

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

Application Ref: **2017/5246/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)

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 to replace existing PVC double glazed windows and doors with double glazed timber sash windows to front and rear elevations.
Drawing Nos: Planning Statement (19/09/2017); 2 x Photos; [22480] 17 (Nov 2017).

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: Planning Statement (19/09/2017); 2 x Photos; Cover Letter dated 30/06/2015; Design and Access Statement RevB; Site Location Plan; [22480] 01; 02; 03; 04; 05; 06; 11; 12; 13B; 14B; 15B; 16, 17 (Nov 2017).

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 replacement of the originally proposed pvc framed windows with timber sash windows would restore the host building close to its original architectural design and appearance. The proposed material (timber) is traditional and widely present throughout Goodge Street. Pvc (plastic) by its very nature produces unsympathetic features despite the traditional design of the previously approved windows representing sash windows.

The proposed amendments are considered to be acceptable in terms of size, design, location and materials to be used. The double glazed timber sash windows would enhance the character and appearance of the host building, the front and rear streetscapes and the conservation area.

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. The changes would not affect the amenity of any adjoining occupiers.

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.

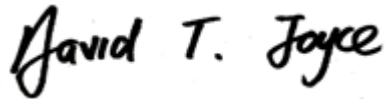
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning