

Application ref: 2022/1494/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27 Goodge Street
London
Camden
W1T 2LD

Proposal:

Proposed reconstruction and extension of existing rear toilet block on first, second and third floors, reduction in size of existing rooflight on rear ground floor structure.

Drawing Nos: Site Location Plan A-001-P1, A-102-P2, A-103-P2, A-104-P2, A-301-P2, A-302-P2, A-202-P2, A-203-P3, A-204-P3, A-401-P4, A-402-P2, Cover Letter (Rolfe Judd Planning dated 4/4/2022).

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 The development hereby permitted shall be carried out in accordance with the

following approved plans

Site Location Plan A-001-P1, A-102-P2, A-103-P2, A-104-P2, A-301-P2, A-302-P2, A-202-P2, A-203-P3, A-204-P3, A-401-P4, A-402-P2, Cover Letter (Rolfe Judd Planning dated 4/4/2022).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to replace the existing second floor toilet block and erect an extension housing the new toilet block on the rear elevation of the building and to make alterations to the rooflight at first floor level. The extension would extend over the first, second and third floors.

The extension would be constructed with brick which would be sympathetic to the host and surrounding buildings. There have been a number of similar rear additions to properties along this terrace, including at nos. 39 (granted under planning app. ref. N12/41/13/18364) , 37 (app. ref. 90688) and 35 (app. ref. N12/41/9/35902(R1)). The proposal therefore would not be out of character and is considered acceptable in this context. The extension would measure 1.7m wide with two small windows and would be subordinate to the host property. Following conservation and planning officer advice, revised vertical casement windows were proposed which are considered acceptable. The application site is located within the Charlotte Street Conservation Area, and the proposal would preserve the character and appearance of the host building and terrace row.

The proposal would extend along the boundary with no. 25 and would have a slender appearance and modest projection. The adjacent property at no. 25 has a number of windows adjacent to the shared boundary. Due to the modest projection of the proposed extension, it is considered that no significant harm would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

The new rooflight would replace the existing roof lantern at ground floor level and is considered acceptable given its modest scale and would not have a significant impact on the amenity of neighbouring occupiers with regards to light pollution. Overall, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer