

Mr William Tate  
155 Moorgate  
London  
EC2M 6XB

Application Ref: **2016/1546/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

12 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Pavement in front of UCL Institute of Archaeology  
31-34 Gordon Square  
London  
WC1H 0PD**

Proposal:

Erection of 8 temporary site cabins stacked at 1st and 2nd floor level on pavement to the north end of Gordon Square for a temporary period until 31st December 2018.

Drawing Nos: UCLNSC\_LOG-01:-09; 11; 10; 12; 13; 14; UCLNSC\_LOG-04:-01; 02

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: UCLNSC\_LOG-01:-09; 11; 10; 12; 13; 14; UCLNSC\_LOG-04:-01; 02

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

- 4 The double stacked site cabins hereby permitted are for a temporary period only and shall be removed on or before 31st December 2018.

Reason: 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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reason for granting permission

Planning permission was granted 18/11/2015 for the 'erection of part 4, part 5 storey (with two storey basement) Student Centre' on land between 26 Gordon Square and 15 Gordon Street (planning ref: 2015/3302/P). The proposed temporary site cabins would provide welfare facilities for the construction of the Student Centre. Whilst there is permitted development for temporary buildings and structures by virtue of Part 4, Class A of GPDO 2015, this is restricted to the provision of temporary buildings required 'in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land'. The Student Centre is not on adjoining land to the application site (it is a short distance from the application site), therefore the provisions of Part 4, Class A do not apply in this instance.

The planning permission for the Student Centre (planning ref: 2015/3302/P) was subject to a legal agreement securing a CMP. The agreed CMP included details of welfare facilities over the footpath on Gordon Square on a gantry. The welfare facilities consisted of 8 temporary site cabins (double stacked). The location and size of the portacabins would be the same as that previously accepted in the CMP. Given this, the transport team have not raised any objections to this application. As the portacabins would only be erected for a temporary period the impact on the

setting of the building to the north (Institute of Archaeology) and the wider Bloomsbury Conservation Area is considered acceptable. A condition would ensure the portacabins were removed by 31/12/18 or before that date if no longer required. The opportunities for rough sleeping under the gantry would be limited as the gantry is significantly above the pavement and so would not provide complete protection from the elements.

There are no residential properties close to the cabins and therefore there would be no amenity impact.

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

As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17, 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 2016; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

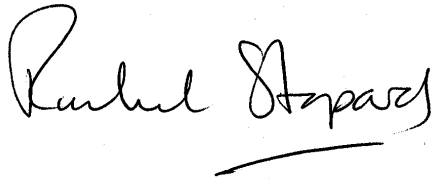
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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 'Rachel Stopard', with a horizontal line drawn underneath.

Rachel Stopard  
Director of Supporting Communities