05; P06; P07.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2 x Photos; 22480-06; P01; P03; P04; P05; P06; P07.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed double glazed timber frame sash windows are to replace double glazed PVC windows to front and rear elevations at first, second and third floor levels. The existing windows are of various designs and the lack of consistency in the details within the front elevation is the result of unsympathetic and unattractive alterations that have a negative impact on the appearance and character of the host building and surrounding area.

The new windows would re-instate a traditional material (timber) and design (sash) throughout the property and would be in keeping with what is expected in terms of fenestration found on a C19 building. The vast majority of properties on Goodge Street have timber sash windows. The proposal would therefore bring the host building back in line with its historical design and features.

The proposed double glazed timber sash windows are therefore considered to be acceptable in terms of size, design, location and materials to be used, and would enhance the character and appearance of the host building, the front and rear streetscapes and the conservation area. The proposal would not affect the amenity of any adjoining occupiers.

The site's planning and appeal history has been 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, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

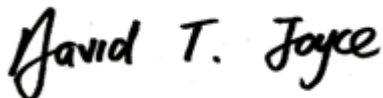
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce  
Director of Regeneration and Planning