

Mr Patrick Tay
Peter Taylor Associates Limited
Ground Floor West
7 Curzon Street
London W1J 5HG

Application Ref: **2017/4732/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

20 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**128 Chalton Street
LONDON
NW1 1RX**

Proposal:
Temporary Accommodation for Community Play Facilities
Drawing Nos: CST-TCF-P001, CST-TCF-P002, CST-TCF-P003, CST-TCF-P004, CST-TCF-P005.

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

Condition(s) and Reason(s):

1 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

CST-TCF-P001, CST-TCF-P002, CST-TCF-P003, CST-TCF-P004, CST-TCF-P005.

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



2 Three years from the date of this permission

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

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The temporary accommodation shall be removed by August 2019.

The development hereby permitted is for a temporary period until August 31st 2019. The development hereby permitted shall be removed on or before 31/08/2019 and the land shall be made good thereafter or developed in accordance with planning permission reference 2015/2704/P granted 14 October 2017.

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 policies D1 and D2 of the Camden local plan 2017.

Informative(s):

- 1 The proposal would involve the installation of a temporary accommodation unit until the end of August 2019. The unit would be used for community play facilities by Plot 10, an existing community play facility located beside the proposed site of the temporary cabin, whilst their existing accommodation is demolished and new accommodation is being built. The proposed unit would be located to the north-east of the existing accommodation, to the north-east of Polygon Road open Space and to the west of the pedestrian link between Charrington Street and Ossulton Street.

Although the unit would be installed on Polygon Road Open Space, which is an area of designated open space, given the temporary nature of the unit, 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 unit would allow the continued operation of an important local community facility, during building works.

There are no residential buildings in close proximity to the proposed unit that would experience any amenity impact through loss of light or privacy. There would be no additional noise/disturbance impact, as the use already exists.

There would still be sufficient space for pedestrians, people using wheelchairs and prams to pass on the pedestrian route between Charrington Street and Ossulton Street.

No letters of objection have been received. 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 D1, D2, A1, A2 and T1.

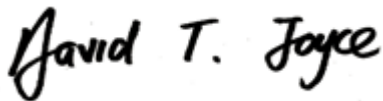
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning