

AC/P7596
4 February 2020

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

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - FULL PLANNING APPLICATION

22 GOODGE STREET, LONDON, W1T 1FP

PLANNING PORTAL REF: PP-08457319

On behalf of our client, Shaftesbury CL Limited, we write in support of a planning application to undertake a minor rear extension to the existing second floor residential flat and install a new condenser unit.

In order to assist with the Council's consideration of the application, please find enclosed the following information which has been submitted electronically via the Planning Portal:

- Application Forms;
- Site Location Plan;
- Existing and Proposed Drawings (prepared by Fresson and Tee);
- Acoustic Noise Report (prepared by Hann Tucker); and
- Completed CIL Form.

The requisite application fee of £206 has also been paid via the Planning Portal.

Site Location

The site is located on the northern side of Goodge Street. The property currently comprises retail use (Class A1) on the ground and basement floor, and residential use (Class C3) on the upper three levels. This application relates solely to the existing one bedroom residential unit at second floor (Flat 2).

The surrounding area comprises a mixture of uses consisting predominately retail and restaurant use at ground floors, and commercial office or residential use on upper floors. The building is not statutorily listed, but is located within the Charlotte Street Conservation Area and designated as a 'positive contributor' building.

Architecture Planning Interiors

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Planning History

There is no relevant planning history which can usefully be referred to by this application; however it is noted that the existing lean-to structure to the rear, which is sought to be removed, never obtained consent.

The Proposal

It is proposed to refurbish the existing one-bedroom flat located at second floor level. An existing modern lean-to structure is located at the rear of the unit and allows for stepped access into a bathroom and small outdoor terrace. The lean-to structure is of poor construction, comprising of a Perspex roof and single brick walls – all of which is considered to be out-of-character with the existing building and its surrounding. The application therefore proposes to remove this sub-standard structure and replace it with a traditional brick extension alongside the wider refurbishment of the existing residential flat.

A detailed summary of the proposed development is set out below:

- Removal of existing unconsented lean-to structure and replacement with a minor rear extension at second floor level;
- The proposed extension will extend approximately 1.2m beyond the existing lean-to structure, and will be raised to ensure level access throughout the internal residential floor space;
- The extension will include the use of traditional brick, a timber glazed door for access and traditional timber sash window. The roof will be construed from a Kemper flat roof membrane and the existing terrace will be resurfaced with composite decking with galvanised balustrades;
- The revised terrace will measure approximately 5 sqm, with a minimum dimension of 1.2m;
- A new condenser unit is proposed within the rear extension within an acoustic enclosure to prevent the transfer of noise or vibrations and include louvered doors. The condenser unit will service the ground floor retail unit and be managed accordingly by Shaftesbury; and
- Minor internal alterations are proposed to reconfigure the existing layout to provide for an improved residential space and living conditions.

Please refer to the proposed plans by Fresson & Tee for further details.

Planning Considerations

The subject site is subject to the following planning designations:

- Central London Area
- Charlotte Street Conservation Area
- Neighbourhood Centre
- Transport Safeguarding Area
- Fitzrovia Area Action Plan

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The proposed works will involve the removal of an existing Perspex and brick lean-to structure at the rear of the site at second floor which is considered to detract from the character of the site. The new rear extension will feature high quality and traditional materials including the use of brick and timber – these being in keeping with the design and materiality of the existing building and historic surrounds. The proposed roof will be flat, which is consistent with the design of other rear extensions along Goodge Street (including 24 and 26 Goodge Street to the west of the site).

The extension is limited to the rear of the property and will not be visible from the street or wider public vantage points; therefore the minor works will not have an impact on the character or appearance of Charlotte Street Conservation Area. The removal of the existing negative lean-to structure and construction of a sensitively designed replacement is considered to be a positive improvement to the existing situation. Overall, the design of the rear extension is considered to preserve and enhance the character, setting, scale and form of neighbouring buildings and the wider conservation area, and therefore accords with Policy D1 ‘Design’ and Policy D2 ‘Heritage’ of the Local Plan.

The refurbishment of the existing one-bedroom unit will achieve a more efficient internal layout and enable the floor level of the extension to be raised to be on grade with the rest of the unit (previously, the lean-to had a level difference of 200mm). The new layout will provide an external window for the bedroom and direct access to the rear terrace; thereby achieving better outlook and improved internal daylight/sunlight levels. The changes sought are therefore considered to improve the internal amenity for residents and will provide a high standard of accommodation, in accordance with Policy D1 ‘Design’ of the Local Plan and Principle 9 of the Fitzrovia Area Action Plan.

The proposal would further allow for the careful enclosure of a new condenser unit to service the ground floor retail unit. A noise assessment survey and report has been prepared by Hann Tucker Associates to assess the likely noise levels associated with the plant. The anticipated noise levels have been taken from a distance of 1m from the nearest habitable room window, which applies to the door of the second floor residential flat (site subject to this application). Based on the recommended mitigation measures, the report concludes that the noise thresholds set out in Camden’s development plan policies will not be exceeded. The noise report therefore confirms that an appropriate noise environment will be achieved and will not impact upon existing or future residential amenity. The proposal therefore accords with Policy A4 ‘Noise and Vibration’ of the Local Plan, Principle 9 of the Fitzrovia Area Action Plan and Camden Planning Guidance CPG6 ‘Amenity’.

The proposal will extend the second floor façade approximately 1.2m beyond the line of the existing lean-to structure. The rear of the site is north facing and there are no external residential amenity areas located on the adjacent sites to the east and west. As such, it is not considered that the minor increase in floor area will create any adverse effects with relation to daylight or sunlight. The proposal therefore accords with Camden Planning Guidance CPG6 ‘Amenity’.

In the context of the aforementioned policies, the proposed rear extension and new enclosed plant can be considered supportive of Camden’s Development Plan policies and supplementary guidance.

Summary

The proposal seeks to remove an existing unsympathetic lean-to addition and construct a rear extension which is in keeping with the character of the surrounding area. The changes proposed provide an opportunity to improve the internal amenity of the existing one-bedroom residential flat at second floor for residents, and increase the quality of accommodation in the area.

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A new condenser unit is proposed to serve the future tenant at ground floor, which will be designed in accordance with best practice guideline and be acoustically screened to meet the relevant noise requirements as demonstrated by the submitted noise assessment.

We trust the Council has sufficient information to validate and determine this application, however, should you require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

Ailish Collins

For and on behalf of
Rolfe Judd Planning Limited