

Mrs Emma Dalton

Portakabin Limited
Hinckley Road
Coventry
CV2 2QL

Application Ref: **2016/3839/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

5 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Fairfield Play Centre
Mary Terrace
London
NW1 7LR

Proposal:
Installation of a portacabin to be used as an ancillary office for the existing children's nursery use (temporary 3 years)

Drawing Nos: TSED220131887, Design & Access Statement, DQ2690D.

The Council has considered your application and decided to grant permission subject to the following condition(s):

- 1 The building hereby permitted is for a temporary period only and shall be removed on or before the date 3 years from the date of this permission.

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 the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: TSED220131887, Design & Access Statement, DQ2690D

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

Informative(s):

- 1 Reasons for granting permission.

The development is for the installation of a portacabin to be used as an ancillary office at Fairfield Play Centre, Camden for a temporary period of 3 years.

The proposed cabin would be sited on the playground to the south of the main nursery building, adjacent to the eastern boundary with the rear of properties on Camden High Street. The cabin would have a length of 6.1 metres, a width of 3.4 metres, and a height of 2.6 metres.

The site is heavily enclosed by surrounding buildings including the main nursery buildings to the north, the terraced buildings on Camden High Street to the east and high rise office and residential buildings to the south and west. The layout and siting of the cabin is considered to be appropriate, as it would be screened from properties on Camden High Street by the existing boundary treatment and trees. The cabin would be a modest structure which would not be highly visible from the surrounding environment.

The cabin would have a standard temporary-cabin type design, which does not constitute high quality design and would not be appropriate as a permanent structure. However the applicant has made a case for a temporary office. The existing building does not have adequate ancillary office space to cater for the existing needs of the facility and there are wider plans to redevelop the entire nursery site involving the provision of a new modern play centre in the near future.

The positioning and size of the cabin in addition to its temporary nature would ensure that the proposal would not result in harm to the character or appearance of the Conservation Area.

The cabin would also 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 to the east at 69-73 Camden High Street to the east. However, considering the separation distance, the small size of the cabin and the boundary screening, it is considered that the development would not impact on neighbouring amenity 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.

One objection was received and was taken into account on this application.

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 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).

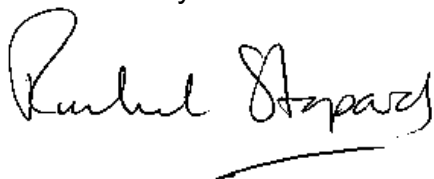
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities

