

Mr Eric Wragge
9 Murray Street
London
NW1 9RE

Application Ref: **2017/2623/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Rochester Square
London
NW1 9SD

Proposal:
Variation of condition 2 (temporary use) of planning permission approved on 14/07/2016 under ref: 2016/2808/P for the temporary installation (for a period of 12 months) of two accommodation units for property guardians to secure the site and prevent future unauthorised occupation; namely to extend the time limit from 14 July 2017 by one year to 14 July 2018.

Drawing Nos: "Position of accommodation units - primary locations" and "Position of accommodation units - secondary locations", received 29/06/2016, site location plan received 18/05/2016 and proposed accommodation unit specifications received 03/06/2016.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: "Position of accommodation units - primary locations"



and "Position of accommodation units - secondary locations", received 29/06/2016, site location plan received 18/05/2016 and proposed accommodation unit specifications received 03/06/2016.

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

- 2 The development hereby permitted is for a temporary period only and shall be removed on or before 14/07/2018 and the land made good thereafter.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The two temporary accommodation units must not be installed in the secondary position for more than 10 days at a time, up to a maximum period of 30 days across the year.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the retention of the two previously approved temporary accommodation units for an additional 12 month period. The units would continue to be used by property guardians to secure the site and prevent future unauthorised occupation. The units would be located on the south western side of the square for the majority of the time, and moved to a secondary position on the north western side when necessary for periods of 10 days at a time, up to a maximum of 30 days during the year.

Although the units would be installed within Rochester Square, an area of designated open space, given the temporary nature of the units and their use, it is considered that the proposal would not be detrimental to the open space provision within the area nor result in any long term loss of open space. The development accords with the London Squares Preservation Act (1931) as the units are necessary for security and maintenance purposes. The additional length of time for their retention by another year would not cause any additional harm to local amenity or the character of the area.

The units have successfully secured the site against unauthorised squatting, and

they are required for an additional year before long term works to permanently secure the space are agreed with the Council and commenced. Although the site is located within the Camden Square Conservation Area, given the temporary nature of the proposal and the fact that the works would be entirely reversible, the development is considered to preserve the character and appearance of the conservation area.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy,

Two letters of support from neighbours were received and duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

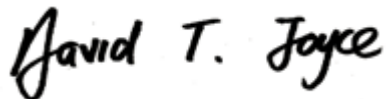
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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).
- 4 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 Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning