

Application ref: 2023/0967/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 25 April 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Perform Productions Ltd Lucy Quick  
4 Blenheim Court  
62 Brewery Road  
London  
N7 9NY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Coram's Fields**  
**93 Guilford Street**  
**London**  
**WC1N 1DN**

Proposal:

Installation of 3 marquees in Coram's Fields for temporary use between July to August each year not exceeding 50 days annually.

Drawing Nos: Site Location Plan, 1032015-00, 1032015-01, 1032015-02, Design and Access Statement, Annual Dates Statement, Tree Statement, Technical Specifications Mercury, Technical Specifications Alu Hall

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 shall be carried out in accordance with the following approved plans:

Site Location Plan, 1032015-00, 1032015-01, 1032015-02, Design and Access Statement, Annual Dates Statement, Tree Statement, Technical Specifications Mercury, Technical Specifications Alu Hall

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

- 2 The structures hereby permitted are for a temporary period only and must not exceed 50 days during the months of July and August each year.

Reason: The type of structures are not such as the Council is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 3 Details of the existing gardens and park where the temporary structures will be displayed must be recorded prior to the erection of the structures. Once the structures have been dismantled, the park and gardens shall be returned to their original condition.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 All trees on the site, or parts of trees growing from adjoining sites shall be retained and protected from damage during the construction and dismantling of the structures.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 17 temporary cycle parking spaces shall be installed in the vicinity of the site each year and be retained for the duration of the event.

Reason: To provide adequate sustainable transport facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the annual installation of three marquees located within the grounds of Coram's Fields towards to the western part of the site. Coram's Fields is located within the Bloomsbury Conservation Area and is Grade II listed and is a designated open space. The marquees would be used as part of the Perform in the Park theatre production event.

The marquees would consist of a larger main marquee to serve as an auditorium measuring 480sqm with a roof ridge height of 7m, a small marquee serving as changing rooms measuring 160sqm with a ridge height of 5.5m, and a further marquee serving as a box office and lobby measuring 64sqm with a ridge height of 2.5m. All three marquees would be constructed with white uPVC panels and would have pitched roofs.

The marquees would be of an appropriate location, size and design for a temporary installation. They are not considered to harm the character and appearance of the conservation area and setting of the listed building, provided they are not permanent, and are thus considered acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No tree works would be required during the construction and dismantling of the structures. A condition is attached stating that no trees shall be affected during this process.

A condition is attached requiring the provision of 17 temporary cycle parking spaces each year so that adequate sustainable transport facilities are provided for the attendees and staff.

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, A2, A3, T1, 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](http://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.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer