

Kimberley Brown  
Bidwells  
25 Old Burlington Street  
London  
W1S 3AN

Application Ref: **2016/4098/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

22 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The Royal Central School of Speech and Drama**  
**Eton Avenue**  
**London**  
**NW3 3HY**

Proposal: Erection of 1x single storey and 1x two storey portable cabins within a D1 use site for a temporary period of 2 years.

Drawing Nos: CSD\_701 (OX Extract); CSD\_702; CSD\_703; GE0001; HD/6902/02; and Cover Letter dated 22 July 2016.

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

#### Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: CSD\_701 (OX Extract); CSD\_702; CSD\_703; GE0001; HD/6902/02; and Cover Letter dated 22 July 2016.

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



- 2 The structures hereby permitted are for a temporary period only and shall be removed on or before 30 September 2018.

Reason: The type of structures is not such as the Council is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting temporary permission:

It is considered the portable cabins would provide a much needed provision of a temporary education facility while works take place upon the demolition and subsequent redevelopment of parts of The Royal Central School of Speech and Drama. The cabins in this location are appropriate in terms of their location, scale and design for a temporary period of 2 years which is to be until September 2018. They will not permanently harm the appearance of the host site, the character and appearance of the streetscene or the Belsize Conservation Area.

It is not considered that the portable cabins will cause any undue harm to the amenity of nearby neighbouring residential occupiers.

No objections were received in relation to the works. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been paid to the desirability of preserving or enhancing the character and 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 proposal 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 Policies. The proposed development also accords with 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.

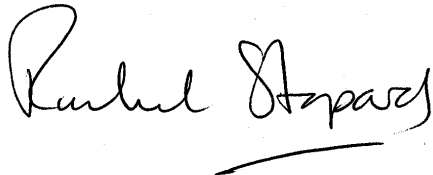
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities