

Angela Parikh
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2012/2723/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

27 December 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**Land bounded by Hampstead Road & Robert Street
London
NW1**

Proposal:

Retention for a temporary period of a single storey building for use by the West Euston Partnership One Stop Shop (Sui Generis).

Drawing Nos: Site Location Plan; PCF01569-006H; PCF01569-006bH; SK1539B; SK1529; and SK1586A.

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/structure hereby permitted is for a temporary period only and shall be removed by 30th September 2013 or when the West Euston Partnership vacate the premises, whichever is sooner.



Reason: The proposal would result in the loss of open space and the type of structure is not such as the Council 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies..

- 2 The building/structure hereby permitted shall be used by West Euston Partnership One Stop Shop only, and for no other purposes.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Core Strategy Policy CS5 and Development Policy DP26 of the London Borough of Camden Local Development Framework.

- 3 The use hereby permitted shall not be open to the public outside the following times 10:00 to 16:00 Mondays to Fridays (excluding Bank Holidays). It shall not be carried out at any time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details of hard and soft landscaping and means of enclosure shall be submitted to and approved by the Council prior to 30th September 2013, or cessation of the use hereby permitted, whichever is sooner. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than 31st March 2014, or within 6 months of cessation of the use hereby permitted, whichever is sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of

Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; PCF01569-006H; PCF01569-006bH; SK1539B; SK1529; and SK1586A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy and Development Policies, with particular regard to policies CS1 (Distribution of growth), CS3 (Other Highly Accessible Areas), CS5 (Managing the impact of growth and development), CS10 (Supporting Community Facilities and Services), CS11 (Promoting Sustainable and Efficient Travel), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), CS17 (Making Camden a Safer Place), DP15 (Community and Leisure Uses), DP16 (The Transport Implications of Development), DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), DP29 (Improving Access), DP31 (Provision of, and improvements to, open space and outdoor sport and recreation facilities). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 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.

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