

PD10653/PB/KFH

6 January 2017

Ms Seonaid Carr
Planning and Development
London Borough of Camden
5 St Pancras Square
London

Submitted via planning portal application reference: PP -05548726

Dear Ms Carr

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

FORMER KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE, LONDON, NW3 7SU

**ERECTION OF TEMPORARY SITE CABINS AT KIDDERPORE AVENUE
APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE - REFERENCE PP - 05548726**

On behalf of Mount Anvil (Kidderpore) Ltd please find enclosed information comprising an application for a Lawful Development Certificate. This application is being submitted to confirm that the proposed erection of temporary cabins on land adjacent to the site at Kidderpore Avenue is Permitted Development under Schedule 2, Part 4, Class A 'Temporary buildings and uses' of the Town and Country Planning (General Permitted Development) Order 2015.

The requirement for temporary site office cabins

The site at Kidderpore Avenue benefits from Planning Permission (2015/3936/P) granted on 6 April 2016 for the following description of development:

'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'

The location for the temporary site offices is on the private tennis courts which adjoin the site to the north. Attached to this letter is an aerial view of the site which had been marked up to show the location of the cabins.

We include also a plan of the office layout in the cabins as well as photographs of an installation of the same type of cabin that will be erected at Kidderpore Avenue. This is a larger installation but utilises the same cabin modules that are proposed.

The cabins are to be erected later this month (January 2017) and it is anticipated that the proposed cabins will remain erected for a period of 24 months, or for the duration of operations on the site at Kidderpore Avenue if this latter time period is longer.

Description of Permitted development

The proposed cabins are Permitted Development under Schedule 2, Part 4, Class A 'Temporary buildings and uses' of the Town and Country Planning (General Permitted Development) Order 2015. The relevant part of Schedule 2 is quoted as follows:

PART 4 - Temporary buildings and uses

*Class A –temporary buildings and structures
Permitted development A.*

A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily 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 proposed cabins comply with the two conditions attached to this type of permitted development:

Conditions:

A.2 Development is permitted by Class A subject to the conditions that, when the operations have been carried out -

- (a) any building, structure, works, plant or machinery permitted by Class A is removed, and*
- (b) any adjoining land on which development permitted by Class A has been carried out is, as soon as reasonably practicable, reinstated to its condition before that development was carried out.'*

To enable your authority to confirm that the proposed cabins benefit from permitted development, this letter is accompanied by the following documents:

1. Kidderpore Avenue Site Location Plan PL-ST-010 (consented 6 April 2016 and included for information);
2. aerial view of the site with indicative cabin location highlighted by the orange line (attached to this letter);
3. internal office plan layout for the cabins; and
4. photographs of the specification for the proposed cabins.

We trust that the above and attached are all clear. Should you require any further information or have any queries, please do not hesitate to contact Kate Falconer Hall (kate.falconerhall@montagu-evans.co.uk, 02073127466) at this office.

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

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Aerial view of the site with indicative cabin location highlighted by the orange line.