

Application ref: 2023/2877/P
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Date: 2 October 2023

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Quod
21 Soho Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Land adjacent to Juniper Crescent
Camden Town
London
NW1 8HQ**

Proposal: Installation of portacabin for use as a meeting, gathering, and presentation space in support of Juniper Crescent redevelopment for a temporary period until 31st October 2026.

Drawing Nos:

Cover Letter (prepared by Quod, dated 05/09/2023); PCJC02-PRP-ZZ-ZZ-DR-A-08100_P01; PCJC02-PRP-ZZ-00-DR-A-08200_P01; PCJC02-PRP-ZZ-00-DR-A-08201_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08400_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08401_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08402_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08403_P01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The building hereby permitted is for a temporary period only and shall be removed on or before 31st October 2026 and the surface made good.

Reason: The type of structure is not such as the local planning authority is

prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Cover Letter (prepared by Quod, dated 05/09/2023); PCJC02-PRP-ZZ-ZZ-DR-A-08100_P01; PCJC02-PRP-ZZ-00-DR-A-08200_P01; PCJC02-PRP-ZZ-00-DR-A-08201_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08400_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08401_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08402_P01; PCJC02-PRP-ZZ-ZZ-DR-A-08403_P01.

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

- 3 Use of the structure hereby permitted shall not be carried out outside the following times: 0800 to 2000 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the erection of a temporary portacabin within the Juniper Crescent housing estate, in an area of land adjacent to the Juniper Crescent roundabout. Although part of the estate, the area that the proposed portacabin would sit within is located between the rear gardens of houses within the estate and the road. The portacabin would be used as a regeneration office and meeting room for the purpose of facilitating meetings, gatherings, and presentations in association with the Juniper Crescent redevelopment.

A temporary portacabin for this purpose and associated with the same regeneration scheme was previously approved at the car parking area of Gilbeys Yard under reference 2020/0473/P, however this temporary permission has since expired. The portacabin has since been erected in this location without planning permission, due to the closer proximity to Juniper Crescent, which is where the main focus of the proposed redevelopment now is, as the Gilbeys Yard regeneration is being dealt with separately. This new portacabin would replace the unauthorised portacabin with a slightly larger footprint.

The proposed portacabin would approximately measure 3m in height, 4.8m in width, and 9.7m in length. Although the portacabin by way of its design and positioning would not be suitable or appropriate as a permanent structure, it is considered acceptable in the context of its intended temporary use as an enabler of an estate regeneration scheme. The building would be used to facilitate consultation and is not considered to prejudice any future development plans.

The portacabin is intended to be in place for a temporary period until October 2026, and this would be secured by condition.

Due to the location and nature of the proposals, the development is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook, or privacy. The opening hours are proposed to be between 08:00 and 20:00, Monday to Sunday, and this would be secured by condition to prevent any potential negative impacts on amenity.

No objections were received prior to the determination of this application. 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, C2, and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and The National Planning Policy Framework 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer