

Paul Hampson
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Application Ref: **2015/1835/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

19 June 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1A Rosebery Avenue
London
EC1R 4SR

Proposal:
Installation of new galvanised steel buggy shelter to the rear car park area of Children's Centre.
Drawing Nos: Site Location Plan; 007091-1.00B; 007091-SK01; 1ACC/01; 1ACC/02.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; 007091-1.00B; 007091-SK01; 1ACC/01; 1ACC/02.

Reason:

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

Informatives:

1 Reasons for granting permission.

The proposed buggy shelter by way of its lightweight design and enclosed location will have a minimal visual impact on the surrounding built environment. Due to its scale the proposal will not harm the amenity of any adjoining occupiers in terms of loss of light, outlook, or privacy.

Whilst the development would have a visual impact, this is considered minimal due to the enclosed nature of the site. It is for this reason that the proposal is not considered harmful to the character or appearance of the Hatton Garden Conservation Area.

The site's relevant planning history was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126 - 141 of the National Planning Policy Framework 2011.

2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment