

Mr Mark Herbert
Ansell & Bailey Architects
24-32 Stephenson Way
London
NW1 2HD

Application Ref: **2016/3022/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Tavistock Centre
120 Belsize Lane
London
NW3 5BA

Proposal: Retention of 3 cabins at the Tavistock Centre for a temporary period of 2 years (Class D1) (following temporary permission under 2013/3119/P).

Drawing Nos: (00)001, (00)002, Design Statement (26 May 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 cabins hereby approved are permitted for a temporary period only and shall be removed on or before 5th August, 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



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (00)001, (00)002 & Design Statement (26 May 2016)

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The development is for the retention of 3 cabins at the Tavistock Centre for a temporary period of 2 years (Class D1). These 3 cabins were previously granted temporary permission in 2013 (ref: 2013/3119/P).

The 3 single storey cabins are sited on the paved area in between the main building and Fitzjohns Avenue. They have a length of 6.1 metres, a width of 2.7 metres, and a height of 2.87 metres. The cabins are located on an existing area of hard landscaping, are low in height and are partially screened from long views by the existing trees bordering Fitzjohns Avenue.

The proposed cabins have been located at the site since 2013 after being approved for a temporary period under 2013/3119/P. The cabins are temporary buildings and would not be acceptable as permanent structures. However, the applicant has made a good case for their retention for a further 2 year period (i.e. exceptional circumstances). The applicant plans to relocate within Camden by 2020 at the latest. An NHS Outline Business Case has been approved and work on detailed proposals is in hand. The 3 cabins are currently used as overspill offices and given the demand on space will continue to be required until relocation of the Trust headquarters is achieved.

The positioning and size of the cabins in addition to their temporary nature ensures that the proposal would not result in harm to the character or appearance of the street scene or the adjacent conservation area.

The cabins would be located on existing areas of hard landscaping and would not impact on vegetation or trees or increase surface water run-off.

The closest residential properties are located at No. 99 and 101 Belsize Lane and Nos. 3-9 Fitzjohn's Avenue, which are located on the opposite side of the road to the application site. The proposed cabins are not considered to impact on the occupiers of these properties in terms of loss of privacy, daylight, or noise.

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

No objections have been received and 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 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 of the London Plan 2016; and The National Planning Policy Framework.

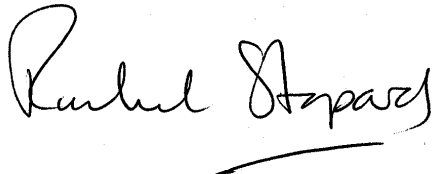
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities