

Mr Eric Wragge
11th Floor, Two Snowhill
Birmingham
B4 6WR

Application Ref: **2016/2808/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Rochester Square
London
NW1 9SD

Proposal:
Temporary installation (for a period of 12 months) of two accommodation units for property guardians to secure the site and prevent future unauthorised occupation.

Drawing Nos: Drawings labelled Position of accommodation units - primary locations and Position of accommodation units - secondary locations, received 29.06.2016, site location plan received 18.05.2016 and proposed accommodation unit specifications received 03.06.2016.

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: 'Position of accommodation units - primary locations' and 'Position of accommodation units - secondary locations', received 29/06/2016, site location plan received 18/05/2016 and proposed accommodation unit



specifications received 03/06/2016.

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

- 2 The development hereby permitted is for a temporary period of 12 months from the date of this permission. The development hereby permitted shall be removed on or before 14/07/2017 and the land shall be made good thereafter.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The two temporary accommodation units must not be installed in the secondary position for more than 10 days at a time, up to a maximum period of 30 days across the year.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposal would involve the installation of two temporary accommodation units for a period of 12 months. The units would be used by property guardians to secure the site and prevent future unauthorised occupation. The units would be located on the south western side of the square for the majority of the time, and moved to a secondary position on the north western side when necessary for periods of 10 days at a time, up to a maximum of 30 days during the year.

Although the units would be installed within Rochester Square, an area of designated open space, given the temporary nature of the units and their use, it is considered that the proposal would not be detrimental to the open space provision within the area nor result in any long term loss of open space. The development accords with the London Squares Preservation Act (1931). The units are necessary in this instance for security and maintenance purposes.

Views of the units would be partially obscured by the existing vegetation within and surrounding the square which would help to limit the impact of the development on the character and appearance of the Square. Furthermore, although the site is located within the Camden Square Conservation Area, given the temporary nature of the proposal and the fact that the works would be entirely reversible, the

development is considered to preserve the character and appearance of the conservation area.

The nearest residential buildings are the row of terraced properties 29-36 Rochester Square overlooking the north west side of the square. The temporary units would be located approximately 16m away from the nearest property, which is only 2m less than the minimum distance Camden Planning Guidance recommends between directly overlooking neighbours. At this distance, there would be minimal impact on neighbouring residents in terms of a loss of light, outlook or privacy, particularly as the mature trees and vegetation along this boundary would help to block views between the two.

3 letters of support, 2 letters of support with conditions and 6 objections (of which 4 were subsequently withdrawn) were received and duly taken into account prior to the determination of this application. The planning history of the site has been 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 2013.

As such, the proposed development is in general accordance with policies 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

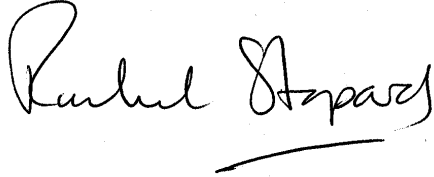
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities