

Mr Mark Herbert  
Ansell & Bailey Architects  
24-32 Stephenson Way  
London  
NW1 2HD

Application Ref: **2016/6085/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

10 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**The Tavistock Centre**  
**120 Belsize Lane**  
**London**  
**NW3 5BA**

Proposal:  
Erection of a single storey modular building for a temporary period of 3 years  
Drawing Nos: (09)SK1, (09) SK2, (09) SK3, (09) SK4, (09) SK5, Design & Access  
Statement, 001-01 (Basement Cycle Parking Plan), First to Fifth Floor Use Plans.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The building hereby permitted is for a temporary period only and shall be removed from the site before the expiry of 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, to safeguard the appearance of the premises and the character of the immediate area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan (2017)

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (09)SK1, (09) SK2, (09) SK3, (09) SK4, (09) SK5, Design & Access Statement, 001-01 (Basement Cycle Parking Plan), First to Fifth Floor Use Plans.

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

- 4 Prior to the first use of the building, the cycle parking spaces shown on the approved plans shall be made available for use, and shall be retained as such thereafter until such time as the building is removed from the site.

Reason: To ensure the development provides adequate cycle parking facilities and to mitigate for the loss of car parking on the site in accordance with policy T1 of the London Borough of Camden Local Plan (2017).

#### Informative(s):

- 1 Reasons for granting permission

The development is for the erection of a single storey modular building at the Tavistock Centre for a temporary period of 3 years (Class D1).

The proposed temporary building would be located on part of the existing car park to the rear of the site measuring 8 m length, 5 m width and 4 m height.

The building is needed for a temporary period of 3 years because there is insufficient space within the existing building in order to provide separate care provision for young persons in a self-contained space separate from the main building. The entire facility plans to relocate within Camden by 2020 meaning a permanent extension to the site is not suitable.

The site contains existing temporary buildings including a part single part two storey building in the rear (north east) part of the site (2014/7088/P to be removed by the 21st March 2018) which is close to the site of the proposed new temporary building and 3 temporary buildings located in the front (western) part of the site (2013/3119/P and 2016/3022/P to be removed by the 5th August 2018). There are no other extant permissions for temporary buildings at the site.

The proposed modular building would be located to the rear of the site and would be screened from public vantage points along Belsize Lane or Fitzjohns Avenue by the existing buildings on the site. The building would be modestly sized and would

be constructed from vertical timber cladding, metal framed windows and doors and a felt roof with projecting metal eaves. The proposed temporary building would be screened from view by the main building and the existing 2 storey temporary building to the rear. The design would be reflective of the existing temporary buildings at the site. The development would therefore not result in harm to the character or appearance of the street scene or the adjacent conservation area.

In terms of amenity, there are no nearby residential properties which would be affected by the development.

The development would be sited on a part of the existing car park resulting in the loss of 6 existing car parking spaces in the rear part of the site (13 car parking spaces were also lost for a temporary period of time on former application 2014/7088/P). The site has 94 car parking spaces in total which would be reduced to 88 spaces by this development. Although the site is operating at capacity, the additional temporary loss of parking is considered to be acceptable as it is supported by a Travel Plan has been provided which seeks to promote sustainable transport use by staff and visitors. The Travel Plan would be secured by s.106 legal agreement. Additional cycle parking has also been provided in the basement. A CMP was secured on application 2014/7088/P which was for a much larger building. This application is for a small temporary building and no Construction Management Plan (CMP) is required for this application.

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.

No objections have been received and 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 A1, D1, D2 and T1 of the London Borough of Camden Local Plan (2017). The proposed development also accords with 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

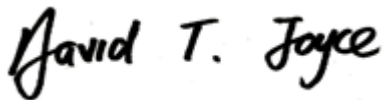
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning