

LDC Report		18/01/2016
Officer		Application Number
Patrick Marfleet		2017/0053/P
Application Address		Drawing Numbers
Former Kings College Hampstead Kidderpore Avenue London NW3 7SU		PL-ST-010 4, 0030652369 C, Cover letter dated 06/01/17
PO 3/4	Area Team Signature	Authorised Officer Signature
Proposal		
<p>Erection of 36 x temporary cabin structures to provide ancillary office space during construction of the development approved under planning permission reference 2015/3936/P dated 06/04/2016 (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).</p>		

Recommendation: Refer to Draft Decision Notice

Assessment

The purpose of this application is to confirm that planning permission is not required for the erection of 36 temporary cabin structures for use as ancillary office space to the current development. The proposed structures would be located on private tennis courts that adjoin the Kidderpore Avenue site to the north.

The proposed change of use has been assessed against, and accords with Schedule 2, Part 4, Class A *Temporary buildings and structures* of the Town and Country Planning (General Permitted Development) Order 2015.

Development not permitted

A.1 *Development is not permitted by Class A if -*

- (a) the operations referred to are mining operations, or*
- (b) planning permission is required for those operations but is not granted or deemed to be granted.*

The development to which these structures relate was granted planning permission on 06/04/2016 (ref 2015/3936/P) and does not include any mining operations.

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.*

An informative will be attached to the decision notice reminding the applicant to ensure that the structures and any other adjoining land to which the development relates is reinstated to its condition before the development hereby approved was carried out.

Given the above, the proposed erection of the temporary structures is considered to be lawful and planning permission is therefore not required.

Recommendation: Grant Certificate of Lawfulness (Proposed)